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**CITY OF MILWAUKEE, WISCONSIN**

**YEAR 2012**

**“DRAFT”**

**CONSOLIDATED ANNUAL  
PERFORMANCE  
AND  
EVALUATION REPORT  
(CAPER)**

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Funds provided by the U.S. Department of Housing & Urban Development

**Steven L. Mahan, Director  
Community Development Grants Administration  
City Hall - 200 East Wells Street - Room 606  
Milwaukee, Wisconsin**

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## **Appendix**



# CITY OF MILWAUKEE, WISCONSIN 2012 Program Year CAPER-DRAFT

The ***CPMP 2012 Consolidated Annual Performance and Evaluation Report*** includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

## GENERAL

**GRANTEE:** City of Milwaukee, Wisconsin  
**CON PLAN PERIOD:** 2010 to 2014

### **Executive Summary (92.220(b))**

**The Executive Summary is required. Provide a brief overview that includes major initiatives and highlights how activities undertaken during this program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.**

### **PY 2012 CAPER Executive Summary:**

#### **Introduction**

As a Participating Jurisdiction (PJ) and entitlement community, the City of Milwaukee-Community Development Grants Administration (CDGA), receives annual funding allocations from the Federal government to fund activities to address the following three (3) National Objectives of the U.S. Department of Housing and Urban Development (HUD):

- ❖ **Principally benefits low/moderate income persons**
- ❖ **Prevents or eliminates slum or blight**
- ❖ **Addresses an urgent need or problem in the community (e.g., natural disaster)**

As a recipient of these funds, the City of Milwaukee is required to submit to HUD each year, a final *Consolidated Annual Performance and Evaluation Report (CAPER)* which provides detailed information to the local public, HUD and members of Congress on activities undertaken with these entitlement funds. It is also used to track the grantee's performance in meeting the goals established in the *2010-2014 Five-Year Consolidated Plan* and subsequent *Annual Action Plans*.

Most activities conducted in 2012 were under the direct control and supported by the following Federal entitlement funds which are administered by the Community Development Grants Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)**. Other Federal and State funds used for activities include the Gang Reduction Initiative and the Juvenile Accountability Block Grant, among other resources.

In 2009, the City of Milwaukee submitted the *2010-2014 Five-Year Consolidated Plan* as required by the U.S. Department of Housing and Urban Development. The Consolidated Plan details broad strategies to address community development within the scope of the HUD National Objectives.

The statutes for the Federal formula grant programs set forth three basic goals against which the plan and the City's performance under the plan will be evaluated by HUD. The City must state how it will pursue these goals for all community development programs.

The HUD statutory program goals are:

**DECENT HOUSING - which includes:**

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

**A SUITABLE LIVING ENVIRONMENT - which includes:**

- improving the safety and livability of neighborhoods;
- eliminating blighting influences and the deterioration of property and facilities;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources and use of renewable energy sources.

**EXPANDED ECONOMIC OPPORTUNITIES- which includes:**

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

**The new long-term outcomes linked to these goals are:**

- **Availability/Accessibility** – This outcome relates to programs that make services, housing, infrastructure, public services, or shelter accessible or available to low or moderate income persons, include those with special needs and/or disabilities.
- **Affordability** – This outcome relates to programs that provide affordability to low or moderate income persons and can include affordable housing.
- **Sustainability** – This outcome relates to programs that improve communities and promote viability such as removing slum and blight or other services that sustain communities.

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in monitoring problem properties and organizing efforts to address quality of life issues and encouraged the economic integration and revitalization of neighborhoods. Other priorities addressed in 2012 included integrating crime prevention into a variety of city services and capital improvements and expanding the city's aggressive efforts to combat lead hazards.

The City's ***Anti-Poverty Strategy*** emphasizes jobs and job creation. City departments utilized a variety of tools in 2012 to work cooperatively with the non-profit sector and the business community to leverage employment and economic activity in the City. In addition, in 2012, several non-profit agencies were funded to provide skilled job training and placement services and others were funded to provide technical assistance to businesses to help create new jobs. The ***Driver's License Recovery and Employability Project*** was again funded in 2012 to assist residents with driver's license restoration enabling them the ability to seek employment not only in the City of Milwaukee, but also in outlying areas where job growth has been significant. The City also continued the successful Summer Youth Internship Program which utilized Federal funds to provide internship positions in City government for **173** low income youth. The Mayor's Office also spearheaded the expansion of the program to include leveraged funds from the private sector which resulted in several hundred additional positions.

The City's ***Economic and Community Development Strategy*** compliments its Anti-Poverty strategy by emphasizing the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing. In terms of targeting resources, Milwaukee continued its commitment to cluster developments and large impact development projects as well as directly funding agencies to assist businesses to create jobs.

In 2012, the City undertook activities as defined in the Housing Strategy in the Five Year Consolidated Plan. These activities included expanded homeownership and access to affordable housing for residents, the elimination of blighted structures, the sale and redevelopment of vacant lots, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also funded programs to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

These strategies have all helped to link job creation to the City's housing development efforts, expanded access to new resources for neighborhood development and improved coordination of housing and neighborhood efforts with other human service and economic development initiatives.

The City also engaged in activities to meet the needs of persons with special needs and the homeless such as: coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems.

The City also placed an emphasis on addressing the critical issues facing Milwaukee's youth, such as: school truancy and dropout rates, safety, recreation, educational programs, employment and overall quality of life issues.

Lead-based paint hazards and their abatement continued to be a high priority for the City of Milwaukee. To that end, the following actions took place in 2012: continuous evaluation of lead abatement methods, grants/loans to assist homeowners and landlords in removing lead hazards, collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, education and training for homeowners, landlords and tenants regarding lead poisoning prevention and securing city, state and federal funding to finance lead hazard reduction activities.

The City's ***Public Housing Improvement Strategy***, formulated in conjunction with the Consolidated Plan, notes the following strategies for its residents including: efforts to provide opportunities for resident participation through economic development programs, home ownership programs and supportive services offered through drug elimination grants and economic development and supportive services grants at all its public housing developments. Other initiatives included the Housing Authority's commitment to expand their efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing and the portability of residents who wish to relocate to other communities outside the city.

The City also funded programs to strengthen Milwaukee's communities and improve the quality of life for citizens, including programs such as community organizing (block club creation and support), crime prevention, nuisance abatement, neighborhood cleanups, and landlord/tenant programs.

The Community Development Grants Administration continued to promote policies and employed strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City approached planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City also continued to investigate programs and supported initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. Funding allocations in 2012 were designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

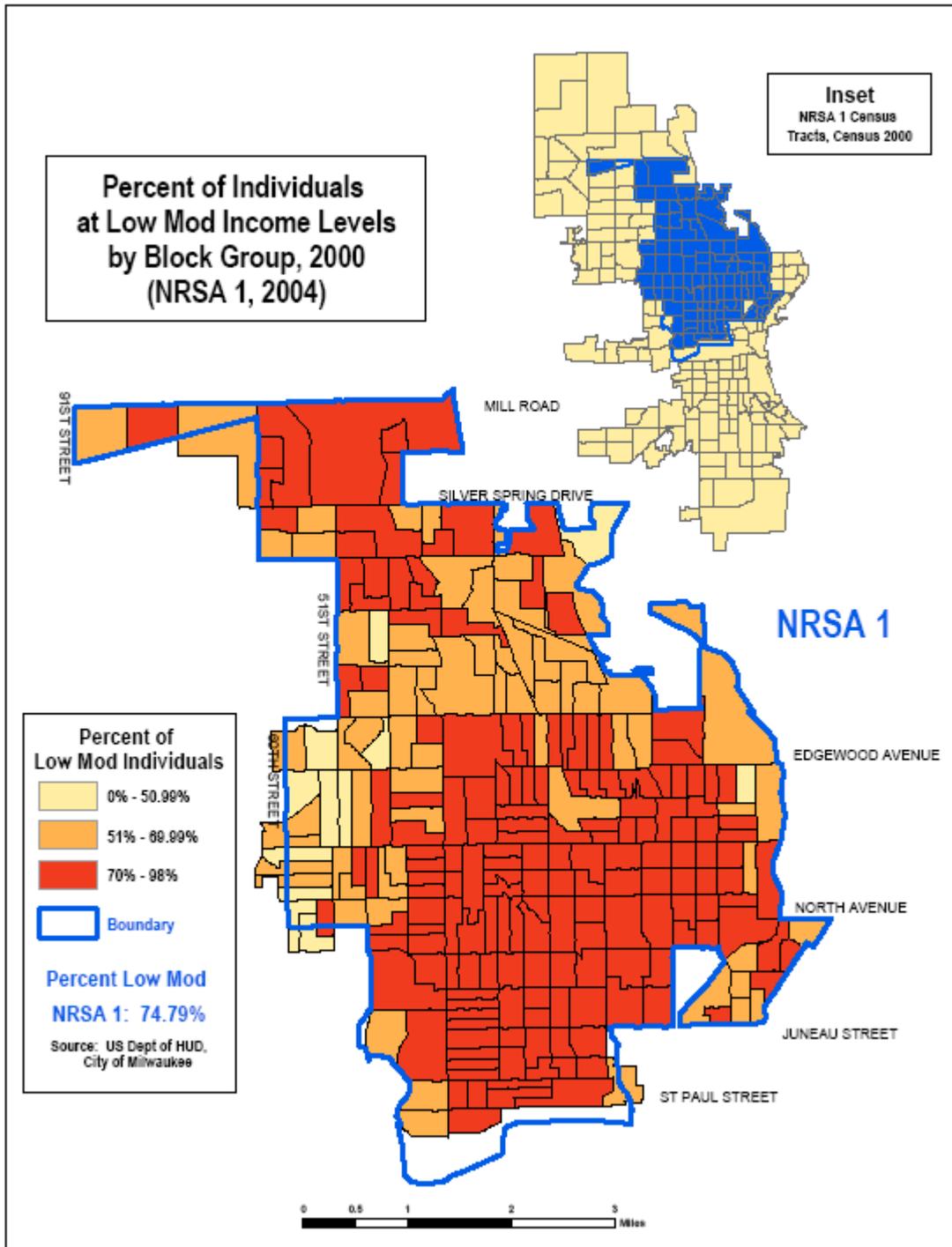
## Summary of Resources and Distribution of Funds

### 1) Provide a description of the geographic distribution and location of investment (including areas of low-income and minority concentration).

*You are encouraged to include maps in this description.*

*Specifying census tracts where expenditures were concentrated and the percentage of funds expended in NRSAs or local target areas may satisfy this requirement*

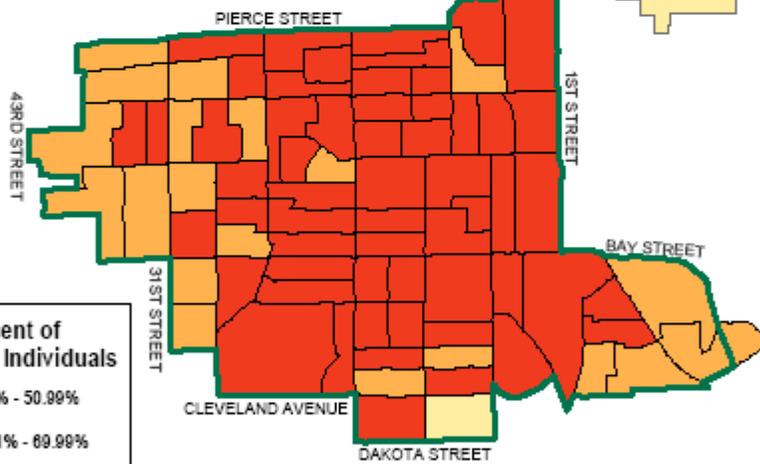
**Geographic Distribution:** The geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the Neighborhood Revitalization Strategy Areas (NRSAs). Services were also provided to low income residents in non-NRSA census tracts within the City of Milwaukee. The HOPWA funds cover the four-County Milwaukee Metropolitan Statistical Area comprised of: Milwaukee, Waukesha, Ozaukee and Washington counties. See maps and NRSA census tracts on the following pages.



**Percent of Individuals  
at Low Mod Income Levels  
by Block Group, 2000  
(NRSA 2, 2004)**

**Inset**  
NRSA 2 Census  
Tracts, Census 2000

**NRSA 2**



**Percent of  
Low Mod Individuals**

- 0% - 50.99%
- 51% - 69.99%
- 70% - 98%
- Boundary

**Percent Low Mod**  
**NRSA 2: 75.98%**

Source: US Dept of HUD,  
City of Milwaukee



## **NRSA BOUNDARIES**

### **NRSA 1 CENSUS TRACTS**

11,12,13,14,19, 20,21,22,23,24,25,26,27,28,37,38,39,40,  
41,42,43, 44,45,46, 47,48,49,50,59,60,61,62,63,64,65,66,67,  
68, 69,70, 71,72,79,80,81,82,83,84, 85, 86, 87, 88,89,  
90,91,92,93,96,97,98,99,100, 101,102,103, 104,105,106,  
107,108,110,111,112,113,114,115,116,117,118, 119, 120  
121,122, 123,124,133,134,135,136,137,138,139,140,141,146,  
147,148,149,150,151

### **NRSA 2 CENSUS TRACTS**

155,156,157,158,159,160,161,162,163,164,165,166,167,168,168,170,  
171,173,174,175,176,177,178,179,180.01,180.02,186,187,188

### **Racial/Ethnic Geographic Concentrations**

There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the Milwaukee Metropolitan Statistical Area(MSA). According to the U.S. Census, 2000, there is a pattern of concentration of all minorities within the area generally considered to be the "central city." The concentration still remains greatest for African Americans and has been noted by several local and national research studies. Most marked is the concentration of African Americans within the city limits and the fact that only 1.5% of the suburban population of the four-County Milwaukee Metropolitan Area is Black.

Milwaukee's residential segregation has been studied for decades by local and national researchers and policymakers. The tremendous impact on the gaps between Black and Whites as it relates to income, mortgage loan disparity rates and educational attainment, has been cited in numerous national studies. It is important to note the overlay of economic segregation as this impacts employment and other opportunities for Blacks. CDGA-funded programs providing "seed capital" for new economic development activities continued to be a high priority in 2012 as a means of stimulating economic opportunities including job creation - for Milwaukee residents in the identified Neighborhood Revitalization Strategy Areas (NRSAs).

CDGA targeted 2012 funding to areas with the greatest need, namely the Neighborhood Revitalization Strategy Areas (NRSAs), which based on *Year 2000* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. Funding was also allocated for low income persons in non-NRSA census tracts within the City of Milwaukee. The major emphasis was on targeting resources to effectuate neighborhood revitalization by integrating housing, economic development and public services in a tightly defined geographic area through a clear and well planned development strategy.

**Low Income Concentration**

Milwaukee is a city of 594,833 people located within the greater Milwaukee Metropolitan Area which has a population of 940,164 people. Recent population shifts include a movement to suburban areas and a loss of population in the city. Very low income households are concentrated in Milwaukee’s near north, west, northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to the central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. These areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding.

*(U.S. Census Bureau 2010).*

The following chart provides an analysis of low income persons within the NRSA areas and the percentage of funds expended in each NRSA area:

<b>NRSA Area</b>	<b>Total Population*</b>	<b>Total Low/Moderate Income Population*</b>	<b>Total Percent Low/Moderate Income Persons</b>	<b>% of Funds Expended</b>
NRSA #1 (North)	216,718	162,104	74.79%	20.7%
NRSA #2 (South)	84,910	64,519	75.98%	9.0%

## **GENERAL CAPER NARRATIVES**

### **2) Assessment of One Year Goals and Objectives**

a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

#### **PY 2012 CAPER General Narratives Response #2**

##### **Response: Assessment of Goals and Objectives**

##### **High Priority Objectives**

The Community Development Grants Administration(CDGA) has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent housing and economic opportunity for all residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and access to community social services.

##### **The Consolidated Plan and 2012 Annual Action Plan includes the following high priorities:**

- ❖ Improve Milwaukee's housing stock; provide affordable, quality and decent owner-occupied and rental housing; create new homeownership opportunities; combat lead hazards utilizing funded housing programs.
- ❖ Eliminate poverty by supporting job creation and business expansion efforts through innovative economic development; support workforce development and skilled job training programs and initiatives which assist in removing barriers for low income households.
- ❖ Address the various issues facing youth such as education, unemployment, truancy, crime, violence, health and teen pregnancy.
- ❖ Continue aggressive blight elimination efforts and redevelopment of residential and commercial sites to facilitate job creation and housing development.
- ❖ Promote neighborhood resident/stakeholder involvement to help improve area social conditions, safety, physical appearance and living environment. Support active citizen participation in crime prevention, monitoring problem properties and in community organizing and other efforts to enhance the quality of life.

### **2012 Key Accomplishments**

In 2012, approximately **\$11** million in Community Development Block Grant (CDBG) and HOME entitlement dollars was allocated for direct housing and housing-related activities, including owner-occupied housing rehabilitation, acquire/rehab/sell, vacant and blighted homes, new home construction, rental rehabilitation, lead abatement and other categories. This resulted in the completion of **486** units of direct housing and/or rehab activities. Other housing-related activities resulted in the following: homebuyer counseling programs assisted **228** *first-time* low-income homebuyers in closing home mortgage loans, **738** property units received graffiti abatement, **741** landlords received training on effective property management and various types of tenant assistance, including tenant training, were provided to **1,567** persons.

In 2012, approximately **\$3.8** million in CDBG funds was allocated to anti-crime community development and quality of life related activities including: community organizing and crime prevention, employment services, youth programming, health services, safe havens, driver's license recovery, infant mortality initiatives and community prosecution activities.

The 2012 accomplishments related to anti-crime activities involved **6,950** residents in: resident meetings and neighborhood improvement efforts such as cleanups, establishing new block clubs, and identifying hot spots, (drug houses or nuisance properties) which were referred to the appropriate authorities for action through the Community Prosecution program. In addition, **15,375** youth benefited from a variety of youth employment, educational and recreation initiatives. These varied organizing efforts correlate with the five-year strategy of the Consolidated Plan of increasing resident participation to improve the overall quality of life for residents.

CDGA-funded **Job Training and Placement** and **Job Placement** assisted **338** persons in obtaining employment and the **Special Economic Development** and **Large Impact Development** initiatives led to the creation of **71** new jobs. The Milwaukee Economic Development Corporation Revolving Loan fund continued servicing existing loans and generated 5 new loans in 2012, creating 5 full-time and 5 part-time jobs.

**Other neighborhood improvement and quality of life initiatives undertaken in 2012:**

**Summer Youth Internship Program** – In 2012, the City allocated **\$300,000** to enable **173** low income high school juniors and seniors to work in a variety of internship positions throughout City departments. The interns worked 20 hours per week over the course of eight weeks and were connected to the real-life world of work. Team leaders were hired to mentor the interns who also received training each week on personal and professional development. The program was so successful that funding was allocated to continue the program in 2013.

**FOCUS & Fire Prevention** – A total of **\$165,000** was allocated to install free smoke detectors for **947** low income households. In addition, social services were provided including: fire inspections, blood pressure tests, stroke screenings and referrals for additional social services.

**Milwaukee Public Library – Teacher in Library/Super Reader Initiative.** This program promotes educational development and reading at City libraries & Community Learning Centers in the City of Milwaukee. A total of **\$40,000** was allocated and **5,722** youth were served.

In 2012, approximately **\$2.5** million was allocated in CDBG/ESG funding for mandated and essential services such as homeless shelters and domestic violence prevention programs. Vacant lot/blight removal, brownfields remediation and land management programs received **\$1.0** million to manage and improve vacant lots for eventual redevelopment. Funds were also allocated to city-wide services including: fair housing, graffiti abatement and landlord/tenant programs. In addition, **67** community-based organizations received technical assistance to help strengthen their administrative capabilities and promote efficient services to the residents they serve. Enforcement services were provided to **240** clients to resolve housing and lending discrimination complaints.

**c. If applicable, explain why progress was not made towards meeting the goals and objectives.**

*Not Applicable*

**3) Affirmatively Furthering Fair Housing**

- a. Provide a summary of impediments to fair housing choice.

**PY 2012 General Questions #3a response:**

**Affirmatively Furthering Fair Housing**

The Community Development Grants Administration completed a Fair Housing Impediments Study in 2005, in accordance with Sections 104(b) (2) and 106(d)(5) of the Housing and Community Development Act of 1974, as amended which requires that CDBG grantees certify that they will affirmatively further fair housing. The public comment period on the study was *September 28, 2005 to October 28, 2005*. There were no comments submitted to CDGA on the study. The City's Community & Economic Development Committee, which is the oversight body for the use of Federal funds, held a public hearing on the study on *November 29, 2005*. Representatives of the Metro Milwaukee Fair Housing Council led a detailed discussion on the major components of the study. Committee members stated their intentions to initiate a task force to work on implementing certain recommendations outlined in the study. A Request for Proposals will be issued in 2013 for an updated Analysis of Impediments Study to be undertaken.

The following is a summary of impediments identified in the Fair Housing Impediments Study:

**a. Summary of Impediments:**

- ❖ Institutional and governmental policies and regulations which affect income and housing
- ❖ Non-coherent Federal housing mandates and Federal and State transportation policies
- ❖ Lack of enforcement mechanism for complaints of discrimination
- ❖ Lack of housing units accessible to persons with disabilities
- ❖ Overcrowded housing
- ❖ Lack of affordable housing supply
- ❖ Cuts in funding to Section 8 Housing Choice Voucher Program
- ❖ Lack of a Regional Housing Strategy or Plan
- ❖ Attack on the Community Reinvestment Act (CRA)
- ❖ Suburban policies (NIMBYism, impact fees, exclusionary zoning codes, exclusionary public housing or Section 8 Rent Assistance vouchers, inadequate public transportation).
- ❖ Social class, racial and cultural barriers
- ❖ Housing and employment discrimination
- ❖ Residential segregation
- ❖ Inadequate income
- ❖ Racial disparities in mortgage lending
- ❖ Insurance redlining; appraisal practices
- ❖ Racial steering

### **3b) Identify actions taken to overcome effects of impediments identified in the jurisdiction's Analysis of Impediments.**

#### **Actions underway to overcome the effects of impediments identified in the study.**

**Response:** In addition to the responses below, see City response on recommendations from the *City of Milwaukee-Analysis of Impediments to Fair Housing Study*, located in the Appendix.

The City of Milwaukee funds multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods and reduce barriers to affordable housing. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

#### **City of Milwaukee Activities**

##### **Fair Housing Ordinance**

The City passed its first fair housing ordinance on December 12, 1967. In line with Wisconsin State Statutes enacted in 1965, the ordinance rendered unlawful any type of discrimination in the sale, rental or lease of housing based on race, color, religion, national origin or ancestry. Expressly prohibited were the following forms of discrimination: (1) Refusal to sell, lease, finance or contract to construct housing or to discuss the terms thereof; (2) Refusal to permit inspection or exacting different or more stringent price, terms or conditions related to the sale, lease or rental of housing (3) Refusal to finance or sell an unimproved lot or to construct a home or residence on a lot; or (4) Publishing, circulating, issuing, displaying or advertising the sale, financing, lease or rental of housing which states or indicates any discrimination in connection with housing.

The City's original fair housing ordinance was repealed and recreated on October 16, 1990. and again on December 16, 2008. Referred to as Chapter 109, it was subsequently amended to prohibit both housing and employment discrimination. Regarding housing, the law applies to all housing units intended for occupancy by two or more families living independently of each other, eliminates provisions against testing, and substantially increases penalties for non-compliance. The City subcontracted with the Metro Milwaukee Fair Housing Council and Legal Aid Society to handle complaints that are in violation of the City's ordinance and other federal and state laws.

##### **City of Milwaukee – Equal Rights Commission**

In 2009, the City re-established its Equal Rights Commission. The Milwaukee Common Council approved legislation on December 16, 2008 recommending a new ERC model. Commissioners for the ERC were confirmed in January 2009.

The City of Milwaukee ERC was established by ordinance with the broad objective of providing oversight and establishing collaborative working relationships with other organizations in Milwaukee, academia, and the business community to improve the equal rights climate in the City of Milwaukee. The goals are to maintain the City's oversight, investigative and enforcement capabilities over discriminatory practices not addressed and protected by federal and state laws. The following are the broad functional responsibilities of the new ERC:

**Oversight/Accountability**  
**Community Collaboration and Partnerships**  
**Prevention, Education, and Training**

The Equal Rights Commission has been fully operational since February 2009 when the first meeting was held. The Commission is charged with monitoring the employment, contracting, and program activities of the City, preparing and providing timely reports to the Mayor and Common Council on efforts to promote equal rights, equal opportunities, positive community relations, and to eliminate discrimination and inequities in City government and the City.

In order to help accomplish its mission, the Commission formed three Sub-Committees: the *Accountability Structure Sub-Committee*, the *Community Engagement Sub-Committee*, and the *Paid Sick Leave Ordinance(PSLO) Sub-Committee*.

Throughout 2012, the Commission held briefings with City departments to further understand department efforts in relation to equal rights issues. In addition, representatives from the Metro Milwaukee Fair Housing Council (MMFHC) presented an overview of their work and expressed continued interest in working with the Commission to streamline the referral process for housing discrimination complaints.

In addition, CDGA has begun a new Community Outreach mechanism to assist the ERC in educating the community on human/civil rights and civil liberties and on resources and options available to assist with discrimination complaints. Community collaborations and partnerships will be enhanced to promote and support Prevention, Education and Training in the areas of Housing and Lending Discrimination.

Specifically, in conjunction with the mission of the *Community & Neighborhood Engagement Sub-Committee* of the Equal Rights Commission, ERC staff and the MMFHC will train community organizers in each of the 18 planning areas on the equal rights objectives of City Chapter 109 and Section 104(b)(2) and Section 106(d)(5) of the Housing & Community Development Act of 1974.

At the conclusion of training, each NSP community organizer will engage in the following: conducting community surveys, referrals of discrimination complaints, distribution of resource materials and coordination of fair housing presentations with assistance from MMFHC.

**City Subcontracts with Fair Housing Programs**

The ***Metropolitan Milwaukee Fair Housing Council (MMFHC)*** received a total of **\$100,144** in 2012 to affirmatively work toward integrated housing patterns by providing: fair housing/fair lending presentations, research and technical assistance relative to fair housing/fair lending and inclusive communities issues, information relative to buying, renting and selling homes, counseling and investigation services to receive and resolve fair housing/fair lending complaints, and a coordinated community-wide response to the problem of predatory lending.

One of MMFHC's 2012 CDBG-funded program activities is conducting **Fair Housing Presentations**. Participants are informed about their rights under federal, state, and local fair housing laws, the nature and prevalence of illegal housing discrimination, ways to recognize a possibly discriminatory experience, the remedies available for people who have experienced illegal housing discrimination, and MMFHC's role in ameliorating housing discrimination in the Milwaukee area. Participants are encouraged to follow up with MMFHC if they have additional questions about the fair housing laws or wish to file a complaint about a fair housing violation.

MMFHC exceeded its' 2012 goal of conducting eight fair housing presentations in the City of Milwaukee. MMFHC conducted 16 fair housing presentations in 2012 and informed 386 participants of their rights under federal, state, and local fair housing laws. Of the participants

who provided address information to MMFHC, the majority (89%) reside in predominantly minority or racially integrated neighborhoods. Furthermore, 60% of all participants were African-American or Latino, and 66% of all participants were female. Women and people of color are particularly vulnerable to illegal housing discrimination<sup>1</sup>, and informing these groups of their rights under fair housing laws is critical in pursuing MMFHC's long-term goals.

MMFHC conducts fair housing presentations in many different settings, generally in the context of a preexisting class or program in which information about fair housing will be valuable to the participants. For instance, MMFHC conducted 10 presentations in the Career Youth Development (CYD) First Time Homebuyer classes in 2012, reaching 218 participants who are beginning the process of purchasing their first home. CYD is a social service organization that focuses on personal and economic empowerment for program participants. The vast majority (92%) of these participants were African-American or Latino, and 71% were female. This type of arrangement allows MMFHC to inform consumers of their fair housing rights in a way that reaches vulnerable groups and active consumers in the Milwaukee housing market.

As a result of this program activity, 386 participants were equipped with an understanding of their rights under the fair housing laws and the knowledge necessary to exercise those rights when faced with possible illegal housing discrimination. Through this program activity, MMFHC expands participants' housing choices, contributing to the economic vitality and quality of life within the City of Milwaukee.

**MMFHC's Counseling and Investigative Services Program** investigated allegations from **43** individual fair housing complainants in 2012, and continued to uncover insidious forms of systemic discrimination in the housing industry. MMFHC conducted tests in the rental, sales, insurance and lending industries throughout its service area. The results of testing activity have been particularly effective in legal action taken pursuant to complaints. The results of individual complaint activity and systemic cases have included filings with administrative agencies such as the U.S. Department of Housing and Urban Development and the Wisconsin Equal Rights Division, and case resolutions which include monetary and affirmative relief.

**MMFHC's Education and Outreach Program** activities included the Fair Housing Presentations described above. Additionally, MMFHC provided information and referral services on **301** occasions, and fair housing/fair lending technical assistance to representatives of government agencies, civic and industry groups, and private individuals on **79** occasions throughout 2012. Accessing and networking with individuals and groups throughout the community was also an essential component of MMFHC's outreach activities, and **108** such contacts were made in 2012.

**MMFHC's Fair Housing Training Services** assisted housing professionals in the real estate, insurance and mortgage lending industries and provided contractual fair housing training. In 2012, MMFHC conducted **two** specialized seminars on fair housing issues. These seminars provided in-depth information on fair housing and fair lending laws, procedures, and other related issues to **24** individuals.

**MMFHC's Fair Lending Program** worked to address fair lending issues in a variety of ways. Fair Lending staff conducted intake of **24** allegations regarding mortgage rescue scams in 2012. Fair Lending Program staff helped consumers pursue remedies in mortgage rescue scam cases, including the filing of complaints with agencies such as the Wisconsin Department of Financial Institutions. Where appropriate, cases were referred to Legal Aid, other attorneys, lenders and/or housing counseling agencies.

Fair Lending Program staff were active leaders in Take Root Milwaukee (TRM; formerly known as the Milwaukee Homeownership Consortium), chairing TRM's Foreclosure Outreach Workgroup and participating as a member on the TRM Resource and Oversight Committee. TRM offers services to consumers seeking to purchase a home, including educational programs, referrals to

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<sup>1</sup> U.S. Department of Housing and Urban Development, *Live Free: Annual Report on Fair Housing, FY 2010*, <http://portal.hud.gov/hudportal/documents/huddoc?id=ANNUALREPORT2010.PDF>.

housing counseling agencies and trusted lenders, and financial assistance. TRM also operates a hotline for consumers facing foreclosure, offering referrals to free and confidential foreclosure counseling agencies.

Fair Lending Program staff continued to convene a citywide group called the CRA Caucus. The CRA Caucus works to find ways to encourage lenders to live up to their commitments under the Federal Community Reinvestment Act (CRA). During 2012, members of the CRA Caucus provided input and technical assistance to national policy-makers interested in strengthening the Community Reinvestment Act and the Consumer Financial Protection Bureau. CRA Caucus members also worked with lenders to learn about their policies and loan products, to provide them with information on the credit needs of the community, and to help them address those needs.

Fair Lending Program staff continued to generate television, radio, and print coverage on fair lending issues and mortgage rescue scams as part of its outreach and education. Staff disseminated informational brochures in English and Spanish and gave educational presentations to community groups and other audiences.

***MMFHC's Inclusive Communities Program*** staff work to support inclusionary housing policies and racial and economic integration throughout Wisconsin. Inclusive Communities staff provided technical assistance to community organizations, developers, and local policymakers on **26** occasions in 2012. Recipients of these services included members of the Milwaukee Common Council, the Milwaukee Housing Trust Fund board, disability advocacy organizations, and the Milwaukee Housing Coalition.

The ***Legal Aid Society of Milwaukee (LASM)***, Inc., received a total of **\$37,356** in CDBG funds and represented vulnerable inner city residents who have been victims of predatory lending practices. Through its' A-LINE Project, the economic viability of clients has been increased and, in turn, the city neighborhoods in which clients live. Some 2012 successes include:

During 2012, the Legal Aid predatory lending project continued to be effective in reducing the number of foreclosures and combating predatory lending in the City of Milwaukee. Through LASM's representation of inner city residents who are facing foreclosure and have been victims of predatory lending practices, the result has been increased the economic viability for clients and, in turn, the city neighborhoods in clients live. LASM will continue to work to combat predatory lending practices and assist homeowners in foreclosure.

LASM provides direct representation to hundreds of victims of predatory lending and foreclosure scams. In 2012, LASM opened **177** new cases (159 within the City of Milwaukee and 18 in Milwaukee County suburban areas).

The following are several of the issues addressed in 2012.

In 2012, the main legal issues homeowners are facing are obtaining loan modifications under President Obama's Making Home Affordable Program (HAMP), the National Mortgage Settlement, or other modification programs available. Many lenders are abusing this program by unfairly denying loan modifications to homeowners and keeping homeowners in temporary loan modification programs without converting to a permanent modification as the lender agreed to. LASM has successfully worked with numerous clients to get unfavorable loan terms modified into affordable loans and raise significant legal issues regarding the failure of lenders to meet the terms of loan modification agreements made with homeowners.

The following is an example of one such case:

A Milwaukee family went into foreclosure after the husband was laid off. The family applied for and was accepted into a special program to assist homeowners who are unemployed, HUD's Emergency Home Loan Program (EHLPP). Under EHLPP, HUD paid the lender the homeowner's arrearage and provided monthly assistance to the homeowners so they could make their regularly scheduled monthly payments. Without explanation or notice, the lender, after receiving the money from EHLPP, scheduled a sheriff's sale of the home. LASM assisted the homeowners by getting the foreclosure re-opened and the sheriff's sale canceled. The lender then reinstated the homeowner's loan and they were able to keep their home.

In 2012, LASM continued to successfully bring motions to dismiss foreclosure actions in which the plaintiffs fail to sufficiently establish they are the real party in interest and have standing to bring the action. These cases involve the complex issues surrounding "securitization" of the vast majority of the mortgages subject to foreclosure in Milwaukee. The business of marketing and closing of subprime, often predatory mortgages, during the past several years, was often conducted in such vast numbers that the paperwork necessary to establish ownership of these mortgages often was not properly maintained as these mortgages were sold up the securitization chain. LASM contends that as foreclosures of Milwaukee properties are filed in record numbers, the paperwork must properly establish the legal ownership of the plaintiffs. LASM recently won a trial on this issue and obtained a judgment dismissing the foreclosure action on its merits.

The following is an example:

The homeowner was foreclosed upon after she suffered a loss of income from her family-owned business. Her income subsequently increased. The lender would not offer the homeowner a loan modification or other assistance to keep her home. The case went to trial. The lender was unable to provide sufficient admissible evidence of the change of title of the note and mortgage. The court dismissed the foreclosure case with prejudice.

LASM has continued to work with the City of Milwaukee and the *Metro Foreclosure Mediation Program* to promote mediation as an alternative for homeowners to work on loan modifications. LASM serves on Mayor Tom Barrett's *Milwaukee Foreclosure Partnership Initiative* Steering Committee and the Board of Directors of the *Metro Foreclosure Mediation Program*.

LASM has continued efforts to challenge the unconscionable practices of auto title lenders in our community, in particular Wisconsin Auto Title Loans, Inc., a "title loan" lender requiring borrowers to use their car as collateral. LASM challenges Wisconsin Auto Title Loan's charging of 300% APR interest, on one-month loans to customers who have no ability to repay the loan in one month and may repay the loan amount many times over before retiring the loan or losing their car. LASM also challenges the practice of illegal "packing" of the loans with overpriced memberships in a roadside assistance club. Wisconsin Auto has fought LASM's legal claims at every turn, requiring immense efforts to fight constant motions. The case is now in the Wisconsin Court of Appeals with oral arguments to be held soon.

LASM continued to pursue individual cases on behalf of consumers against payday lenders and third party debt buyers engaged in unlawful debt collection practices.

LASM remains highly committed to representing the interests of Milwaukee consumers. When homes are lost to foreclosure, they become empty and depress the value of the surrounding neighborhood. Helping clients retain their homes helps preserve the economic vitality of Milwaukee neighborhoods. Repossession of the family car or garnishment of wages, robs working families of the means to pay for shelter and transportation to work. By defending low-income Milwaukeeans from unwarranted foreclosure, repossession, and judgments, LASM continues to promote the economic vitality of the City of Milwaukee.

## **Annual Review of Lending Practices by City Comptroller**

The Milwaukee Common Council adopted legislation requiring the City Comptroller to prepare an annual report on lending practices by area financial institutions. Besides focusing on residential lending practices, the review also compared lending patterns by race and income and compares the racial loan denial rate for Milwaukee with forty-nine other large metropolitan areas in the country. Recommendations were provided for improving residential lending in those areas of the City where homeownership is lowest and annual reviews of the progress that City departments have made in implementing prior report recommendations. This report was distributed to community-based organizations, lenders and others to help facilitate action on the recommendations.

## **TITLE II Of the Americans with Disabilities Act of 1990(ADA)**

Title II of the ADA prohibits discrimination against persons with disabilities in all services, programs and activities made available by State and local governments. CDGA included this language in all contracts with funded organizations.

## **Section 504 of the Rehabilitation Act of 1973**

Section 504 prohibits discrimination against persons with disabilities and requires that a percentage of funded projects be handicapped accessible. CDGA routinely reviewed plans for multi-family housing and facilities where CDBG funded services are provided to ensure accessibility and participation by disabled persons.

## **SECTION 8 – Rent Assistance Program**

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low -income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area. In the voucher program, tenants are able to rent units which have rents from 10% to 20% above fair market value when they locate to a "non-impacted" area --- where fewer than 40% of the families are below the poverty level.

HACM also participated in a program which markets the benefits of living in non-traditional residential areas and encouraged more rent assistance clients to move to such areas. This was accomplished through: orientation briefings to explain fair housing law, client location options and additional services; general counseling to families regarding housing choices and housing search skills; direct tenant referrals to available units in non-traditional areas resulting in the pro-integrative placement of families; and, the recruitment of new owners of units in non-traditional areas. During orientation and counseling, all RAP applicants were informed that they could seek housing anywhere they chose and were also informed of the portability provisions of vouchers and the advantages of locating to a non- traditional area. Listings of housing units were provided to applicants, including many in non-traditional areas. Also, a list of wheelchair accessible units was made available upon request for those in need.

In addition, the City continued its commitment to city-wide fair housing programs to help ensure accountability in lending by government-chartered lending institutions in the areas of: home purchase, home improvement and business loans, employment and promotional opportunities and contracting opportunities for minority and women-owned businesses.

## **Community Organizing to Strengthen Milwaukee Neighborhoods**

Community organizing is recognized as an important component in strengthening Milwaukee neighborhoods through resident action on crime prevention and housing blight. In 2012, **\$810,000** in CDBG funds was awarded to neighborhood organizations to undertake activities to make Milwaukee neighborhoods safer, cleaner and more attractive, which is essential to any effort to affirmatively promote fair housing choice. A total of **5,780** residents were directly involved in these activities.

**Independence First** - continues to provide referrals to accessible housing in and around the Metropolitan Area.

## **Homebuyer Counseling & Other Homebuyer Assistance Activities**

A total of **\$300,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **228** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

The counseling agencies met regularly to maintain a collaborative working relationship with one another. They addressed issues related to affordable home ownership resulting in the following system improvements to better serve prospective clients: utilization of a standardized data base, standardized employee qualifications and job descriptions, on-going training for home buyer counselors and the establishment of community outstations to improve access to homebuyer assistance services. Homebuyer counseling services have expanded to include assistance to residents in obtaining home improvement/repair loans, refinancing of existing mortgage loans, post purchase, tax default and mortgage default counseling.

These efforts all play a major role in affirmatively furthering fair housing and have helped result in the following accomplishments:

- ❖ Increased owner occupancy in areas previously neglected and ignored by lenders;
- ❖ Promotion of neighborhood stability and pride; increased City tax base;
- ❖ Promotion of the Central City as a desirable place to live and work;
- ❖ Education and training programs for lenders to help eliminate stereotypes that create barriers for prospective homeowners;
- ❖ Improved communication between community agencies and lenders;
- ❖ Increased access to mortgage and other lending by persons previously denied, namely persons of color.

<b>2012 Block Grant Awards used to Reduce Housing Impediments</b>	
<b>CDBG Funded –Activity</b>	<b>2012 Allocation</b>
Community Organizing/Crime Prevention/NSP	<b>\$810,000</b>
Home Buying Counseling Program	<b>\$300,000</b>
Metropolitan Milwaukee Fair Housing Council / Legal Aid Society	<b>\$137,500</b>
<b>TOTAL</b>	<b>\$1,247,500</b>

Source: 2012 CDGA Program Records

#### **4) Address Obstacles to Meeting Underserved Needs**

##### **Identify actions taken to address obstacles to meeting underserved needs.**

##### **PY 2012 General Questions #4 response:**

The City of Milwaukee engaged in the following initiatives in 2012:

- ❖ Supported the efforts of the Metropolitan Milwaukee Fair Housing Council & the Legal Aid Society.
- ❖ Supported changes in the Move to Opportunity Program to:
  - \*Open the program to residents other than occupants of public housing and HUD-funded projects.
  - \*Expand the jurisdiction of the program to all "non-impacted" census tracts in the metropolitan area.
  - \* Required recipients to maintain residence in "non-impacted" areas for the Length of the subsidy.
  - \* Continued the efforts of the Rent Assistance Program. Solicited new property owners in non-traditional areas; counseled tenants on housing choice and housing opportunities; and, continued outreach to property owner organizations.
- ❖ Continued to review the Comptroller's monitoring of local lending activities as authorized by the Socially Responsible Investments Ordinance.
- ❖ Continued the Summer Youth Internship Program for Milwaukee's low income unemployed youth.
- ❖ Funded job training and placement programs to improve job seekers' skills to employer needs; funded job placement programs that provided transportation to jobs in outlying communities.
- ❖ Funded the *Driver's License Employability & Restoration Project* to enable persons to seek employment in outlying areas.
- ❖ Improved coordination between economic development agencies and social service providers to target social service and other resources to residents.

##### **5) Identify actions taken to foster and maintain affordable housing.**

##### **PY 2012 General Questions #5 response:**

The City continued to promote and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the Consolidated Plan. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock with an emphasis on large family rental units.

**Key components of the Housing strategy are:**

- ❖ Expanded homeownership opportunities; maintenance/improvement of existing units
- ❖ Expansion and maintenance of quality, affordable, rental housing
- ❖ Safe, well-maintained and revitalized neighborhoods
- ❖ Coordination of public and private resources

**2012 Key Accomplishments:**

- 1) Provided opportunities for low income citizens to access affordable housing.
- 2) Increased the number of decent, safe and sanitary affordable rental units, with an emphasis on creating units to accommodate large families.
- 3) Increased the number of units accessible to persons with disabilities.
- 4) Continued owner-occupied housing rehabilitation for very low income households and construction of affordable new housing units.
- 5) Continued partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.
- 6) Continued to support projects which involved work experience and apprenticeships for young persons in home repair and home construction such as the Freshstart/YouthBuild Housing Apprenticeship.
- 7) Continued to assist community housing development organizations in building capacity to improve their ability to undertake housing development projects.
- 8) Improved the condition of the City's rental housing stock through intensive code enforcement, landlord tenant educational programs and an aggressive receivership program for nuisance properties.
- 9) Continued to make available City-owned tax foreclosed properties available to nonprofit developers at reduced costs.
- 10) Supported efforts to reduce or eliminate predatory lending and racial discrimination in housing transactions in the City of Milwaukee.
- 11) Continued aggressive blight elimination efforts including spot acquisition, demolition, graffiti abatement, vacant lot redevelopment and infill housing.
- 12) Expanded homeownership opportunities through Homebuyer Counseling programs and other homebuyer assistance activities (budget and credit counseling, post purchase, tax default and mortgage default counseling).
- 13) Combated lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- 14) Partnered with housing providers to begin implementation of projects funded through the City's City Housing Trust Fund, of which CDGA provides administrative oversight.

In addition, there are several other programs and projects that produced affordable housing opportunities for homeowners and renters, some of which include:

**The City of Milwaukee** operates a combination of residential rehabilitation programs, public housing, homeownership and fair housing initiatives, each designed to foster and maintain affordable housing.

The largest effort is public housing operated by the Housing Authority of the City Milwaukee (HACM) which manages several thousand housing units. With the units HACM owns and maintains and the Section 8 Rental Assistance program it administers, a large segment of Milwaukee's very low income population is provided with affordable housing. In conjunction with those efforts, programs operated by funded community-based agencies encourage the maintenance and upkeep of affordable housing.

**Acquire/ Rehab/ Sell/New Home Construction** - CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

### **Neighborhood Improvement Programs (NIPs)**

In 2012, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

### **Department of City Development**

#### **Home Rehabilitation and Neighborhood Development**

DCD and its affiliated Neighborhood Improvement Development Corporation (NIDC) assist homeowners with improving their homes and their neighborhoods. Improving housing enhances the physical appearance of Milwaukee neighborhoods, encourages additional investment and promotes and retains owner occupants. Through the housing rehabilitation loan programs, DCD is a lender, technical advisor and resource generator. Success is measured over time through stabilized or increased assessments, increased neighborhood investment, and improved perceptions of the quality of life in the neighborhood.

The City of Milwaukee's Housing Strategy places a strong emphasis on clustering and targeting resources to achieve the maximum impact on City Neighborhoods. DCD utilizes the HOME Rehab and Rental Rehabilitation Program to implement this strategy through Targeted Investment Neighborhoods (TINs). The TIN Program is a neighborhood revitalization strategy in which DCD, working with neighborhood partners, focus resources in a defined geographic area in an effort to stabilize and increase owner occupancy, strengthen property values, and improve the physical appearance and quality of life in the neighborhood. In 2012, DCD operated 8 TINs.

Recognizing economic hardship and community needs, DCD made program changes to the HOME Rehab program in 2011. Prior to 2011, interest rates varied from 0% to 6% and assistance was available only in TINs. Beginning in 2011, all loans have an interest rate of 0% and assistance was available to income-eligible clients anywhere in the CDBG area. Unlike in TINs, where up to

\$15,000 of the loan is forgiven, owners of properties outside a TIN must agree to pay back 100% of the loan. The terms of payback loans vary, according to income. Households with combined incomes under 50% of area median income (AMI) may defer payment on the loan as long as they continue to own and occupy the property as their principal residence. Households with income over 50% AMI must make monthly payments on their loans. Payments are structured to make them affordable to the family.

The *Rental Rehabilitation Program* offers forgivable loans to responsible rental property owners. The landlord must match Rental Rehab dollars on at least a dollar for dollar basis with their own funds and agree to rent the unit to low-income families. Landlords are screened for their records of owning and managing property in the City, and once rehabilitation is complete, units are inspected to ensure they are adequately maintained. Prior to approving a Rental Rehab loan, DCD underwrites each project to ensure that the landlord has the capacity to complete the proposed project and that there is a market demand for the housing units.

This loan activity is supplemented with additional housing rehabilitation programs operated by DCD and NIDC, including the Homeowner's Emergency Loan Program (HELP), TID-funded loans in a number of targeted areas, and the Neighborhood Stabilization Program (NSP) activity administered by the Department to address foreclosed and vacant properties.

During 2012, DCD and NIDC initiated 91 loans to rehabilitate 128 units of housing through the HOME Rehab, Rental Rehab, HELP, and TID loan programs. Additionally, the Department utilized NSP funds to assist with the rehabilitation of 56 foreclosed properties containing 90 units of housing through the NSP Homebuyer Assistance, Rental Rehabilitation, and Acquisition/ Rehabilitation Programs. In the NSP Large Rental Project and New Construction programs, the Department utilized NSP funds to assist in the rehabilitation or construction of 307 high quality rental units. These projects all involved foreclosed land or residential properties and to the greatest extent possible, were targeted to complement other NSP and CDBG funding neighborhood initiatives.

In 2012, DCD also closed on a \$2.5 million revolving loan fund with five local and national lenders, including U.S. Bank, Guaranty Bank, Deutsche Bank, BMO Harris Bank and PNC Bank. The fund is being utilized to provide construction financing for the acquisition and rehabilitation of foreclosed properties for affordable homeownership and rental. The intent will be to utilize the fund beyond the conclusion of NSP program to continue to assist in the redevelopment of foreclosed properties.

The Department attempts to maximize the participation of local small, minority, and/or women owned firms on all rehabilitation projects. During 2012, 62.1% of HOME funded rehabilitation activity administered by DCD was carried out by Section 3 contractors.

In addition to "brick and mortar" housing rehabilitation activity, DCD engaged in a number of complimentary activities to address quality of life issues, encourage resident involvement and build resident leadership in target neighborhoods. Collaborations included:

- Partnerships with other City Departments including the Milwaukee Police Department (MPD), Department of Neighborhood Services (DNS), and Department of Public Works (DPW) to coordinate outreach and enforcement activities.
- Working with community based organizations and resident groups in the eight TINs and the nine neighborhoods participating in the Healthy Neighborhood Initiative.
- Utilizing grant funds provided by the Greater Milwaukee Foundation, Fannie Mae, and the American Society for the Prevention of Cruelty to Animals to assist with small scale Community Improvement Projects, market housing resources available in City neighborhoods, and assist with pet spaying and neutering.

- Assisting with the completion of more than 30 Community Improvement Projects, leveraging more than \$150,000 in outside funds. Examples included the 2<sup>nd</sup> Annual “Bloom and Groom” to provide discounted flowers to residents in 16 neighborhoods, multiple projects to “re-activate” vacant lots, including the “Here Mothers Are” public art installation in Amani, the DMZ Garden in Borchert Field, and a “Drive in Movie” in Metcalfe Park, and projects to increase neighborhood safety, including “Lights On” alley lighting projects in Sherman Park.

### **City of Milwaukee Foreclosure Initiative**

In 2012, DCD continued its work to implement the recommendations and plan of the Milwaukee Foreclosure Partnership Initiative (MFPI). Formed in 2008, by Milwaukee Mayor Tom Barrett, the MFPI’s mission is to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis. The strategy includes *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure, and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes. Accomplishments during 2012 included:

- DCD continued its support of the efforts of the Milwaukee Foreclosure Mediation Program (MFMP). The MFMP was launched to provide mediation services to borrowers and lenders to help homeowners save their homes from foreclosure. In 2012, over 100 families were able to save their homes from foreclosure through the program; since the program began in September of 2009, over 500 families had achieved successful workouts of their foreclosure.
- DCD continued work in the Milwaukee Homeownership Consortium (“Take Root Milwaukee”), another MFPI initiative that was formed by the City in 2009 to promote and preserve homeownership. 33 members are participating in the Consortium, including banks, nonprofit housing counseling agencies, government, realtors, foundations and non-profits.
- In 2012, the consortium also sponsored over 100 homeownership events and Take Root members assisted over 600 families in purchasing a home, including 180 foreclosed homes. In regard to foreclosure intervention, Take Root members participated in over 37 foreclosure intervention events and assisted over 3,300 individuals with foreclosure intervention and counseling. Take Root is a recognized resource in the community – in 2012, over 2,300 calls came into the Take Root Help Hotline, and there were almost 55,000 visits to the Take Root website.
- DCD worked with local lenders to ensure access to capital to support homebuying and foreclosure redevelopment efforts in City neighborhoods. Partnerships with US Bank and Pyramax Bank provided mortgage financing for homeowners purchasing foreclosed properties. US Bank also continued lending under its \$1 million 0% interest loan fund to assist developers in the City’s Neighborhood Stabilization Program.

### **Other Housing Initiatives**

#### **SECTION 8 – Rent Assistance Program**

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD’s fair market rents, meaning that rents must be determined reasonable in relation to other units in the area.

## **Housing Trust Fund**

During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. Ongoing revenue from the City budget continues to be the source of funding. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatomi gaming proceeds; b) Tax Incremental Financing (TIF) expansion dollars, and; c) Designated PILOT funds.

In 2012, a competitive application process was conducted and the City of Milwaukee received fifteen (15) responses to its Housing Trust Fund Request for Proposals totaling \$2.6 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties.

### **2012 HOUSING TRUST FUND ALLOCATIONS**

<b>Applicant</b>	<b>Project Category</b>	<b>Award Amount</b>
<p><b><u>Heartland Housing</u></b>            Located at Center and Buffum Streets. This development contains 37 units of supportive housing to Very Low Income residents, most of whom were homeless or at risk of being homeless.</p>	<b>Rental/Supportive Housing</b>	<b>\$207,568</b>
<p><b><u>CommonBond</u></b>            Located at 38<sup>th</sup> Street and Florist Avenue this development will contain 80 units of affordable housing. This Project will sustain these previously Section 8 funded units.</p>	<b>Rental</b>	<b>\$250,000</b>
<p><b><u>Gibraltar Development of Milwaukee</u></b>            This project was funded to repair or replace roofing systems of owner-occupied homes, where the homeowner is at risk of losing their homeowners insurance.</p>	<b>Homeownership/Rehab</b>	<b>\$86,793</b>
<p><b><u>Layton Blvd. West Neighbors</u></b>            This project was funded to provide homeownership opportunities for low-income households. The project will rehabilitate vacant and foreclosed homes. Additional funding sources may include NSP funds. This is the fourth round of funding for this project.</p>	<b>Homeownership/Foreclosure</b>	<b>\$30,000</b>
<p><b><u>Milwaukee Christian Center</u></b>            This project was funded to rehabilitate owner-occupied homes with the primary focus on health, safety, and code issues. The agency will assist projects that are outside of the CDBG target area. The agency has an agreement with the Department of Neighborhood Services to provide final code compliance.</p>	<b>Homeownership/Owner-Occupied</b>	<b>\$126,000</b>
<p><b><u>Milwaukee Habitat for Humanity</u></b>            This project was funded to provide homeownership opportunities for very low-income households. The agency will construct 7 homes on vacant city lots. Homes will be sold to households earning less than 60% CMI.</p>	<b>Homeownership</b>	<b>\$100,000</b>

## Summary of Progress

### Comparison of Actual Housing Accomplishments with Proposed Goals for the 2012 CDGA Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2012 Benchmarks (#units)	FY 2012 Actual (#units)
Acquire/Rehab/Sell	Expand the supply of affordable housing units for low income persons through acquisition/ rehab/ sale activities	Decent Housing	Affordability	# affordable units complete & sold to eligible persons		
New Housing production(rental & owner-occupied)	Construct new owner-occupied housing for income eligible households.	Decent Housing	Affordability	# affordable units complete & sold to eligible persons  #rental units complete & occupied by eligible persons	<b>49</b>	<b>65</b>
Rehabilitation of existing rental units/production of new rental units	Rent rehab: Provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households. Construct new rental units	Decent Housing	Affordability	#affordable rental units complete & code compliant	<b>50</b>	<b>34</b>
Owner-Occupied Rehab Programs (Non profit agencies & City departments)	Provide forgivable housing rehab loans for repairs based on interior and/or exterior municipal code violations.	Decent Housing	Affordability	#owner-occupied units complete & code compliant	<b>125</b>	<b>147</b>
Milwaukee Builds Housing Apprenticeship Program	Provide apprenticeships in home repair and home construction	Decent Housing	Affordability	# affordable units complete & sold to eligible persons	<b>3</b>	<b>3</b>
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/ Accessibility	#units constructed & persons with increased accessibility	<b>25</b>	<b>29</b>
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	<b>600</b>	<b>738</b>
Lead Prevention & Abatement	Combat lead hazards through Inspection, testing and abatement in collaboration with existing housing rehab programs and the Milwaukee Health Department.	Decent Housing	Affordability	#units of housing tested & abated of lead hazards	<b>250</b>	<b>263</b>
Homebuyer Assistance	Provide downpayment & closing cost assistance to eligible households	Decent Housing	Affordability	# households assisted	<b>15</b>	<b>16</b>

<b>Activity</b>	<b>Strategy</b>	<b>HUD Objective</b>	<b>HUD Outcome</b>	<b>HUD Performance Indicator (# units)</b>	<b>FY 2012 Benchmarks (#units)</b>	<b>FY 2012 Actual</b>
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	# residential structures brought into code compliance	<b>1,500</b>	<b>4,367</b>
FOCUS Fire Prevention	Install free smoke detectors and provide fire prevention education for low income residents	Decent Housing	Affordability	# low income households assisted	<b>700</b>	<b>947</b>
Code Enforcement-Tenant Assistance program & Landlord/Tenant Compliance	Address identified code violations on rental properties through rent withholding and rent abatement; use rental proceeds for repairs related to health, safety and welfare of tenants.	Suitable living environment	Sustainability	#households assisted & number of repairs	<b>1,700</b>	<b>2,413</b>
Cleanup of Contaminated Sites (Brownfields)	Remediation of Brownfields for eventual redevelopment	Suitable Living Environment	Sustainability	#new housing units and/or jobs created for low income persons	<b>10</b>	<b>10</b>

\*The U.S. Dept. of Housing & Urban Development does not count units as complete until they are sold. Units complete or where rehab is underway, will be counted once they are sold to an income eligible beneficiary.

## Examples of Successful Major Housing Projects

<u>Project Name/Description</u>	<u>Funding</u>	<u># Units proposed</u>
<p><b><u>Riverworks Apartments</u></b>            This project converted a former industrial building in the Riverwest area to 36 affordable rental units, utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. This area of the city has received minimal LIHTC and HOME investments in the past and that makes this a catalytic project for the area.</p>	\$330,000 (HOME)	11/HOME
<p><b><u>Milwaukee Builds/YouthBuild Program</u></b>            This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Two (2) units were completed in 2012 with three (3) other units in progress.</p>	\$285,330 (CDBG) \$400,000 (HOME)	4 HOME/CDBG
<p><b><u>Autumn West</u></b>            This project involves the construction of 21 units of transitional affordable rental housing, utilizing Community Development Block Grant Emergency Assistance funds and HOME funds. Vacant parcels of land were assembled and HOME funds are being used to assist in the construction. Location: N. 34<sup>th</sup> Street and W. Lisbon Avenue</p>	\$825,000 (HOME)	7/HOME

## 6) Leveraging Resources

### a. Identify progress in obtaining "other" public and private resources to address needs.

#### PY 2012 General Questions #6a response:

**Leveraging Resources-** The City of Milwaukee is committed to leveraging funding resources from other types of public and private sources for community development projects funded through CDGA. The projects receiving Emergency Shelter Grant (ESG) funds utilize CDBG funds to match the use of the ESG funds. Also, in addition to CDBG funds, other State funds and non-governmental funds are used in conjunction with shelter related activities. The City's Retail Investment Fund, which assists small businesses, also leverages significant amounts from private investment.

The housing rehabilitation projects leverage funds from the private sector mostly in the form of funds borrowed from lenders providing construction financing and permanent financing. State of Wisconsin Low Income Housing Tax Credits directly provide a needed subsidy in low-income rental projects by selling the credits to investors. HOME funds are sometimes combined with CDBG funds and/or private funds.

Economic development funds have complimented projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. In 2012, the High Intensity Drug Trafficking Areas (HIDTA) program was again funded to compliment similar CDBG-funded activities.

#### **2012 CDGA Grants**

Community Development Block Grant (CDBG)	HUD Entitlement Grant	<b>14,382,585</b>
HOME Investment Partnership (HOME)	HUD Entitlement Grant	<b>4,195,086</b>
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	<b>1,323,403</b>
Homelessness Prevention Funds	State of Wisconsin Emergency Solutions Grant	<b>397,466</b>
Transitional Housing Program	State of Wisconsin Emergency Solutions Grant	<b>59,271</b>
Emergency Solutions Grant	State of Wisconsin Emergency Solutions Grant	<b>344,624</b>
Housing Opportunities for Persons with AIDS(HOPWA)	HUD Entitlement Grant	<b>579,000</b>
Juvenile Accountability Block Grant (7/1/12-6/30/13)	State of Wisconsin-Office of Justice Assistance	<b>71,457</b>
High Intensity Drug Trafficking Area(HITDA) (01/01/2012-12/31/2013)	U.S. Dept.-Office of National Drug Control Policy	<b>692,954</b>
Milwaukee Youth Construction Training-Project A	U.S. Dept. of Labor	<b>238,755</b>
Growing Milwaukee	U.S. Dept. of Labor	<b>381,000</b>
Port Grant- (2010) (ends 5/31/2013)	U.S. Dept. of Homeland Security	<b>366,795</b>
Port Grant- (2011) (ends 8/31/2014)	U.S. Dept. of Homeland Security	<b>337,344</b>
Port Grant- (2012) (ends 8/31/2014)	U.S. Dept. of Homeland Security	<b>301,873</b>
Housing Trust Fund	City of Milwaukee, Wisconsin	<b>400,000</b>
Neighborhood Stabilization Program 1-Federal	Housing & Economic Recovery Act	<b>9,197,465</b>
Neighborhood Stabilization Program 1-State	Housing & Economic Recovery Act	<b>1,461,792</b>
Neighborhood Stabilization Program 1-State Consortium	Housing & Economic Recovery Act	<b>1,997,556</b>

Homelessness Prevention & Rapid Re-Housing Program	American Recovery & Reinvestment Act	6,912,159
Community Development Block Grant(CDBG-R)	American Recovery & Reinvestment Act	4,518,509
Port Security Grant Program	American Recovery & Reinvestment Act	423,773
Neighborhood Stabilization Program (NSP 2)	American Recovery & Reinvestment Act	25,000,000
Neighborhood Stabilization Program (NSP 3)	Dodd-Frank Act	2,687,949
Neighborhood Stabilization Program (NSP 3)-State	Dodd-Frank Act	1,506,250
Martin Luther King Economic Development	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	895,371
Northwest Side Community Development Corp.	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	905,601
Autumn West Project	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	1,500,000
Business Mitigation	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	1,350,000
Environmental Workforce Development & Job Training Grant	U.S. Environmental Protection Agency	200,000
Milwaukee Metropolitan Sewerage District(KK River & Falk Project)	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	8,200,000
Jobs for the Future	U.S. Dept. of Labor-Workforce Investment Act-Green Jobs Innovation Fund	901,200
Pathways Out of Poverty-Jobs for the Future	U.S. Dept. of Labor-Workforce Investment Act & American Recovery & Reinvestment Act	1,200,000

**6b) Describe how Federal resources from HUD leveraged other public and private resources.**

**Response #6b: Coordination of Public and Private Resources: High Priority**

As can be seen in the following examples, in 2012, CDGA continued its concerted effort to coordinate and maximize federal grant funds with public and private investments, with the goal of significantly enhancing the viability of Milwaukee neighborhoods and meeting the priorities established in the HCD 5-year Strategy.

- Linking job creation to the City's housing development efforts: The City's housing development projects effectively linked job creation to their CDBG/HOME-funded programs. Neighborhood Improvement Project (NIP) housing rehabilitation programs promoted the development of small contractors, particularly minority, women and disadvantaged business enterprises.
- The City's *Receivership Program* is an interdepartmental effort of the Department of Neighborhood Services, City Attorney's office and the Milwaukee Police Department to abate nuisances or blighted properties, which threaten to destroy a neighborhood by forcing property values down. Court and other actions are initiated against problem and nuisance properties.

- CDBG/HOME funds also enhanced public-private partnerships between the City, non profit organizations and the private sector such as the City's *Summer Youth Internship Program*, *Homebuyer Assistance Program* and *HACM's* homeownership initiatives.
- In 2012, through the combined efforts of Federal, State and local anti-drug and law enforcement agencies, the City again received a grant from the United States Office of National Drug Control Policy to combat drug trade and use. The *High Intensity Drug Trafficking Area (HIDTA)* grant, administered by the City on behalf of the *Safe and Sound Program*, is a Federal project funded through the Office of National Control Policy and represents a coordinated approach to combating local drug trafficking and drug use. The *Safe and Sound Program* utilizes tough law enforcement and prevention by offering after school and weekend safe havens that provide educational, social and recreational activities for youth.

**c. Describe how matching requirements were satisfied.**

**PY 2012 General Questions #6c response:**

ESG was matched utilizing a mix of CDBG, local, state, federal and other resources to address the needs of the homeless including, but not limited to: State of Wisconsin, United Way, volunteers, private donations, in-kind contributions, FEMA and Milwaukee County ESG. There was no HOME match required in 2012 due to Federal Disaster Declarations for the City and County of Milwaukee.

## **CITIZEN PARTICIPATION**

### **7) Provide a summary of citizen comments.**

#### **a. Provide a summary of citizen comments.**

(\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool).

- b.** Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.

#### **PY 2012 Citizen Participation #7a response:**

To ensure adequate and accessible citizen participation, the City of Milwaukee adopted a Citizen Participation Plan, which was reviewed and approved by the Common Council of the City of Milwaukee on April 23, 1991, (Common Council File Number 902098). The plan outlines the procedures and processes used by the City and has since been updated and revised. The document was subsequently submitted to HUD.

**Citizen input into the 2012 CAPER.** In accordance with the regulations of the U.S. Department of Housing and Urban Development, the City of Milwaukee prepared a "draft" of the 2012 CAPER Report covering the City's Community Development Program from January 1, 2012 through December 31, 2012. The public comment period for review of the Report was ***February 22, 2013 through March 27, 2013.*** CDGA published the availability of this report on the City's website and in the following publications on the dates listed and has submitted copies for public review at local libraries, CDGA offices and the City Legislative Reference Bureau.

- 1) Milwaukee Journal/Sentinel, February 15, 2013
- 2) Port Publications/Ozaukee Press, February 14, 2013(HOPWA)
- 3) The Waukesha Freeman, February 14, 2013 (HOPWA)
- 4) Milwaukee Community Journal, February 15, 2013
- 5) El Conquistador, February 15, 2013
- 6) West Bend Daily News, February 14, 2013(HOPWA)

### **7b) Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.**

#### **PY 2012 Citizen Participation #7b response:**

CDGA welcomes the views and input of citizens and other stakeholders as it pertains to the CAPER and other reports disseminated to the public. Any comments, letters or other correspondence received are considered and are included in reports submitted to HUD.

## **8) Institutional Structure**

**Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**

### **PY 2012 Institutional Structure #8 Response:**

**Institutional Structure to Carry Out the Plan:** The City of Milwaukee views the system of implementation of housing and community development strategies from the vantage point of the neighborhood level. The establishment of contiguous NRSA's, has been a bold move towards defining neighborhoods and involving stakeholders in activities that address identified neighborhood issues. The Neighborhood Revitalization Strategy Areas were developed to more efficiently target resources to identified areas in need.

NRSA is a formal designation from HUD concerning a distressed area of a community that allows more effective targeting of community development resources. This allows the City of Milwaukee an opportunity to formally recognize a distressed community area as the target for a coordinated effort to leverage funding and partnerships to spur reinvestment into local human and economic capital.

The long-term goal of a NRSA is greater self-sufficiency for neighborhood residents and other stakeholders. The City utilized NRSA's in 2012 as a tool for community reinvestment in response to the community's distress.

In addition to the NRSA structure, there are several other components that were utilized to carry out the activities that benefit stakeholders of these areas, of which the City and CDGA play a major role.

### **Structure 1**

Activities funded by and under the control of the Community Development Grants Administration.

Many 2012 funded activities were under the direct control and funded by the Community Development Grants Administration. As was stated previously, these activities were primarily funded by Community Development Block Grant, HOME, HOPWA and Emergency Shelter grant funds. Funded activities were implemented by the responsible organization and monitored by the CDGA.

### **Structure 2**

Activities carried out by City Departments using a variety of funding sources.

These activities required collaboration of City Departments for successful implementation. A variety of funding sources were utilized depending on the type of project. Coordination of these activities required responsiveness to the funding source and occurred between the City Departments involved in the project.

### **Structure 3**

Activities carried out by City Departments in cooperation with non-city organizations

Some activities required a City Department to collaborate with a non-City organization for planning and/or implementation. This structure required very careful and deliberate efforts at coordination of activities. This structure also required open and on-going communication among the organizations involved in the specific collaboration.

In structuring a collaborative effort, the City's needs, resources and goals must be carefully integrated with the needs, resources and goals of the other partners in the project. This is a complex undertaking because each of the partners in the project may be accountable to a different funding source. In spite of the complexity of coordinating various collaborative efforts, the City of Milwaukee continued to pursue these relationships in an effort to link resources and meet the goals of providing decent housing, establishing suitable living environments and expanding economic opportunities.

#### **Structure 4**

##### **Activities carried out by Non-City Organizations**

The majority of social service, public service, income transfer, and health services delivered in the City of Milwaukee were administered by non-City organizations. These vital services are an essential part of the comprehensive community development effort. There is no formal institutional structure to coordinate these disparate services with services delivered by City Departments.

The organizations that carried out these services had to do so in a manner that satisfied their funding source. The City made every effort to be involved with non-city organizations, including other non-profit enterprises and for profit businesses and continued to work on collaborative efforts with other organizations and communicated the goals and policies of the City.

##### **Priorities Addressed in 2012:**

- a) Placed a high priority on Interdepartmental coordination including collaboration between the Dept. of Neighborhood Services, the Dept. of City Development, the City Attorney's Office, the Health Dept. and the Milwaukee Police Department to reduce the negative impacts of nuisance/blighted properties through the Receivership Program.
- b) Continued collaborative neighborhood improvement programs involving City departments and community-based agencies such as Neighborhood Clean-ups, City-Wide Housing Coalition, Landlord/Tenant/Training, the Health Department Lead Abatement/Prevention Program and the Community Prosecution Program.
- c) Coordinated City databases with those of community and other governmental entities to allow citizens and community groups to access the City's database to complete housing condition surveys, obtain information on property ownership, tax delinquency, outstanding building code violations and past rehab activity.
- d) COMPASS Program – Provided public access to data for the public and community-based agencies; technical assistance to community-based agencies in gathering and researching data, internet mapping and data analysis of CDGA-funded activities.
- e) Continued updates and improvements to CDGA's web site to include pertinent information for community-based agencies and the public at-large.
- f) Continued collaborations and partnerships with non-City organizations for planning and program implementation purposes.
- g) Continued to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues and community renewal initiatives.

## **MONITORING**

### **9) a. Describe actions taken to monitor the jurisdiction's performance in meeting objectives and outcomes set forth in its strategic plan.**

#### **PY 2012 Monitoring #9a response:**

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2012 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

- ❖ **Create jobs through aggressive economic development**
- ❖ **Revitalize neighborhoods by targeting resources to make a clear and measurable impact**
- ❖ **Eliminate barriers to employment by working in partnership with community stakeholders**
- ❖ **Create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents.**

The long-term outcomes expected from these strategies are:

- ❖ **Reduced Crime**
- ❖ **Increased Property Values**
- ❖ **Increased Economic Vitality**
- ❖ **Improved Neighborhood Quality of Life**

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2012 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

#### **Performance – Based Measurement System for funded Activities**

**Moving to Outcomes:** In conformance with the requirements of the U.S. Dept. of Housing and Urban Development, CDGA assessed the performance and progress of agencies towards addressing issues facing the areas in which they serve.

In addition, as part of this ongoing assessment of performance of funded programs, all funded agencies were required to link goals and activities with outcomes and collect the data associated with proposed outcomes.

Monthly performance reports were required of all funded groups. In addition, a bi-annual report was also required explaining the data source, along with an assessment on how the selected outcomes led and/or contributed to one or more of CDGA's Long Term Outcomes, as listed on the previous page. Funded agencies were also required to submit a final 2012 year end report detailing their accomplishments and providing a self assessment of their funded activities.

It is understood that the development and implementation of a performance measurement system will continue to be an evolving process, in which CDGA will continue to work with funded agencies to identify realistic outcomes that suitably relate to the funded activities.

**Components of CDGA's Performance Measurement System:**

**Activity Workplan Components**

(contractual requirement of funded agencies)

- ❖ Activity to be performed
- ❖ Timetable to perform the activity
- ❖ Method to be utilized to perform the activity
- ❖ Agency Mid-Term Outcomes expected from the funded activity (includes number of units upon completion of project/activity)
- ❖ Agency Long-Term Outcomes expected from the funded activity (includes the benefits that result from a program). Outcomes typically relate to a change in conditions, status, attitudes, skills, knowledge or behavior. Common outcomes could include improved quality of life for program participants, improved housing stock, economic vitality, increased property values, reduced crime or neighborhood revitalization.

**Outcome Measurement Workplan Components**

(contractual requirement of funded agencies)

- ❖ Identified Long-Term Outcomes
- ❖ Outcome Measure
- ❖ Data Source for expected outcomes
- ❖ Data Collection Methods for expected outcomes

Based on the performance data received from funded groups, the following overall accomplishments were reported:

- ❖ Crime reduction in various neighborhoods
- ❖ Increased housing values and increased owner occupancy
- ❖ Improved rental housing for families
- ❖ Quality of life issues were addressed
- ❖ Improved economic vitality through new businesses; new job creation and job training and placement programs
- ❖ Improved school attendance, grades and youth employment through the provision of various youth services
- ❖ Permanent housing and improved quality of life for many formerly homeless households
- ❖ Reduction in lead poisoning prevalence rates

- b. Describe how and the frequency with which you monitored your activities, including subrecipients (including sponsors or administering agents).**
- c. Describe the results of your monitoring including any improvements made as a result.**
- d. Describe actions taken to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.**

**Response: Monitoring-#9b,c,d:**

**Monitoring**

**Lead Agency:** The agency responsible for oversight and monitoring of these Federal funds and ensuring that these activities are implemented is the Community Development Grants Administration. The oversight body for CDGA is the City of Milwaukee Community and Economic Development Committee of the Milwaukee Common Council. All actions taken by the Committee were ratified by the Milwaukee Common Council and the Mayor. In 2012, the CDGA solicited and evaluated applications from all interested parties through an open and competitive Request for Proposal (RFP) process. Recommendations for funding were made to the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

After executing a contract with each funded entity, CDGA ensured compliance with all program regulations for all funding sources,(CDBG, HOME, ESG and HOPWA). CDGA included program requirements in all contractual agreements, sponsored orientation sessions, provided technical assistance, one-on-one and in small groups, often on site and at the beginning of the program year as well as when programs were underway. CDGA defined clear expectations regarding performance standards and policies and procedures to follow. Involved were new subrecipients, new staff of existing subrecipients, existing subrecipients experiencing problems and existing subrecipients undertaking new activities. CDGA also funded the provision of technical assistance to funded subrecipients to include management, financial operations and board and staff development.

The Community Development Grants Administration staff monitored and evaluated activities to be carried out in furtherance of the Consolidated Plan and in meeting goals and objectives set forth in the Annual Action Plan. CDGA staff monitored funded activities throughout the program year, performing formal and informal site reviews. Monitoring staff utilized a very detailed monitoring process which included extensive reporting of grantee activity.

As a condition of payment, agencies were required to submit monthly financial and programmatic reports. CDGA monitoring staff reviewed these reports to determine that submitted costs were eligible and that the funded activity was performed to a satisfactory level. In addition, CDGA monitoring staff maintained extensive contact with funded agencies and provided technical assistance to groups where needed. Informal and formal monitoring visits were conducted to ensure compliance with program requirements. Risk assessments and in-house desk audits were performed annually of all funded agencies.

The City Comptroller's office, the fiscal arm of the Community Development Grants Administration, conducted annual financial audits of funded groups and monitored the timeliness of expenditures.

In cases where concerns were expressed, agencies received technical assistance from CDGA and Comptroller staff to correct any noted deficiencies. In addition, agencies needing additional technical assistance were referred to the CDBG-funded Non Profit Center for additional and ongoing assistance which helped to improve agency efficiency and accountability.

**Describe steps/actions taken to ensure long-term compliance with housing codes, including any actions or on-site inspections undertaken during the program year.**

**Response:**

**Inspections** - The inspections of HOME assisted projects is an ongoing process. In 2012, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability. In addition, CDGA partnered with DNS for oversight of housing production properties, utilizing the services of certified DNS building inspectors to ensure compliance with housing codes.

**What is the status of your grant programs?**

- i) Are any activities or strategies falling behind schedule?
- ii) Are grant disbursements timely?
- iii) Do actual expenditures differ from letter of credit disbursements?

**Response:**

The majority of funded activities are performed in a timely manner and within the calendar year with the exception of major housing projects which typically exceed the calendar year due the nature of the activity and contractor seasonal work schedules. Grants are disbursed in a timely manner and actual expenditures do not differ from letter of credit disbursements.

## ANTI-POVERTY STRATEGY

### 10) Describe actions taken during the last year to reduce the number of persons living below the poverty level.

#### **PY 2012 Antipoverty Strategy #10 response:**

As demonstrated in the *2010-2014 Consolidated Plan*, poverty is a daily part of the lives of many of Milwaukee's households. Milwaukee's racial gap in income, while closing slightly in the 1990's, remains far above the national average with Milwaukee ranking high among the nation's 50 largest metro areas in racial disparities in income.

The City's strategy focuses on the revitalization of neighborhoods and the elimination of poverty by supporting job creation efforts through innovative economic development and affordable housing development which will ultimately lead to greater employment and homeownership opportunities for Milwaukee residents, improving their quality of life.

#### **Actions undertaken in 2012 to reduce poverty and increase economic vitality:**

- Funded non-profit community based agencies to provide technical and other assistance to businesses to create new jobs.
- Provided funding for job creation initiatives such as the *Emerging Business Enterprise Program, the Retail Investment Fund, Large Impact Developments(LIDs),and Revolving Loan Funds* operated by community-based agencies to provide loans and grants to businesses to facilitate job creation and business expansion in the City.
- Supported initiatives which assisted in removing employment barriers for low-income households, such as programs that provide access to an array of wrap around social, educational, employment and lifeskills services.
- Funded skilled job training and placement programs.
- Funded the Summer Youth Internship Program which provided employment opportunities in City government and the private sector for high school youth.
- Created homeownership opportunities for low income residents and improved the condition and affordability of rental housing in Milwaukee.
- Funded the *Driver's License Recovery & Employability* project to assist residents in driver's license recovery, enabling them to seek gainful employment in the City of Milwaukee and in outlying areas.
- Supported redevelopment of residential, commercial and industrial Brownfield properties such as efforts in the Menomonee Valley, the 30<sup>th</sup> Street Industrial Corridor and throughout the target area neighborhoods.
- Funded programs that addressed issues facing youth such as: unemployment, education, Truancy, crime and violence, health and teen pregnancy.
- Promoted neighborhood resident involvement, stability and pride through activities that fostered community collaboration such as community organizing, crime prevention, nuisance and drug house abatement, block clubs, neighborhood cleanups and landlord/tenant assistance programs.

## Summary of Progress- Public Services

### Comparison of Actual Accomplishments with Proposed Goals for the 2012 Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2012 Benchmarks	FY 2012 Actual
<b>Public Services- Employment Services</b>	Provide Job Placement/Job Training & Placement assistance for low income persons	Suitable Living Environment	Expand economic opportunity	# low income persons trained & placed into jobs	<b>150</b>	<b>338</b>
<b>Public Services- Youth Services</b>	Increase employment, education, recreation, mentoring, tutoring, teen pregnancy prevention, safe havens for youth	Suitable Living Environment	Sustainability	# youth with increased access to services	<b>11,630</b>	<b>15,375</b>
<b>Public Services- Crime Awareness &amp; Community Organizing</b>	Facilitate residents/stakeholder in community improvement efforts; crime prevention initiatives	Suitable Living Environment	Sustainability	# residents & stakeholders engaged in community improvement efforts	<b>3,000</b>	<b>5,780</b>
<b>Public Services- Community Prosecution Program</b>	Abate neighborhood nuisances & drug houses through prosecution	Suitable Living Environment	Sustainability	# properties & nuisances abated/resolved	<b>100</b>	<b>1,170</b>
<b>Public Services- Driver's Licenses Recovery</b>	Assist low income persons with driver's license recovery & other supportive services	Suitable Living Environment	Sustainability	#low income persons obtaining a valid driver's license	<b>125</b>	<b>244</b>
<b>Public Services- Homebuyer Counseling</b>	Provide homebuyer counseling & budget counseling for 1 <sup>st</sup> time homebuyers	Suitable Living Environment	Sustainability	#low income persons obtaining a home mortgage loan	<b>100</b>	<b>228</b>
<b>Public Services- Teacher In Library Initiative-Summer Super Reader</b>	Promote educational development and reading at City libraries & Community Learning Centers	Suitable Living Environment	Sustainability	#low income youth with improved reading skills	<b>6,000</b>	<b>5,722</b>

## **SELF EVALUATION**

**11) Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes of each outcome measure submitted with the strategic plan and explain, if applicable, why progress was not made toward meeting goals and objectives.**

### **PY 2012 Self-Evaluation #11 response:**

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2012 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

- ❖ **Create jobs through aggressive economic development**
- ❖ **Revitalize neighborhoods by targeting resources to make a clear and measurable impact**
- ❖ **Eliminate barriers to employment by working in partnership with community stakeholders**
- ❖ **Create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents.**

The long-term outcomes expected from these strategies are:

- ❖ **Reduced Crime**
- ❖ **Increased Property Values**
- ❖ **Increased Economic Vitality**
- ❖ **Improved Neighborhood Quality of Life**

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2012 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

Based on the performance data received from funded groups, the following overall accomplishments were reported in the various funded categories:

- ❖ Crime reduction in various neighborhoods
- ❖ Increased housing values and increased owner occupancy
- ❖ Improved rental housing for families
- ❖ Quality of life issues were addressed
- ❖ Improved economic vitality through new businesses; new job creation and job training and placement programs
- ❖ Improved school attendance, grades and youth employment through the provision of various youth services
- ❖ Permanent housing and improved quality of life for many formerly homeless households
- ❖ Reduction in lead poisoning prevalence rates

**Key Activities and Sample Indicators:**

**HOUSING:** The City funded numerous owner and rental housing activities geared to provide decent, affordable housing and a suitable living environment. Blighted properties that have been improved and/or repaired have had an immediate positive impact on neighborhoods and contributed to an increase in property values, reduced crime and improved quality of life. For example, the City's Receivership Program is an initiative that targets nuisance properties. The City Attorney prosecuted non-compliant owners resulting in the elimination of the property or other resolution which helped to stabilize the neighborhood and helped to reduce crime which contributed to improved quality of life.

**Indicators:** Number of owner and rental housing units rehabilitated; number of new low income first time homebuyers, number of blighted properties eliminated and/or rehabbed, number of nuisance properties improved, all resulting in increased housing values, increased owner occupancy, improved physical appearance of neighborhoods, and enhanced quality of life.

**ECONOMIC DEVELOPMENT/BUSINESS ASSISTANCE/JOB CREATION;  
JOB PLACEMENT/JOB TRAINING & PLACEMENT:**

The City funded non-profit organizations to provide technical assistance to businesses through Special Economic Development activities. This has led to new businesses, business expansion and new job creation which increased economic vitality of neighborhoods. In addition, several agencies were funded to provide skilled job training & placement services for low income residents, also contributing to the economic vitality of neighborhoods and overall quality of life for residents.

**Indicators:** Number of new businesses, business expansion, new job creation, number trained and number placed into jobs, all resulting in economic vitality and overall improved quality of life.

**IMPROVE QUALITY OF LIFE FOR RESIDENTS & STAKEHOLDERS**

The City funded numerous activities geared to help improve the quality of life for residents and other stakeholders. These included but are not limited to: 1) Community Prosecution Unit which abated neighborhood nuisances and criminal activity; 2) Community Organizing which involved stakeholders in community improvement and crime prevention initiatives; 3) Youth services which provided an array of services to address youth issues such as: employment, education, health, violence, teen pregnancy and other pertinent issues; and, 4) Neighborhood cleanups and other blight removal initiatives which improved the physical of neighborhoods.

**Indicators:** Less blight, clean, safe, well-maintained neighborhoods; less graffiti; less board-ups, nuisance vehicles, garbage; decrease in certain crimes; improved physical appearance of neighborhoods; improved GPA, behavior and employment for youth, improved health of residents and their families, all of which contributed to stabilized neighborhoods and improved quality of life.

## EXAMPLES OF SUCCESSFUL OUTCOMES

ACTIVITY CATEGORY	PROPOSED GOAL	OUTCOMES
Owner occupied housing rehabilitation programs	Correction of health, safety & other building code violations	Building code violations abated for <b>147</b> property units; improved quality of life for homeowners; increase in property values
Homebuyer Counseling	Educate potential first time homebuyers on the home-buying process; credit repair and budgeting	<b>228</b> low income clients successfully purchase their first home; increasing access to affordable and decent housing and furthering stability in Milwaukee neighborhoods
Employment Services	Participants are trained and placed in jobs	<b>338</b> low income residents are trained and placed in jobs; contributing to economic vitality
Youth Services	Teen Pregnancy Prevention/youth development	Of <b>879</b> girls served by Pearls for Teen Girls in 2012, <b>98%</b> avoided pregnancy; <b>100%</b> of seniors graduated from high school & <b>100%</b> of graduating seniors were accepted into college; improving their quality of life

**12) Identify whether major goals are on target and discuss reasons for those that are not on target.**

**PY 2012 #12 Response:**

The majority of funded activities are performed in a timely manner and within the calendar year with the exception of major housing projects which typically exceed the calendar year due the nature of the activity and contractor seasonal work schedules.

**13) Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

**PY 2012 #13 Response:**

The City of Milwaukee continued to promote policies and strategies to help address poverty and remove barriers to affordable housing. The City approached planning and program development in a comprehensive manner with the goal of increasing jobs, household income and access to affordable, decent housing. The City changed its focus on job training and placement programs and placed priority on programs that provided skilled trades training. Housing programs were assessed and necessary changes were made to improve efficiencies of funded agencies.

The City funded Special Economic Development activities that provided citizens with opportunities to secure family supporting jobs. These activities also provided access to social services such as daycare, AODA services, transportation, job readiness skills and remedial educational opportunities and helped to remove obstacles for low-income persons seeking housing and provided them with opportunities to most effectively utilize the income they earn.

## **HOUSING**

### **Affordable Housing**

#### **14) Evaluate progress in meeting its specific affordable housing objectives.**

##### **PY 2012 CAPER Affordable Housing #14 response:**

The worst case needs, defined as persons who pay more than 50% of their monthly income in rent were addressed in a number of ways:

- ❖ The Housing Authority made its several thousand units available based upon income eligibility. Tenants paid 30% of their income in rent.
- ❖ The City's vacant/blighted unit rehabilitation activities were made affordable to persons with household income at 80% of County Median Income.
- ❖ Programs serving extremely low income owner-occupants such as the NIP Program, helped to maintain some of the City's lowest income households in their homes, targeting households earning less than 50% of County Median Income.
- ❖ The City funded Special Economic Development activities that provided citizens with opportunities to secure family supporting jobs. These activities also provided access to social services such as daycare, AODA services, job readiness skills and remedial educational opportunities and helped to remove obstacles for low-income persons seeking housing and provided them with opportunities to most effectively utilize the income they earn.
- ❖ The City did not displace tenants when conducting rehab activities. The focus for rehab activity is typically on vacant units. When occupied units are rehabbed, the City's first attempt is to rehab, while keeping tenants in place, or move tenants to a vacant unit during rehab. They are returned to their original unit upon the completion of rehab.

In all rehab activities, the City remained cognizant of the needs of disabled citizens. To the extent possible, any unmet needs of persons with disabilities were addressed before, during and after rehabilitation of relevant units. In addition, the City funded a housing accessibility program which provided housing accessibility improvements for income eligible persons with physical, visual and hearing disabilities. Eligible improvements included handicap accessible ramps, bathroom, kitchen, bedroom and living room modifications and safety enhancements.

## **PUBLIC HOUSING**

**15) Describe actions taken during the last year to improve public housing and resident initiatives.**

**PY 2012 Public Housing #15 response:**

**Milwaukee Public Housing Authority**

**Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

**A. Mission**

The mission of the Milwaukee Housing Authority is to provide decent, quality, safe and affordable housing with transition options for those who desire them. "Transition option" is defined as the opportunity for residents to self-determine their interest in, and have access to, housing options that support long-term self-sufficiency.

The Housing Authority of the City of Milwaukee manages 3,560 public housing units.

Most of the housing units are in good to excellent condition; however, the configuration of the apartments in the round towers are challenging for the staff and its' residents. The Housing Authority is in the process of revitalizing its Westlawn public housing development and is continuing to revitalize its Scattered Sites portfolio. The Housing Authority recently completed substantial modernization of the Lapham Park highrise.

**Public Housing Strategy**

The Housing Authority works to build strong communities and increase affordable housing options in Milwaukee. The Housing Authority works closely with public and private partners to coordinate revitalization activities, which include physical improvements and comprehensive community and supportive services. HACM works with a team of highly competent partner agencies to ensure quality services for its residents. Examples of these services include case management, education, employment, and homeownership.

The Housing Authority of the City of Milwaukee (HACM) has developed its Five Year Agency Plan in accordance with applicable federal regulations utilizing the electronic template. HACM's five-year plan continues to employ the broad mission and **Goals** outlined by the U.S. Department of Housing and Urban Development along with a series of program specific **Goals**. The following progress has been made towards achieving **Goals** established for Year 2012.

**STATUS OF 2012 GOALS:**

**Goal:** Strategically reposition the Housing Authority's assets to maximize available resources to sustain HACM operations, which includes administration, management, homeownership, development and community/supportive services, and provide affordable housing and services for HACM's residents. Activities include submission of demolition/disposition applications, development proposals, requests for project-based assistance, leveraging resources (properties, capital fund and reserves) for financing, applications for grants and Housing Choice Vouchers and amendment of the Designated Housing Plan as needed.

**Status:** In 2012, the Housing Authority contracted with Patterson and Associates Consulting, LLC to conduct an operations review of Central Maintenance, Housing Intake and Section 8. Many of the activities included in the status of the other 2012 goals support this overriding goal.

**Goal:** Maintain "High Performer" status under the Section 8 Management Assessment Program and re-gain "High Performer" status under the Public Housing Assessment System.

**Status:** Maintained "High Performer" status under Section 8 but remained a "Standard Performer" under Public Housing.

**Goal:** Continue to implement Asset Based Property Management.

**Status:** Ongoing.

**Goal:** Secure a line of credit for the development or revitalization of housing.

**Status:** This has been deferred to 2013.

**Goal:** Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs.

**Status:** Ongoing.

**Goal:** Maximize use of cost-effective sustainability features in new construction and redevelopment.

**Status:** Several features incorporated into Westlawn and Lapham Park redevelopment include insulation that meets LEED standards, high-efficiency HVAC systems and locally sourced finish materials. In addition, bio-swale storm water retention areas and ground source heat pumps were installed at Westlawn.

**Goal:** Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit.

**Status:** Green roofs are being installed on the canopy of the Lapham Park highrise and the Community Services building. The Housing Authority received LEED-silver designation for Olga Village and is seeking LEED-ND for Westlawn.

**Goal:** Submit an application for Moving-to-Work or its successor program.

**Status:** Ongoing.

**Goal:** Continue the Section 32 Homeownership Program and sell 10 homes to eligible families.

**Status:** Acquired three properties, with rehabilitation complete on two and one sold.

**Goal:** Continue the Section 8(y) Homeownership option and convert 15 households from rental to ownership.

**Status:** Eight families have purchased homes.

**Goal:** Use "force account labor", which includes the Housing Authority's carpenters, painters, and HVAC technicians to perform work funded through the Capital Fund grant.

**Status:** Ongoing.

**Goal:** Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents.

**Status:** During 2012, HACM continued existing partnerships with other organizations that offer training and employment opportunities, such as Milwaukee Community Service Corps, Wisconsin Regional Training Partnership/Big Step, Milwaukee Area Technical College, Milwaukee Area Workforce Investment Board, Milwaukee Job Corps, Adult Build and others. A new partner, Midwest Renewable Energy Association, provided solar workforce training. HACM continues to look for additional training and employment opportunities for residents.

**Goal:** Continue to work with contractors to achieve a goal of 30% new hires being public housing and other Section 3 residents.

**Status:** For the Westlawn redevelopment project, 194 of 672 new hires (29%) were Section 3 individuals as of 6/30/2012.

**Goal:** Develop (new construction and acquire/rehab), market and sell market rate homes, which could include the use of brokers.

**Status:** One home has been sold through 7/31/2012.

**Goal:** Develop and implement a Phase II redevelopment plan for the former Convent Hill site with resident involvement.

**Status:** The Housing Authority has an agreement with the Milwaukee School of Engineering, in which some of their senior students will work with Housing Authority staff on a plan for the vacant parcel at Convent Hill.

**Goal:** Designate special purpose units to enhance services for residents.

**Status:** Early in 2012, two units at Westlawn were designated as special use units to house Growing Power interns who will provide education programs to Westlawn residents.

**Goal:** Submit Hope VI, Choice Neighborhood Grant, HOME/CDBG, Capital Fund Education and Training Community Facilities Program Grant or other grant applications in response to a Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of need, opportunity, and the amount of assistance available.

**Status:** The Housing Authority submitted a \$30 million Choice Neighborhood Initiative grant in April 2012. In January 2012 the Housing Authority received a \$1.2 million Capital Fund Education and Training Community Facilities Program award to construct a one-story training facility. HACM also applied for and was awarded a Bank of America Affordable Green Neighborhoods Grant and a KaBOOM! playground grant for the Westlawn development.

**Goal:** Develop a Transformation Plan for the Westlawn Housing Development and its neighborhood and apply for a FY2012 Choice Neighborhood Implementation grant.

**Status:** The Housing Authority developed a Transformation Plan for Westlawn, with input from residents and community leaders, and submitted a Choice Neighborhood Initiative Grant.

**Goal:** Continue to work with the city's Neighborhood Stabilization Program (NSP) to acquire and rehabilitate properties for rental and homeownership.

**Status:** Acquired 12 foreclosures, with rehabilitation complete on three properties and one sold.

**Goal:** Submit applications for the Low Income Housing Tax Credits, the Affordable Housing Program and other sources to support HACM property redevelopment.

**Status:** The Housing Authority submitted a tax credit application for the Hillside highrise building in February 2012 and did not receive an award. The Housing Authority was not eligible for an AHP grant.

**Goal:** Pursue development and general contractor opportunities.

**Status:** The Housing Authority was a partner on a proposal to the Madison CDA to assist with the development of a tax credit application.

**Goal:** Submit mixed finance development applications to support the use of other financial resources, including low income housing tax credits.

**Status:** Ongoing.

**Goal:** Assess the feasibility of a bond issue and pursue the bond issue if approved by the HACM board.

**Status:** In January 2012, the Housing Authority Board approved the purchase of an \$8.1 million tax exempt bond issued by WHEDA to complete the renovation of the Lapham Park highrise building.

**Goal:** Continue the partnership with Friends of Housing Corporation to support and complement the Housing Authority's management and development activities.

**Status:** HACM has renewed contracts with Friends of Housing Corporation for property management services at several developments.

**Goal:** Continue to operate the VA/SRO facility.

**Status:** Friends of Housing Corporation manages the 13 units of single-room occupancy housing on the campus of the VA Medical Center (VA/SRO facility).

**Goal:** Continue to implement the Veterans Administration Supportive Housing (VASH) vouchers, project-base VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans and apply for additional vouchers as needed.

**Status:** The Housing Authority applied for and received an additional 25 VASH vouchers for a total of 155. To-date, 125 vouchers are under contract.

**Goal:** Continue to offer the "Make Your Money Talk" program. Enroll and graduate 30 families.

**Status:** As of 8/1/2012, 129 individuals have graduated from the Make Your Money Talk program and 44 have opened Individual Development Accounts.

**Goal:** Continue the HACM educational scholarship program. Award 25 scholarships.

**Status:** As of 8/1/2012, HACM has awarded 10 scholarships and anticipates meeting its goal of 25 scholarships for the year.

**Goal:** Implement the Westlawn redevelopment plan. Complete construction of 250 tax credit units and lease-up.

**Status:** As of 8/31/2012, construction of 154 units has been completed, with 86 units leased up.

**Goal:** Continue to provide staff support to the Supportive Housing Commission.

**Status:** Ongoing.

**Goal:** Continue to participate in the City's Continuum of Care.

**Status:** Ongoing.

**Goal:** Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, the Consortia to Re-Unite Families and Rapid Rehousing.

**Status:** Ongoing.

**Goal:** Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability.

**Status:** Ongoing.

**Goal:** Provide support for a 2012 event sponsored by the HACM Resident Advisory Board.

**Status:** The RAB is in the process of planning their 2012 event.

**Goal:** Open the low rent public housing family waitlist.

**Status:** The waitlist opened January 17, 2012 and closed July 20, 2012. During that time, 13,900 applications were received.

**Goal:** Open the Section 8 waitlist dependent upon voucher availability.

**Status:** The program's waitlist was enough to support its needs for 2012 so the list was not opened.

**Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))**

See above

**If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))**

Not applicable – The Housing Authority is not designated as “troubled”.

### **Waiting List Organization**

The Housing Authority maintains two separate wait lists for its public housing program: 1) the family wait list, which has 12,676 persons (104 of whom requested an accessible unit) as of December 31, 2012, and 2) the elderly/near elderly/disabled wait list, which included 2,224 persons (175 of whom requested an accessible unit) as of December 31, 2012. In addition to the public housing wait list, there are approximately 1,040 persons on the Housing Choice Voucher waiting list.

### **Activities to be undertaken to encourage public housing residents to become more involved in management and to become homeowners.**

The Housing Authority’s Annual and 5-Year Plan, which is incorporated in the 3-5 year Consolidated Plan, was developed in conjunction with the residents of public housing. Each of the Housing Authority’s low-income public housing developments has an active resident council, which assists the Housing Authority with the development and implementation of the Agency Plan.

There is also a Resident Advisory Board comprised of public housing residents who meet monthly with Housing Authority staff to assist with planning and implementation. HACM’s Agency Plan is adopted by the Housing Authority’s Board of Commissioners, which includes two public housing residents.

HACM currently has approval to administer a homeownership program under the Section 32 Homeownership Program. Participants must be a first time home buyer, must have earned income of at least \$15,000/year, must attend homeownership counseling classes and must not owe child support or any state or local authority. Additional information regarding the homeownership program are provided in the Term Sheet that is available at all administrative offices and housing development offices.

HACM also administers a Section 8(y) Homeownership Program. Similar eligibility criteria, with an additional requirement that participants maintain minimum earned income requirements in order to continue mortgage subsidy.

## **BARRIERS TO AFFORDABLE HOUSING**

### **16) Describe actions taken during the last year to eliminate barriers to affordable housing.**

#### **PY 2012 Response #16: Barriers to Affordable Housing**

The City continued to promote and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the Consolidated Plan. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock with an emphasis on large family rental units.

#### **Key components of the Housing strategy are:**

- ❖ Expanded homeownership opportunities; maintenance/improvement of existing units
- ❖ Expansion and maintenance of quality, affordable, rental housing
- ❖ Safe, well-maintained and revitalized neighborhoods
- ❖ Coordination of public and private resources

#### **2012 Accomplishments:**

- 1) Provided opportunities for low income citizens to access affordable housing.
- 2) Increased the number of decent, safe and sanitary affordable rental units, with an emphasis on creating units to accommodate large families.
- 3) Increased the number of units accessible to persons with disabilities.
- 4) Continued owner-occupied housing rehabilitation for very low income households and construction of affordable new housing units.
- 5) Continued partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.
- 6) Continued to support projects which involved work experience and apprenticeships for young persons in home repair and home construction such as the Freshstart/YouthBuild Housing Apprenticeship.
- 7) Continued to assist community housing development organizations in building capacity to improve their ability to undertake housing development projects.
- 8) Improved the condition of the City's rental housing stock through intensive code enforcement, landlord tenant educational programs and an aggressive receivership program for nuisance properties.
- 9) Continued to make available City-owned tax foreclosed properties available to nonprofit developers at reduced costs.
- 10) Supported efforts to reduce or eliminate predatory lending and racial discrimination in housing transactions in the City of Milwaukee.
- 11) Continued aggressive blight elimination efforts including spot acquisition, demolition, graffiti abatement, vacant lot redevelopment and infill housing.

- 12) Expanded homeownership opportunities through Homebuyer Counseling programs and other homebuyer assistance activities (budget and credit counseling, post purchase, tax default and mortgage default counseling).
- 13) Combated lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- 14) Partnered with housing providers to begin implementation of projects funded through the City's City Housing Trust Fund, of which CDGA provides administrative oversight.

In addition, there are several other programs and projects that produced affordable housing opportunities for homeowners and renters, some of which include:

**The City of Milwaukee** operates a combination of residential rehabilitation programs, public housing, homeownership and fair housing initiatives, each designed to foster and maintain affordable housing.

The largest effort is public housing operated by the Housing Authority of the City Milwaukee (HACM) which manages several thousand housing units. With the units HACM owns and maintains and the Section 8 Rental Assistance program it administers, a large segment of Milwaukee's very low income population is provided with affordable housing. In conjunction with those efforts, programs operated by funded community-based agencies encourage the maintenance and upkeep of affordable housing.

**Acquire/ Rehab/ Sell/New Home Construction** - CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

### **Neighborhood Improvement Programs (NIPs)**

In 2012, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

## **Department of City Development**

### *Home Rehabilitation and Neighborhood Development*

DCD and its affiliated Neighborhood Improvement Development Corporation (NIDC) assist homeowners with improving their homes and their neighborhoods. Improving housing enhances the physical appearance of Milwaukee neighborhoods, encourages additional investment and promotes and retains owner occupants. Through the housing rehabilitation loan programs, DCD is a lender, technical advisor and resource generator. Success is measured over time through stabilized or increased assessments, increased neighborhood investment, and improved perceptions of the quality of life in the neighborhood.

The City of Milwaukee's Housing Strategy places a strong emphasis on clustering and targeting resources to achieve the maximum impact on City Neighborhoods. DCD utilizes the HOME Rehab and Rental Rehabilitation Program to implement this strategy through Targeted Investment Neighborhoods (TINs). The TIN Program is a neighborhood revitalization strategy in which DCD, working with neighborhood partners, focus resources in a defined geographic area in an effort to stabilize and increase owner occupancy, strengthen property values, and improve the physical appearance and quality of life in the neighborhood. In 2012, DCD operated 8 TINs.

Recognizing economic hardship and community needs, DCD made program changes to the HOME Rehab program in 2011. Prior to 2011, interest rates varied from 0% to 6% and assistance was available only in TINs. Beginning in 2011, all loans have an interest rate of 0% and assistance was available to income-eligible clients anywhere in the CDBG area. Unlike in TINs, where up to \$15,000 of the loan is forgiven, owners of properties outside a TIN must agree to pay back 100% of the loan. The terms of payback loans vary, according to income. Households with combined incomes under 50% of area median income (AMI) may defer payment on the loan as long as they continue to own and occupy the property as their principal residence. Households with income over 50% AMI must make monthly payments on their loans. Payments are structured to make them affordable to the family.

The Rental Rehabilitation Program offers forgivable loans to responsible rental property owners. The landlord must match Rental Rehab dollars on at least a dollar for dollar basis with their own funds and agree to rent the unit to low-income families. Landlords are screened for their records of owning and managing property in the City, and once rehabilitation is complete, units are inspected to insure they are adequately maintained. Prior to approving a Rental Rehab loan, DCD underwrites each project to ensure that the landlord has the capacity to complete the proposed project and that there is a market demand for the housing units.

This loan activity is supplemented with additional housing rehabilitation programs operated by DCD and NIDC, including the Homeowner's Emergency Loan Program (HELP), TID-funded loans in a number of targeted areas, and the Neighborhood Stabilization Program (NSP) activity administered by the Department to address foreclosed and vacant properties.

During 2012, DCD and NIDC initiated 91 loans to rehabilitate 128 units of housing through the HOME Rehab, Rental Rehab, HELP, and TID loan programs. Additionally, the Department utilized NSP funds to assist with the rehabilitation of 56 foreclosed properties containing 90 units of housing through the NSP Homebuyer Assistance, Rental Rehabilitation, and Acquisition/ Rehabilitation Programs. In the NSP Large Rental Project and New Construction programs, the Department utilized NSP funds to assist in the rehabilitation or construction of 307 high quality rental units. These projects all involved foreclosed land or residential properties and to the greatest extent possible, were targeted to complement other NSP and CDBG funding neighborhood initiatives.

In 2012, DCD also closed on a \$2.5 million revolving loan fund with five local and national lenders, including U.S. Bank, Guaranty Bank, Deutsche Bank, BMO Harris Bank and PNC Bank.

The fund is being utilized to provide construction financing for the acquisition and rehabilitation of foreclosed properties for affordable homeownership and rental. The intent will be to utilize the fund beyond the conclusion of NSP program to continue to assist in the redevelopment of foreclosed properties.

The Department attempts to maximize the participation of local small, minority, and/or women owned firms on all rehabilitation projects. During 2012, 62.1% of HOME funded rehabilitation activity administered by DCD was carried out by Section 3 contractors.

In addition to "brick and mortar" housing rehabilitation activity, DCD engaged in a number of complimentary activities to address quality of life issues, encourage resident involvement and build resident leadership in target neighborhoods. Collaborations included:

- Partnerships with other City Departments including the Milwaukee Police Department (MPD), Department of Neighborhood Services (DNS), and Department of Public Works (DPW) to coordinate outreach and enforcement activities.
- Working with community based organizations and resident groups in the eight TINs and the nine neighborhoods participating in the Healthy Neighborhood Initiative.
- Utilizing grant funds provided by the Greater Milwaukee Foundation, Fannie Mae, and the American Society for the Prevention of Cruelty to Animals to assist with small scale Community Improvement Projects, market housing resources available in City neighborhoods, and assist with pet spaying and neutering.
- Assisting with the completion of more than 30 Community Improvement Projects, leveraging more than \$150,000 in outside funds. Examples included the 2<sup>nd</sup> Annual "Bloom and Groom" to provide discounted flowers to residents in 16 neighborhoods, multiple projects to "re-activate" vacant lots, including the "Here Mothers Are" public art installation in Amani, the DMZ Garden in Borchert Field, and a "Drive in Movie" in Metcalfe Park, and projects to increase neighborhood safety, including "Lights On" alley lighting projects in Sherman Park.

### **City of Milwaukee Foreclosure Initiative**

In 2012, DCD continued its work to implement the recommendations and plan of the Milwaukee Foreclosure Partnership Initiative (MFPI). Formed in 2008, by Milwaukee Mayor Tom Barrett, the MFPI's mission is to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis. The strategy includes *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure, and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes. Accomplishments during 2012 included:

- DCD continued its support of the efforts of the Milwaukee Foreclosure Mediation Program (MFMP). The MFMP was launched to provide mediation services to borrowers and lenders to help homeowners save their homes from foreclosure. In 2012, over 100 families were able to save their homes from foreclosure through the program; since the program began in September of 2009, over 500 families had achieved successful workouts of their foreclosure.
- DCD continued work in the Milwaukee Homeownership Consortium ("Take Root Milwaukee"), another MFPI initiative that was formed by the City in 2009 to promote and preserve homeownership. 33 members are participating in the Consortium, including banks, nonprofit housing counseling agencies, government, realtors, foundations and non-profits.

In 2012, the consortium also sponsored over 100 homeownership events and Take Root members assisted over 600 families in purchasing a home, including 180 foreclosed homes.

In regard to foreclosure intervention, Take Root members participated in over 37 foreclosure intervention events and assisted over 3,300 individuals with foreclosure intervention and counseling. Take Root is a recognized resource in the community – in 2012, over 2,300 calls came into the Take Root Help Hotline, and there were almost 55,000 visits to the Take Root website.

- DCD worked with local lenders to ensure access to capital to support homebuying and foreclosure redevelopment efforts in City neighborhoods. Partnerships with US Bank and Pyramax Bank provided mortgage financing for homeowners purchasing foreclosed properties. US Bank also continued lending under its \$1 million 0% interest loan fund to assist developers in the City's Neighborhood Stabilization Program.

## **Other Housing Initiatives**

### **SECTION 8 – Rent Assistance Program**

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area.

### **Housing Trust Fund**

During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. Ongoing revenue from the City budget continues to be the source of funding. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatami gaming proceeds; b) Tax Incremental Financing (TIF) expansion dollars, and; c) Designated PILOT funds.

In 2012, a competitive application process was conducted and the City of Milwaukee received fifteen (15) responses to its Housing Trust Fund Request for Proposals totaling \$2.6 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties. *See following page for 2012 Housing Trust Fund Allocations.*

**2012 HOUSING TRUST FUND ALLOCATIONS**

<b>Applicant</b>	<b>Project Category</b>	<b>Award Amount</b>
<p><b><u>Heartland Housing</u></b>                      Located at Center and Buffum Streets. This development contains 37 units of supportive housing to Very Low Income residents, most of whom were homeless or at risk of being homeless.</p>	<b>Rental/Supportive Housing</b>	<b>\$207,568</b>
<p><b><u>CommonBond</u></b>                      Located at 38<sup>th</sup> Street and Florist Avenue this development will contain 80 units of affordable housing. This Project will sustain these previously Section 8 funded units.</p>	<b>Rental</b>	<b>\$250,000</b>
<p><b><u>Gibraltar Development of Milwaukee</u></b>                      This project was funded to repair or replace roofing systems of owner-occupied homes, where the homeowner is at risk of losing their homeowners insurance.</p>	<b>Homeownership/ Rehab</b>	<b>\$86,793</b>
<p><b><u>Layton Blvd. West Neighbors</u></b>                      This project was funded to provide homeownership opportunities for low-income households. The project will rehabilitate vacant and foreclosed homes. Additional funding sources may include NSP funds. This is the fourth round of funding for this project.</p>	<b>Homeownership/ Foreclosure</b>	<b>\$30,000</b>
<p><b><u>Milwaukee Christian Center</u></b>                      This project was funded to rehabilitate owner-occupied homes with the primary focus on health, safety, and code issues. The agency will assist projects that are outside of the CDBG target area. The agency has an agreement with the Department of Neighborhood Services to provide final code compliance.</p>	<b>Homeownership/ Owner-Occupied</b>	<b>\$126,000</b>
<p><b><u>Milwaukee Habitat for Humanity</u></b>                      This project was funded to provide homeownership opportunities for very low-income households. The agency will construct 7 homes on vacant city lots. Homes will be sold to households earning less than 60% CMI.</p>	<b>Homeownership</b>	<b>\$100,000</b>

## Summary of Progress

### **Comparison of Actual Housing Accomplishments with Proposed Goals for the 2012 CDGA Program Year**

<b>Activity</b>	<b>Strategy</b>	<b>HUD Objective</b>	<b>HUD Outcome</b>	<b>HUD Performance Indicator (# units)</b>	<b>FY 2012 Benchmarks (#units)</b>	<b>FY 2012 Actual (#units)</b>
Acquire/Rehab/Sell	Expand the supply of affordable housing units for low income persons through acquisition/rehab/sale activities	Decent Housing	Affordability	# affordable units complete & sold to eligible persons	<b>45</b>	<b>65</b>
New Housing production	Construct new owner-occupied housing for income eligible households.	Decent Housing	Affordability	# affordable units complete & sold to eligible persons  #rental units complete & occupied by eligible persons		
Rehabilitation of existing rental units/production of new rental units	Rent rehab: Provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households. Construct new rental units	Decent Housing	Affordability	#affordable rental units complete & code compliant	<b>50</b>	<b>34</b>
Owner-Occupied Rehab Programs (Non profit agencies & City departments)	Provide forgivable housing rehab loans for repairs based on interior and/or exterior municipal code violations.	Decent Housing	Affordability	#owner-occupied units complete & code compliant	<b>150</b>	<b>147</b>
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/Accessibility	#units constructed & persons with increased accessibility	<b>25</b>	<b>29</b>
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	<b>600</b>	<b>738</b>
Lead Prevention & Abatement	Combat lead hazards through Inspection, testing and abatement in collaboration with existing housing rehab programs and the Milwaukee Health Department.	Decent Housing	Affordability	#units of housing tested & abated of lead hazards	<b>250</b>	<b>263</b>
Homebuyer Assistance Program	Provide downpayment & closing costs assistance to eligible households	Decent Housing	Affordability	#households assisted	<b>15</b>	<b>16</b>

<b>Activity</b>	<b>Strategy</b>	<b>HUD Objective</b>	<b>HUD Outcome</b>	<b>HUD Performance Indicator (# units)</b>	<b>FY 2012 Benchmarks (# units)</b>	<b>FY 2012 Actual (#units)</b>
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	# residential structures brought into code compliance	<b>1,500</b>	<b>4,367</b>
FOCUS Fire Prevention	Install free smoke detectors and provide fire prevention education for low income residents	Decent Housing	Affordability	# low income households assisted	<b>700</b>	<b>947</b>
Code Enforcement-Tenant Assistance program & Landlord/Tenant Compliance	Address identified code violations on rental properties through rent withholding and rent abatement; use rental proceeds for repairs related to health, safety and welfare of tenants.	Suitable living environment	Sustainability	#households assisted & number of repairs	<b>1,700</b>	<b>2,413</b>
Cleanup of Contaminated Sites (Brownfields)	Remediation of Brownfields for eventual redevelopment	Suitable Living Environment	Sustainability	#new housing units and/or jobs created for low income persons	<b>10</b>	<b>10</b>

\*The U.S. Dept. of Housing & Urban Development does not count units as complete until they are sold. Units complete or where rehab is underway, will be counted once they are sold to an income eligible beneficiary.

## Examples of Successful Major Housing Projects

<b><u>Project Name/Description</u></b>	<b>Funding</b>	<b># Units proposed</b>
<p><b><u>Riverworks Apartments</u></b>                      This project converted a former industrial building in the Riverwest area to 36 affordable rental units, utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. This area of the city has received minimal LIHTC and HOME investments in the past and that makes this a catalytic project for the area.</p>	\$330,000 (HOME)	11/HOME
<p><b><u>Milwaukee Builds/YouthBuild Program</u></b>                      This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Two(2) were completed in 2012 with three (3) other units in progress.</p>	\$285,330 (CDBG) \$400,000 (HOME)	4 HOME/CDBG
<p><b><u>Autumn West</u></b>                      This project involves the construction of 21 units of transitional affordable rental housing, utilizing Community Development Block Grant Emergency Assistance funds and HOME funds. Vacant parcels of land were assembled and HOME funds are being used to assist in the construction.                      Location: North 34<sup>th</sup> Street and W. Lisbon Avenue</p>	\$825,000 (HOME)	7/HOME

## **LEAD BASED PAINT**

### **17) Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.**

#### **PY 2012 #17 Lead-Based Paint response:**

##### **I. Estimate of number of housing units containing lead-based paint**

The number of housing units in Milwaukee that contain lead-based paint hazards as defined by Section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 is estimated at approximately 194,881 housing units pre-1978 in the City of Milwaukee.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) continued efforts to prioritize the approximately 83,794 housing units as representing the epicenter of the childhood lead poisoning prevention problem in Milwaukee, with 31,486 listed as owner occupied. These highest risk housing units are located in the Home Environmental Health's 2012 Target Area.

2011 data analysis shows 3.3% of children tested in Milwaukee for lead exposure were identified as lead poisoned. Although great strides have been made in reducing the prevalence rate, the current scope of the problem is greater than the State of Wisconsin's rate of 1.7%.

##### **II. Priority Goals/Objectives:**

- 1) To eradicate childhood lead poisoning.
- 2) To produce lead safe housing units in the City of Milwaukee with a focus in high risk target areas.
- 3) To involve community members most affected by the problem in neighborhood based strategies.
- 4) To diversify and increase funding to make homes lead-safe before a child is poisoned.
- 5) To increase lead testing of children covered by Medicaid.

##### **III. Strategies to evaluate and reduce lead-based paint hazards and effects**

In response to this problem, the City's Health Department has developed a comprehensive and nationally recognized program, which includes both secondary interventions (services to lead poisoned children and their families) and primary prevention activities (making high risk housing lead-safe before a child is poisoned).

The City of Milwaukee Health Department Childhood Lead Poisoning Prevention Program (MHD CLPPP) addressed the problem of housing units containing lead-based paint hazards in three distinct ways: (1) investigations and abatement of housing units where lead poisoned children are identified; (2) risk assessments and lead abatement in high risk housing units before a child is poisoned through the Primary Prevention Grant Program and; (3) assuring lead safe housing rehabilitation and priority window treatments in federally assisted housing.

A listing of homes abated and or made lead-safe is maintained by the Health Department, of which **263** were CDBG funded in 2012.

The MHD CLPPP continued to facilitate implementation and oversight of lead elimination in the City of Milwaukee, and actively participated on the State of Wisconsin's Lead Elimination Strategic Planning Oversight and Implementation Committee.

#### **Accomplishments in 2012:**

- The MHD CLPPP continues to work with the State of Wisconsin CLPPP on the lead poisoning application link to the Wisconsin Immunization Registry (WIR). Data from STELLAR will be transferred and uploaded to the WIR weekly. Individuals that are in WIR will be able to click on a link to see the lead information, and if approved, will have access to the information. This information will include the date, when, and where the child was lead tested. The MHD CLPPP has agreed to participate in the pilot-testing when the model is completed.
- MHD CLPPP actively participated on a statewide committee to develop the lead module for the Wisconsin Electronic Disease Surveillance System (WEDSS).
- The MHD CLPPP PHN Coordinator participates on the Wisconsin State Lead Elimination Plan "Targeting Screening of High Risk Populations" sub-committee. The sub-committee mission is to improve blood lead testing of state-wide Medicaid and WIC eligible children less than 6 years of age.
- Provider Report Cards - Mailings continue to go out from the State Lead Program to all Medicaid Medical Providers in the state with their rate of screening children that are enrolled in Medicaid and were seen in their practice. This mailing includes a list of children that were seen at their practice but failed to receive a lead test. The PHN Coordinator serves as a contact for questions about lead testing and treatment interventions.

#### **IV. Actions undertaken in 2012 to evaluate and reduce lead-based paint hazards:**

- **Screening (blood lead testing):** In 2012, MHD CLPPP entered 40,479 lead level results into a database for collaboration with the State of Wisconsin. Additionally CLPPP received reports of 695 children with lead levels newly identified at 10 µg/dL or greater.
- **Laboratory Analysis:** The MHD CLPPP Chemistry Laboratory continued to analyze blood lead, dust lead, soil and paint chip samples for all properties receiving MHD CLPPP intervention.
- **Surveillance:** The lead poisoning preliminary prevalence rate for 2012 is 3.3% a slight decrease from the 3.4% in 2011.
- **Care Coordination:** Comprehensive home visit services were provided to children newly identified as cases with elevated blood lead levels of 10ug/dl. Preliminary data reports that Milwaukee Public Health Nurses made 390 home visits to families with children with elevated lead levels to assure medical follow-up, and Health Service Assistants made over 320 home visits for early intervention of children with levels below that requiring a nursing visit.
- **Target Area:** The Target Area for Primary Prevention has 102,112 pre 1978 housing units compared with the overall City of Milwaukee's 194,881 pre 1978. Of the 102,112 units, the City of Milwaukee Health Department is focusing on the highest risk 83,794 homes that were built pre-1950.

- **Lead-safe units funded:** A total of **263** units were completed in a lead safe manner using CDBG funds.
- **Community Capacity Building:** Partnerships were continued in 2012 with three community based organizations; Sixteenth Street Community Health Clinic, Sherman Park Community Association, and Dominican Center for Women. New collaborations were formed with Southside Organizing Committee (SOC) and Social Development Commission (SDC) to expand community awareness regarding the City's Childhood Lead Poisoning Prevention Program.
- **Health/Housing Partnerships:** The Milwaukee Health Department continued to identify multiple opportunities for health-housing partnerships to eradicate childhood lead poisoning. These opportunities relate primarily to the Department of Neighborhood Services (DNS) Building Code Compliance Program, and the Dept. of City Development (DCD) in-rem (tax foreclosure) properties.
- **Prevention of Disabilities in Children:** An increase in housing foreclosures has increased the instability in the rental market resulting in chronically lead poisoned children becoming more vulnerable to hazardous conditions. In response, the program is working with our community partners to identify and provide outreach to owners of multi-family units for program participation. Additionally, the Milwaukee Health Department's Childhood Lead Poisoning Prevention Program continued to support the Milwaukee Public Schools (MPS) and Headstart Programs by providing blood lead testing, attending Health Fairs and working with staff to provide blood lead results for learning interventions.

**18) Identify actions taken in 2012 to address needs of homeless persons.****PY 2012 Homeless #18 Response:**

Persons with special needs as well as the homeless are an important concern for the City as it is recognized that addressing the needs of all citizens, regardless of their circumstance, is an essential component to strengthening neighborhoods. The City of Milwaukee supports an integrated, coordinated system of homeless services that is coordinated through the mechanisms of the Milwaukee Continuum of Care and the Emergency Shelter Task Force. To that end, in 2012 the City of Milwaukee took on the responsibility of Lead Agency for the Milwaukee CoC which will ensure that the system continues to be a stable, well-functioning continuum which effectively serve homeless individuals and families.

To further the City's strategic goal of reducing and preventing homelessness and domestic violence in our community, the City allocated CDBG and Emergency Shelter Grant (ESG) funds for activities geared to assist homeless persons achieve stable housing and self-sufficiency. These funds were provided to conduct street outreach, and homeless prevention activities, to operate emergency and transitional shelter facilities, provide supportive services, legal assistance and other services aimed at preventing and reducing homelessness for individuals, families, runaway/homeless youth, victims of domestic violence and mentally and physically disabled persons.

A key sub-committee of the Milwaukee Continuum of Care, the Milwaukee Shelter Task Force, is made up of the executive directors of emergency homeless shelters. This group is the vehicle that ensures the coordination of services and recommends the efficient allocation of resources across the system. The shelters utilized a mix of private and Local, State and Federal governmental resources to address the needs of the homeless, including, but not limited to: Milwaukee County, United Way, Outreach Community Health Center, State of Wisconsin-Dept. of Health and Human Services, State Shelter Subsidy Grants, State ESG, HUD CoC Program funds, private donations, in-kind volunteer donations.

**Homeless Needs****19) Identify actions taken in 2012 to address needs of homeless persons.****PY 2012 #19 Response:**

Milwaukee has a well-developed and coordinated system of services to address the needs of homeless persons. In other words, Milwaukee does not address homelessness simply by the provision of emergency shelter. Critical system components include:

- Homelessness Prevention
- Street outreach
- Information and Referral & Service Coordination
- Provision of Emergency Shelter
- Homeless Management Information System

**Response: 2-1-1 @ IMPACT:** Telephone information and referral to persons seeking shelter and assistance with other basic needs is provided by IMPACT 2-1-1. Year-end data provided by 2-1-1 indicated that there were 20,086 shelter-related needs identified by callers to 2-1-1 during 2012. Of all the callers to 2-1-1 in 2012, 14.6% presented the need for shelter. This is slightly higher than 2011 when the percentage of shelter callers was 14.1% of total callers. Of the total shelter-related needs presented, 79.5% were designated as Met and 20.5% were Unmet.

## Calls to IMPACT 2-1-1: 2011 and 2012

<b>Service Type</b>	<b>Year 2011</b>	<b>Year 2012</b>	<b>Percent change</b>
Crisis nursery	413	390	5.6% decrease
Domestic violence shelter	1,391	1,371	1.4% decrease
Emergency shelter	14,989	18,023	20.2% increase
Runaway/youth shelter	327	302	7.6% decrease
<b>Total</b>	17,120	20,086	17.3% increase
<b>All calls</b>	120,610	138,026	14.4% increase
Percent shelter-related calls	14.1%	14.6%	.5% increase

**2-1-1** continues to use state-of-the-art call center technology to track wait times, analyze call length, and identify areas for process improvement. **2-1-1** has provided significant technical assistance to the Continuum of Care's efforts to consider alternative methods for coordinated entry to the homeless services system.

**Street Outreach to Homeless Persons:** Milwaukee has a comprehensive, coordinated outreach system that involves several experienced partner organizations:

**a. Outreach Community Health Center** conducts general street outreach to adults at 7 meal sites and 17 encampments/known locations, daily M-TH, and Friday, early AM. In 2012, 425 unsheltered homeless were reached, using trust building and motivational interviewing to connect them to services.

**b. The PATH Program** is a federal grant received by Outreach Community Health Center which then partners with the Community Advocates Homeless Outreach Nursing Center (HONC). Both OCHC's PATH outreach workers and the three HONC workers conduct outreach specifically to people with mental illness. Both OCHC and HONC record enrollment utilizing *ServicePoint* and in 2012, 483 were enrolled. All (100%) of these enrollees are either suspected as having or documented as having mental illness.

**c. The Center for Veterans Issues (CVI)** searches for veterans early mornings and evenings during the week and daily under bridges, in abandoned buildings, public building lobbies and bathrooms, cars, buses, parks and at meal sites (St. Ben's Community Meal, and St. Vincent de Paul north and south locations). In 2012, CVI identified 208 homeless vets eligible and willing to participate in services. They were assessed at CVI, transported to the Veterans Administration Medical Center for health check-ups, and connected to shelter, housing, and services.

**d. Walker's Point-Pathfinders Street Beat** operates 5 days/week, stopping at 20 intersections, scouting 20+ known locations, and traversing the city. In 2012, Street Beat contacted 4,636 youth on the street. These youth received resource and referral information about a variety of services including sexual exploitation and abuse prevention and risk reduction information. Of the total number of youth contacted on the street, 129 were engaged in service encounters with project staff; these youth received additional assistance relative to survival resources, sexual abuse and exploitation prevention, basic needs, and transportation assistance.

**e. The Drop-In Center**, established at Pathfinders in 2010, works in partnership with Street Beat. The Drop-In Center is Street Beat's home base and is the primary place to which street youth are referred. At the Drop-In Center, youth receive basic needs assistance such as food, laundry, showers, and clothing and hygiene supplies. Youth seeking to leave the streets and obtain permanent housing are connected to the Drop-In Center Lead Case Manager for longer-term assistance and support. In 2012 the Drop-In Center served 548 youth.

**Emergency Shelter:** In 2012, the Milwaukee shelter system provided services to 5,022 people. Of the total, 3,208 were single individuals (64%) and 1,814 persons in households/families (36%).

Emergency shelter for families/households included services provided by Cathedral Center, Salvation Army Emergency Lodge, and Community Advocates Family Support Center. Persons in households/families (N=1,814) had a total of 52,490 nights in shelter. This represents an average length of stay of 28.9 nights for persons in households/families. Emergency shelter for single individuals included services provided by Cathedral Center, Salvation Army Emergency Lodge, Guest House of Milwaukee, Hope House of Milwaukee, La Causa, and Milwaukee Rescue Mission. Single individuals (N=3,208) had a total of 114,430 nights in shelter for an average length of stay of 35.7 nights.

Persons in emergency shelter, both individuals and persons in families/households, received a variety of services depending on the specific facility, including case management, access to HPRP resources, employment services, mental health and substance abuse services, parenting/life skills, and services for children.

**Homeless Assistance:** HPRP (Homelessness Prevention and Rapid Re-housing Program) provided financial assistance, including rental assistance, security and utility deposits, utility payments, moving cost assistance, and motel and hotel vouchers, to help homeless people quickly access permanent housing. From the start of the grant to the end of the grant (July 1, 2009 to July 23, 2012), HPRP has provided Homeless Assistance Financial Assistance to 3,650 persons and 1,570 households and Homeless Assistance Housing Relocation and Stabilization Services to 4,190 persons and 1,751 households. July, 2012 marked the last day of the 3 year HPRP program.

**10-Year Plan Implementation:** The 10-Year Plan to End Homelessness was officially approved by the Common Council of the City of Milwaukee and signed by Mayor Tom Barrett in October 2010. The 10-Year Plan was the result of a year-long planning process that involved over 100 individuals and organizations in a focused effort to significantly enhance the prevention of homelessness, improve employment and behavioral health services for homeless people to address barriers to permanent housing, and create new permanent housing with supportive services inventory to house people with disabilities. The Milwaukee Continuum of Care is using the 10-Year Plan to enlist the involvement of business, government, faith community, foundations, advocates, educational institutions, and homeless services providers in a coordinated effort to achieve key measurable annual progress. The 10-Year Plan to End Homelessness includes specific action steps and annual outcome measures and can be accessed at [www.milwaukeeccoc.org](http://www.milwaukeeccoc.org). Following is a summary of the primary elements of the 10-Year Plan and the Continuum of Care's progress to date on the plan.

**The 10-Year Plan has four pillars:** *Prevention and Emergency Services, Economic Support and Employment, Mental Health, Substance Abuse and Support Services, and Permanent Housing.* Each is described below.

### **Pillar 1: Prevention and Emergency Services**

The 10-Year Plan for Prevention and Emergency Services emphasizes the early provision of services aimed at preventing stays in emergency shelter in the first place and rapidly re-housing people if they become homeless and must use shelter resources. Milwaukee has an extensive emergency shelter system with 480 shelter beds for single adults and 265 beds available for persons in families. The 10-Year Plan assumes that Milwaukee's existing emergency shelter inventory will stay in place but will be used differently in the future. Essentially, the approach adopted by the Plan is one that moves resources to an earlier point of intervention before people come into emergency shelter. A variety of prevention services and pre-shelter interventions are planned with the implementation of Coordinated Assessment. Once people become homeless, the plan includes activities aimed at rapidly re-housing them so they are able to find, secure and maintain permanent housing.

**The 10-Year Plan includes the following Prevention and Emergency Services elements:**

- **Improved Discharge Planning:** Ensure that people leaving institutions such as health care facilities, mental health care, jails and correctional facilities and the foster care system are not discharged to the shelter or to the street through the development of a signed Memoranda of Understanding with discharging institutions with monitoring conducted by the Continuum of Care Homeless Management Information System.  
**Progress:** A Hospital Discharge Work Group consulted with hospital social workers and other key stakeholders to develop an agreement that has been reviewed by representatives of Milwaukee's four hospital systems.
- **Homeless Connect:** Conduct an annual Project Homeless Connect that will provide homeless and near-homeless people with direct access to information and services on housing, benefits, employment, legal services, health care, mental health care, clothing, hygiene, and other services; and provide an opportunity to involve community volunteers and businesses in homeless services.  
**Progress:** The Continuum of Care has sponsored three Homeless Connect events; in October 2012, the event was conducted at Marquette University, drawing nearly 300 homeless people and including a variety of critical resources including a Job Fair, health screenings, benefits information, and more.
- **Homelessness Prevention/Rapid Re-housing:** Provide landlord/tenant mediation and other legal assistance to people facing eviction; and implement a rapid re-housing program for individuals and families that includes limited rent assistance, the establishment of a preferred provider network, and housing locator services.  
**Progress:** With the completion of the formal HPRP funded program, the Milwaukee CoC has worked to create new prevention and rapid re-housing programs to continue to assist clients in these areas.
- **Outreach:** Establish a homeless prevention system that utilizes 2-1-1 and street outreach to provide information, assessment, triage, shelter diversion, and referral to housing and support services including behavioral health services to prevention/shorten shelter stays.  
**Progress:** Significant progress has been made with the Coordinated Assessment workgroup to begin implementation in 2013.
- **Best Practices:** Establish best practices for landlords, shelters, and other homeless service providers to ensure high quality services focused on rapid re-housing.  
**Progress:** The Continuum of Care and its subcommittees, the Shelter Task Force and Transitional Housing Group, meet regularly to share information, receive training, and develop solutions to shared problems.

**Pillar 2: Economic Support and Employment**

The 10-Year Plan for Economic Support and Employment focuses primarily on the challenge of significantly improving employment and training opportunities for homeless people through better use of Milwaukee's existing employment and training resources. Integrating homeless people into the mainstream is a high priority along with innovative approaches to homeless-specific programming.

Unemployment among Milwaukee's homeless is extreme; the 2011 *Homeless Point in Time* count (most recent data) found that 89% of homeless people were unemployed and most of those (64%) had been unemployed for a year or more. Though chronically unemployed, homeless people, even those with disabilities, indicate a strong willingness and desire to work.

Findings of an analysis of the intersection of homelessness and employment in Milwaukee identified several areas for action including the homeless' concerns about employment, employer attitudes, and the accessibility of existing employment and training resources managed by the Milwaukee Area Workforce Investment Board, Milwaukee Area Technical College, and other institutions.

**The 10-Year Plan includes the following Economic Support and Employment elements:**

- **Job Fair:** Integrate a Job Fair into the annual Homeless Connect that will recruit employers with an interest in hiring homeless people and provide direct access to employment and training service providers.

**Progress:** A Job Fair was conducted as part of the 2012 Homeless Connect.

- **Work-Linked Supportive Housing:** Implement a Work-Linked Supportive Housing Program with place-based part-time jobs and support services created by the housing management entity and partnering employers.

**Progress:** The Center for Veterans Issues in partnership with the Milwaukee Center for Independence has established a culinary skills training program with a commercial grade kitchen at the new Veterans Manor, a permanent housing project supported by Continuum of Care Bonus Project funding.

- **Employment Opportunity Center:** Create a centralized Employment Opportunity Center to provide soft skills training, financial literacy, individual development accounts, training coordination, employee brokers, legal services, job coaching and job retention assistance to homeless workers.

**Progress:** Toward this end, the Continuum of Care's Employment Work Group developed a comprehensive directory of employment services in Milwaukee and is conducting training of frontline workers to improve their knowledge of available resources and improve their ability to advocate on behalf of homeless clients.

- **Pathways:** Create new pathways for homeless job seekers to maximize use of mainstream employment and training resources including those managed by TANF/W-2, Department of Vocational Rehabilitation, Milwaukee Area Workforce Investment Board, Ticket to Work, Goodwill, and the Milwaukee Area Technical College.

**Progress:** Toward this end, the Continuum of Care's Employment Work Group developed a comprehensive directory of employment services in Milwaukee and is conducting training of frontline workers to improve their knowledge of available resources and improve their ability to advocate on behalf of homeless clients.

- **Social Enterprise:** Study the feasibility of a job-creating social enterprise based on successful models and best practices developed in other cities.

**Progress:** This component has not yet been addressed by the Continuum of Care.

### **Pillar 3: Mental Health, Substance Abuse, and Support Services**

The 10-Year Plan for Mental Health, Substance Abuse, and Support Services focuses on the generation of sustainable resources to support high quality behavioral health services for people with mental health and substance abuse disorders. As Milwaukee has begun to develop more permanent supportive housing for homeless people with disabilities the issue of supportive services funding has become critical. With planned inventory expansions of 1,260 units over the next ten years, the challenge has become even greater. High quality permanent supportive housing requires the provision of skilled case management, peer support, and supportive services that can help people maintain recovery and stay in permanent housing. The 10-Year Plan elements focus on how to create a stable infrastructure of behavioral health services that can accommodate growth in the community's permanent supportive housing inventory and ensure the best possible support for homeless people who become residents in these new housing units.

The 10-Year Plan also attends to the growing commitment to peer support, looking at this new resource as a key way to increase the level of support within the permanent supportive housing environment; all within the context of establishing, monitoring and enforcing best practice standards for permanent supportive housing over the long term. Advocacy for the interests of homeless people at every level of community planning and policymaking is also included in the plan.

#### **The 10-Year Plan includes the following Mental Health, Substance Abuse, and Supportive Services elements:**

- ***Sustainable Funding:*** Secure annual funding in the Wisconsin state budget to fund supportive services for individuals and families living in permanent supportive housing projects that are supported by the Continuum of Care.  
***Progress:*** The Continuum of Care, through its former lead agency Community Advocates, has been instrumental in the establishment of a statewide homeless coalition to develop strategies to address this growing resource need.
- ***SOAR:*** Implement an expanded SOAR (SSI/SSDI Outreach, Access and Recovery) that will pair a SOAR specialist with case management to significantly increase the number of people able to secure SSI/SSDI.  
***Progress:*** A SOAR Work Group was established in 2011; additional work on expanding SOAR to homeless service providers has continued in 2012.
- ***Best Practices:*** Develop best practice standards for permanent supportive housing which incorporate recovery principles; and conduct regular monitoring of permanent supportive housing to assure compliance with those standards.  
***Progress:*** The Continuum of Care is gathering information from other cities regarding best practice standards.
- ***Peer Support:*** Expand the successful resident manager and peer support specialist models to new permanent supportive housing developments.  
***Progress:*** Empowerment Village and other new permanent supportive housing projects incorporate trained peer support as a fundamental service component. The Continuum of Care continues to encourage developments which replicate this successful model.
- ***Advocacy:*** Advocate for the interests of the homeless in the development of community plans and system improvement initiatives, specifically in the areas of identifying alternative and sustainable sources of revenue for homeless services, improving access to

mainstream benefits and supportive services, integrating substance abuse and mental health services, and consumer involvement in policy and program decision-making.

**Progress:** The Continuum of Care has been involved in the mental health system redesign commissioned by Milwaukee County as well as other advocacy efforts during the past year. CoC staff have partnered with Living Proof, a group of formerly homeless individuals, to find ways to improve consumer involvement in CoC policy and planning activities.

#### **Pillar 4: Permanent Housing**

The 10-Year Plan for Permanent Housing emphasizes the use of existing and planned financial resources to significantly expand the availability of permanent supportive housing for homeless people, especially people with mental illness and other disabilities. Milwaukee's current permanent housing inventory for homeless people includes 932 units for individuals and 85 units (242 beds) for persons living in families. The 10-Year Plan looks to existing sources and mechanisms to increase the number of permanent supportive housing units by 1,260 over the next ten years. The Plan elements assume shared responsibility involving the Continuum of Care's Bonus Project resource through the U.S. Department of Housing and Urban Development, and commitments from the State of Wisconsin (WHEDA), Milwaukee County, and the City of Milwaukee.

#### **The 10-Year Plan includes the following Permanent Housing elements:**

- **New Construction:** Assist the construction of 1,260 new permanent supportive housing for homeless individuals by providing gap funding through the Continuum of Care bonus project funding, City and County resources including HOME, CDBG, and Housing Trust Fund resources, and WHEDA Low Income Housing Tax Credits.

**Progress:** A total of 34 new permanent supportive housing units were developed in 2012; these units are designated for Veteran singles and families.

- **Siting/Zoning Plan:** Develop a permanent supportive housing siting/zoning plan that will assist in combating zoning and NIMBY barriers.

**Progress:** There was substantial work done on developing a plan to facilitate the development of new permanent supportive housing and other facilities serving the homeless; a plan was approved by the Milwaukee Common Council in 2011.

- **Housing Access Partnership:** Create a Housing Access Partnership for Milwaukee County/City to address barriers to publicly-assisted housing that are experienced by homeless people.

**Progress:** The Continuum of Care has not yet addressed this plan component.

- **New Funding:** Continue to seek new funding to create additional housing including Section 811 Project Rental Assistance Contract, National Housing Trust Fund, NSP and HUD's set-asides of Section 8 for special populations.

**Progress:** New permanent supportive housing projects including Veterans Operation Turning Point and others have used a variety of funding sources including Low Income Housing Tax Credits, Neighborhood Stabilization Program, HUD Supportive Housing Program, City and County Housing Trust Funds and other sources to support their projects' development.

**Project Homeless Connect:** The Third Project Homeless Connect was held October 18, 2012, from 10:00 a.m. to 3:00 p.m., at the Alumni Union at Marquette University. Project Homeless Connect is a national model that has been implemented in cities all over the U.S. The concept is to bring a variety of important resources under one roof to allow homeless people immediate and easy access. Milwaukee's Homeless Connect involved over 200 volunteers who assisted nearly 300 homeless people access the services offered by sixty agencies that had booths and services set up on-site including shelters, City of Milwaukee Health Department, meal sites, mental health resources, veterans services, dental screening, legal consultation, assistance with obtaining birth certificates, medical and mental health screenings, HIV/STI screenings, clothing bank, hygiene item bank, Emergency Assistance, and Social Security appointments. This year, a Job Fair was added; in addition, each homeless consumer who developed a resume with volunteer assistance was given a flash drive with the resume on it to use for future job applications.

**20) Identify actions taken to help homeless persons make the transition to permanent housing and independent living.**

**PY 2012 #20 Response:**

In 2012, 73% of the individuals/families leaving Milwaukee transitional housing programs successfully transitioned to permanent housing. In addition, 90% of the people in permanent supportive housing programs stayed in permanent housing for six months or more. In both cases, Milwaukee's performance exceeded the national standards set by the U.S. Department of Housing and Urban Development.

In addition to this high level of performance for HUD-supported transitional and permanent housing programs, Milwaukee emergency shelters have embarked on an enhanced effort to rapidly re-house people who become homeless and must use emergency shelter. Supported by the Homeless Prevention and Rapid Re-housing Program (HPRP), these efforts included the following in the final year of the grant:

***Rapid Re-housing for Families*** is a partnership program with Community Advocates as the lead agency and including the Cathedral Center, Community Advocate's Family Support Center, Hope House of Milwaukee, Salvation Army and the Housing Authority of the City of Milwaukee to provide permanent housing with case management services to homeless families. Families receive short-term housing assistance for up to 18 months with intensive case management services to help them stabilize and gain the skills necessary to maintain housing and increase income. At the end of the service period, families are provided with a rent-subsidized housing unit through the Housing Authority of the City of Milwaukee.

***Rapid Re-housing for Single Adults*** is a partnership of Guest House of Milwaukee, Center for Veterans Issues, Community Advocates, and Health Care for the Homeless with support from the Milwaukee County Housing Division. The project assists single homeless adults to find permanent housing, access mainstream resources, and, depending on their disability status, to pursue employment or SSI (Supplemental Security Income) benefits. Participants are housed in efficiency apartments with utilities included and receive case management services directed toward assisting each individual secure steady employment and/or benefits income to sustain permanent housing.

***Rapid Re-housing for Youth*** is a partnership between Pathfinders, St. Aemilian-Lakeside, and Walker's Point Youth and Family Center. This program provides rent assistance to youth to help them obtain and maintain safe and suitable housing. Case management is provided focusing on educational attainment, job development and retention, independent living skills, and healthy emotional growth. This project focuses on young adults ages 18 to 25 with a special emphasis on gay, lesbian, bisexual, transgender and questioning (LGBTQ) youth, former foster care youth, youth aging out of foster care, and other single and parenting young adults.

**21) Identify actions taken to implement a continuum of care strategy for the homeless and new Federal resources obtained during the program year, including from the Homeless Super NOFA.**

**PY 2012 #21 Response:**

**Super NOFA:** This year, the Milwaukee Continuum of Care received a total of \$11,603,872 under the 2011 Super NOFA, including \$7,789,971 to support transitional housing, permanent supportive housing, homeless information management system services, supportive services and homeless outreach, \$2,841,696 to support Shelter + Care programs, and \$972,205 for a new permanent supportive housing project for veterans. The Milwaukee Continuum of Care continues to seek opportunities to apply for additional Federal resources to support the continuum of homeless services.

**Homeless Prevention and Rapid Re-Housing Program (HPRP).** At the request of the CoC's jurisdictions, the CoC developed the HPRP plan which has been implemented since July 1, 2009 and ended on July 23, 2012. To develop the plan, the CoC convened 5 focus discussion groups: family homeless services providers, homeless youth-serving agencies, and homeless adult service providers, including veterans, legal services organizations, and leaders of the 10-Year Plan work groups to review utilization trends, best practices and programming priorities. The following entities jointly developed the HPRP plan which was approved by the City: Housing Authority, Community Advocates, Salvation Army, Hope House, Social Development Commission, Cathedral Center, Walker's Point Youth & Family Center, Pathfinders, St. Aemilian-Lakeside, Vets Place Central, Guest House, Health Care for the Homeless, My Home/Your Home, Legal Action of Wisconsin, and Legal Aid Society. The HPRP Plan included 7 components that are coordinated by Community Advocates, the former CoC lead agency, with program services provided by the network of homeless family, individual and youth providers in the following areas: 1) Family Rapid Re-Housing; 2) Rapid Re-Housing for Youth Ages 18-25; 3) Rapid Re-Housing for Single Adults; 4) Prevention of Homelessness Related to Foreclosure of Rental Units; 5) Legal Assistance to Prevent Eviction; 6) Landlord/Tenant Mediation; and 7) Direct Assistance for Eviction Prevention with Case Management. This represents the total allocation of HPRP funding to the City of Milwaukee except for funds reserved for administration.

**Veterans Administration (VA):** The CoC has worked closely with the Veterans Administration at Wood, Wisconsin, in its VA CHALENG to develop a point in time estimate of homeless veterans, identify chronically homeless veterans, rank veteran needs and develop an action plan. At this time, there are 130 HUD/VASH Vouchers for Milwaukee County; VA staff work closely with the CoC to identify appropriate recipients.

**Specific Homeless Prevention Elements**

**22) Identify actions taken to prevent homelessness.**

**PY 2012 #22 Response:**

**Response:** Efforts to prevent homelessness have been significantly enhanced since the establishment of the Homeless Prevention and Rapid Re-housing Program (HPRP). This is consistent with the priorities identified in the 10-Year Plan to End Homelessness which focuses on preventing homelessness whenever possible and rapidly-re-housing people if they lose stable housing and must come into emergency shelter. 2012 marked the final year of the HPRP funding, however Milwaukee is committed to earmarking other funding towards prevention and rapid re-housing.

Several specific elements of HPRP focus on the prevention of homelessness including: Legal Services provides eviction prevention assistance to low-income renters who are at imminent risk of homelessness due to nonpayment of rent, foreclosure, or other circumstances. Legal Action of

Wisconsin and Legal Aid Society provide legal services to individuals referred by partnering HPRP organizations as well as eligible individuals who directly access their services.

Landlord/Tenant Mediation Services are provided by Community Advocates and include a range of housing services including landlord/tenant dispute resolution, case management, and the provision of short-term direct rental assistance. Direct (short-term financial) Assistance for Eviction Prevention coupled with case management is provided through the Community Advocates Landlord/Tenant Mediation Services and the Center for Veterans Issues. HPRP has been a major resource for homelessness prevention. During the grant, HPRP Homelessness Prevention Financial Assistance programs, including rental assistance, security and utility deposits, utility payments, moving cost assistance, and motel and hotel vouchers, have assisted 3,650 persons and 1,570 families. Homelessness Prevention Housing Relocation and Stabilization Services, including case management, outreach and engagement, housing search and placement, legal services, and credit repair, have Assisted 4,190 persons and 1,751 families. Of those assisted by HPRP Homelessness Prevention, 96% found permanent housing.

**Emergency Shelter Grants**

**23a) Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**

**PY 2012 #23a Response:**

**Response:** Milwaukee’s information and referral service (2-1-1 @ IMPACT) and street outreach to persons living on the street are described fully in Section 1). The Milwaukee emergency shelter and transitional housing programs are listed in the following table.

**Milwaukee Emergency Shelter Inventory: 2012**

<b><u>Operating Agency</u></b>	<b><u>Program</u></b>	<b><u>Individuals</u></b>	<b><u>Families</u></b>
Casa Maria	Emergency Shelter	2	10
Cathedral Center	Cathedral Center	32	19
Community Advocates	Milwaukee Women’s Center Refuge		25
Community Advocates	Family Support Center		50
Guest House of Milwaukee, Inc.	Guest House	39	
Hope House of Milwaukee, Inc.	Hope House	13	
La Causa	Crisis Nursery	12	
Rescue Mission	Safe Harbor	250	
Rescue Mission	Joy House		80
Salvation Army	Emergency Lodge	74	46
Sojourner Family Peace Center	Sojourner Truth House	7	35
Pathfinders, Inc.	Pathfinders	8	
Walker’s Point Youth and Family Center	Runaway and Teen Shelter	8	
VA Administration	Domiciliary 123	35	
	<b>Total</b>	<b>480</b>	<b>265</b>

**Milwaukee Transitional Housing Inventory: 2012**

<b><u>Operating Agency</u></b>	<b><u>Program</u></b>	<b><u>Individuals</u></b>	<b><u>Families</u></b>
AIDS Resource Center of Wisconsin	Wisconsin Home	26	
Center for Veterans Issues	Vets Place Central	90	
Center for Veterans Issues	Boudicca House	13	6
Community Development Partners, Inc.	Project Restore Transitional Housing	5	72
Day Star, Inc.	Day Star	10	
Guest House of Milwaukee, Inc.	Guest House Transitional Housing	40	
Guest House of Milwaukee, Inc.	GPD	7	
Outreach Community Health Center	Faith Transitional Housing		86
Outreach Community Health Center	Family Abodes		115
Hope House of Milwaukee, Inc.	Hope House Transitional Housing	14	38
Meta House, Inc.	Meta House Transitional Housing	11	40
Milwaukee Rescue Mission	Transitional Housing	25	20

My Home Your Home, Inc.	Lissy's Place	14	
Salvation Army	Winter Star	30	
Veterans Administration	VA Mental Health	9	
Walker's Point Youth and Family Center	Transitional Housing	16	14
YWCA of Greater Milwaukee	Transitional Housing		82
	<b>Total</b>	<b>310</b>	<b>473</b>

### **Homeless Discharge Coordination**

#### **23b) Explain how your government is instituting a homeless discharge coordination policy and how ESG homeless prevention funds are being used in this effort.**

##### **PY 2012 #23b Response:**

**Response:** Milwaukee's homeless prevention effort begins with a comprehensive, coordinated approach to reducing inappropriate discharges from publicly funded institutions including foster care, health care, mental health, and corrections. The problem of inappropriate discharges, specifically 'discharges to the street' has historically been very serious in Milwaukee as it has in other major U.S. cities. With the encouragement of the U.S. Department of Housing and Urban Development and through the concerted actions of the Milwaukee Continuum of Care, the community has identified discharge protocols used by each major institution which act to prevent inappropriate discharges. The **foster care system**, managed by the Bureau of Milwaukee Child Welfare, has established a formal protocol relative to the foster care discharge of youth reaching the age of 18. A Transitional Living Plan is developed for each foster care child when he/she reaches the age of 15.5 years; the plan addresses educational attainment, acquisition of daily living skills, employability, health care, and related services. As a consequence, individuals leaving foster care are not discharged to shelter or other McKinney-Vento funded projects.

**Health Care** discharges to the street are partially prevented by the fact that all Milwaukee community hospitals have established protocols for discharge planning for individuals leaving their facilities after inpatient stays. Discharge planning addresses post-inpatient housing particularly from the perspective of maintaining adequate continuity of care. Because issues pertaining to hospital discharges to the street or shelter have been consistently documented by the *Point in Time Survey*, the Continuum of Care established a Hospital Discharge Work Group in 2011 which has developed a draft working agreement with the area's four hospital systems intended to reduce the incidence of this problem.

**Mental Health** discharges have traditionally been a major source of inappropriate discharges to the street. Milwaukee County Behavioral Health Division policies, however, are intended to insure that BHD patients are not discharged to the street or to shelter. All providers of BHD-funded inpatient and residential care (as well as community hospitals providing psychiatric care) adhere to Chapter 51 section 51.35 (5) of the State Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act which mandates that discharged persons be connected to necessary transition services to ensure a proper residential living environment.

In addition, Milwaukee County has sought and received State of Wisconsin, Bureau of Housing, Homeless Prevention Program funding to support emergency placement/rent payment for individuals exiting psychiatric emergency or inpatient care who would otherwise be homeless.

When individuals are released from **Corrections**, the Milwaukee Region of the Department of Corrections has an established protocol which requires probation agents to complete a release plan for each offender that includes the identification of adequate

community housing. When no housing option is available, probation agents are allowed to purchase housing in a rooming house or similar environment while the search for safe and permanent housing continues. The Sheriff's Office, in charge of the operation of the local jail and House of Correction, does not provide discharge planning. However, because of the short stays in both facilities, offenders generally return to the pre-incarceration housing situation.

ESG funds are instrumental in the effort to prevent discharges from institutions to the streets or shelter although the problem of discharges without a place to stay continues to be a serious one. The 2011 Homeless *Point in Time Survey* results (most recent data available) indicate that 12% of respondents had been discharged from a hospital/health care facility in the past six months with no place to stay; 6% from a mental health facility; 8% from the County Jail or House of Correction; 3% from prisons; and 1% from foster care/group home.

**Summary of Progress**

**Comparison of Actual Housing Accomplishments with  
Proposed Goals for the 2012 Program Year**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2012 Benchmarks (#units)	FY 2012 Actual (#units)
Emergency & Transitional Shelter & supportive services	Provide emergency shelter & transitional housing & supportive services to promote housing stability & independence	Suitable Living Environment	Availability/ Accessibility	# low income, homeless persons achieving housing stability, safety & independence	(CDBG funds) 6,100	(CDBG funds) 9,723
					(ESG funds) 5,600	(ESG funds) 9,457

**Matching Resources**

**24) a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**

**PY 2012 #24a response: ESG Matching Resources**

Besides, CDBG, providers utilize a mix of local, state, federal and other resources to address the needs of the homeless, including, but not limited to: State of Wisconsin, United Way, volunteers, private donations, in-kind contributions, FEMA and Milwaukee County ESG.

**Sources of Match Requirements for ESG Funds**

<b>Agency</b>	<b>2012 ESG Amount</b>	<b>Matching Funds</b>	<b>Source of Matching Funds</b>
Cathedral Center	71,364	398,250	CDBG; in-kind lease; Milwaukee County
Community Advocates	305,771	584,069	CDBG; Milw. County DHHS; Dept. of Families & Children; United Way
Daystar Secondary Housing for Battered Women	27,704	27,704	CDBG; Volunteers
Guest House Emergency Shelter	177,728	94,396	CDBG
HOPE House	96,491	154,562	CDBG; Milw. County DHHS Emergency Housing; USDA/DPI Food Program
La Causa Family Center	29,075	24,060	CDBG
Legal Action	38,900	18,997	CDBG; Legal Services Corp.
Pathfinders Milwaukee, Inc. (formerly Counseling Center of Milwaukee)	39,765	57,865	CDBG; State of WI. AIDS Program; United Way
Salvation Army	254,527	375,574	CDBG; United Way; SSSG Healthcare Homeless
Sojourner Family Peace Center	89,802	340,868	CDBG; charitable donations
St. Aemilian-Lakeside	18,100	18,100	CDBG; Lakeside & other foundations
Walker's Point Youth & Family Center	123,900	42,237	CDBG; Volunteers in-kind
YWCA Transitional Housing	41,539	47,233	CDBG

**25) State Method of Distribution**

a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Not applicable to the City of Milwaukee, Wisconsin

**26) Activity and Beneficiary Data**

a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESG expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

**PY 2012 CAPER ESG #26a response:**

See IDIS reports

## **NON-HOMELESS SPECIAL NEEDS**

### **27) Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

#### **PY 2012 Non-Homeless Special Needs #27 response:**

Persons with disabilities face challenges in accessing affordable housing. While the demand for housing within the general population is great, persons with disabilities are dually disadvantaged by economic factors and the need for special housing features. The demand for housing for the disabled exceeds the supply. Waiting lists for subsidized, barrier-free units average several years. There is a great need to increase the assistance needed by people with disabilities who rent. While there are programs for people with disabilities who are homeowners, individuals who rent do not have the options, or the options are very limited due to long waiting lists.

There is also a significant need to increase the number of Section 8 vouchers. Many subsidized complexes have opted not to renew their contract reducing the number of affordable rental units. Section 8 vouchers increase integration into the community by providing more choices to the individual with a disability.

The elderly in our community face many challenges including limited income, maintenance and repair of their homes, the need for accessible units, the need for assisted living and the desire for safe neighborhoods, transportation needs and access to social services.

The Community Development Grants Administration, in its efforts to address the accessibility needs of persons with disabilities and the special needs of the elderly, undertook the following in 2012:

#### **Actions undertaken in 2012:**

- ❖ Supported the construction and rehabilitation of housing units for the disabled.
- ❖ In all housing rehabilitation activities, to the extent possible, addressed any unmet needs of persons with disabilities before, during and after rehabilitation of relevant units.
- ❖ Continued the Housing Accessibility Program which provided handicapped accessibility ramps and other accessibility modifications for eligible households.
- ❖ Maximized the use of elderly public housing developments.

See also Section on Housing Opportunities for Persons with AIDS (HOPWA) as it relates to additional 2012 activities for Non-homeless special needs populations.

## Summary of Progress

### **Comparison of Actual Accomplishments with Proposed Goals for the 2012 Program Year**

<b>Activity</b>	<b>Strategy</b>	<b>HUD Objective</b>	<b>HUD Outcome</b>	<b>HUD Performance Indicator</b>	<b>FY 2012 Benchmarks (#units)</b>	<b>FY 2012 Actual (# units)</b>
Housing units for disabled persons	Increase the supply of affordable housing units	Suitable Living Environment	Sustainability	#affordable housing units constructed for low income disabled persons	<b>5</b>	<b>5</b>
Accessibility Improvements for disabled	Construct handicapped ramps and & other accessibility modifications	Suitable Living Environment	Availability/ Accessibility	#accessibility improvements constructed for low income disabled persons	<b>25</b>	<b>29</b>
Employment Services	Provide Job placement & Job Training & Placement services	Suitable Living Environment	Sustainability	#low income persons trained & placed in jobs	<b>10</b>	<b>4</b>
Housing & supportive services for persons with HIV/AIDS	Provide housing & services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	<b>See HOPWA section</b>	<b>See HOPWA section</b>

**28) Assessment of Relationship of CDBG Funds to Goals and Objectives**

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

**PY 2012 Assessment # 28a response:**

**Housing and Community Development: High Priority Objectives**

The Consolidated Plan's Housing and Community Development 5-Year Strategy focuses on creating viable neighborhoods and providing decent housing for community residents. The HCD Strategy established priorities in the following key areas recognizing that housing is a critical part of a viable neighborhood system which includes public safety, education, economic development, employment, business and social services.

- ❖ **Safe, Well-Maintained Neighborhoods**
- ❖ **Coordination of Public and Private Resources**
- ❖ **Homeownership**
- ❖ **Quality, affordable, decent rental housing**
- ❖ **Economy & Jobs**

The data, as presented in the 2012 CAPER Report, supports the fact that the City, through its funded activities, addressed priorities as established in the Consolidated Plan 5-Year Strategy.

As shown in **Chart A**, on the following page, the City allocated Federal funds to address priorities as outlined in the HCD Strategy.

**CHART A**

**PROGRAMS PROMOTING SAFE, WELL-MAINTAINED NEIGHBORHOODS**

<b>Consolidated Plan Priority</b>	<b>Funded Activity</b>	<b>Funding Allocations</b>	<b>Actions Undertaken</b>
<b>Blight Elimination</b>	<ul style="list-style-type: none"> <li>*Acquire/Rehab/Sell; New home construction; rental units</li> <li>*Brownfields remediation</li> <li>*Land management, Demolition/Spot Acquisition</li> </ul>	<p>In 2012, CDBG/HOME funds were allocated to purchase private and city in-rem vacant/blighted homes for rehabilitation and sale to low/moderate owner occupants. <b>\$169,553</b> was allocated to remediate brownfields and <b>\$825,294</b> was allocated for land management, spot acquisition/demolition of nuisance/blighted properties</p>	<p>A total of <b>99</b> units were rehabbed or constructed under the Acquire/Rehab/Sell/New Construction/Rental program.</p> <p>Blighted properties were acquired for reuse/redevelopment under the Demolition/Spot Acquisition program.</p>
<b>Strengthen Milwaukee's Communities through citizen participation</b>	<ul style="list-style-type: none"> <li>* Crime Prevention</li> <li>* Employment services</li> <li>* Drug house abatement</li> <li>* Youth diversion</li> <li>* Youth safe havens</li> <li>* Tenant/landlord training/ Assistance</li> <li>* Neighborhood Planning</li> <li>* Block clubs</li> <li>* Neighborhood cleanups</li> <li>* Nuisance property abatement</li> <li>* Community Prosecution</li> <li>* Youth Employment</li> </ul>	<p>In 2012, the City allocated more than <b>\$3.1M</b> to nonprofit organizations for various organizing, anti-crime and quality of life initiatives to improve the quality of life for residents.</p>	<p>New block clubs were established; drug houses and other nuisance activities were referred for action, <b>15,375</b> youth benefited from youth programming, employment, safe havens and Summer Youth programs; <b>6,950</b> residents participated in neighborhood strategic planning; cleanups, crime prevention initiatives and other neighborhood improvement efforts; <b>2,308</b> participated in landlord/ tenant programs; <b>1,170</b> nuisances/ criminal activities were abated through Community prosecution; <b>779</b> were served through the Driver's Licenses Recovery Program; <b>1,866</b> cleanups were conducted through target areas.</p>
<b>Employment Services</b>	<ul style="list-style-type: none"> <li>*Job training &amp; placement programs</li> <li>*Special economic development (assistance to businesses)</li> </ul>	<p>In 2012, the City allocated more than <b>\$540,000</b> for job creation and job training and placement programs</p>	<p>A total of <b>338</b> residents benefitted from Job Placement and Job Training and placement programs; <b>71</b> new jobs were created under Special Economic Development &amp; Large Impact Development programs.</p>
<b>Eliminate Graffiti on Public &amp; Private Property</b>	<p>Graffiti Abatement Program</p>	<p><b>\$80,000</b> in CDBG funds was allocated to abate Graffiti on public and private property.</p>	<p>A total of <b>738</b> property units received graffiti abatement.</p> <p>(1 unit = 100 square feet)</p>
<b>Expand City Efforts to Combat Lead Hazards</b>	<p>City-Wide Lead Abatement/Prevention Program</p>	<p><b>\$1.3M</b> in CDBG funds was allocated for lead abatement/ prevention efforts</p>	<p><b>263</b> properties received lead prevention/abatement/services.</p>

Source: 2012 CDGA Program Files

**28b) Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**

**PY 2012 #28b Response:**

Various CDBG/HOME-funded programs support the development and maintenance of affordable units for large families, such as:

**Acquire/ Rehab/ Sell/New Home Construction**

CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

**Neighborhood Improvement Programs (NIPs)**

In 2012, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

**Rental Rehabilitation Loan Program**

Provides forgivable loans for the rehabilitation of residential rental units, of one or more bedrooms, for occupancy by low-moderate income households. Eligible improvements include code and safety items, energy conservation, lead hazard reduction, roofs, siding, electrical, plumbing, heating, kitchen and bathroom updates and more. The property must meet City of Milwaukee code requirements upon completion.

**Homebuyer Counseling Programs**

A total of **\$300,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **228** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

**Buy in Your Neighborhood Program**

Assists neighborhood owner occupants in purchasing rental properties in their neighborhood. Properties must be code compliant and meet rent and tenant income restrictions so as to be affordable to low and moderate income families.

**Successful innovative programs** - such as Landlord/Tenant Training, Property Management Training, aggressive Receivership actions, Drug and Nuisance Abatement programs, Mediation programs, Safe Streets Now and the Department of Neighborhood Services' aggressive Code Enforcement program.

## HOME OWNERSHIP AND RENTAL HOUSING PROGRAMS

**HUD Objective: Provide decent, affordable housing; HUD Outcome: Affordability**

**Consolidated Plan Objectives: Improve Milwaukee's Housing Stock; Develop & Maintain Affordable, Quality, Decent Owner-Occupied and Rental Housing Units**

CDBG and HOME Funded Activities		Actions Undertaken In 2012
<b>Owner-Occupied Neighborhood Improvement Projects</b>	These programs provided forgivable loans to low-income homeowners for home repair work. In 2012, over <b>\$4.3M</b> in CDBG and HOME funds was allocated.	<b>147</b> units in need of major repair were brought into compliance with City building codes.
<b>Housing Production (Acquire/Rehab/ Sell, New Construction; New rental)</b>	The Housing Production programs acquired abandoned or distressed properties, rehabbed them and resold them to owner occupants. The program included a home-ownership training component that included finance, budgeting, homeowner's insurance and home maintenance. In 2012, <b>\$2.5M</b> in CDBG and HOME funds was allocated.	<b>65</b> units of housing were constructed and/or rehabbed.
<b>Rental Rehabilitation</b>	This program provides forgivable loans to landlords for rehab of rental units occupied by low/moderate income households. A total of <b>\$385,000</b> was allocated to the program in 2012.	<b>34</b> rental rehab units were completed.
<b>Homebuyer Counseling</b>	In 2012, <b>\$300,000</b> in CDBG funds was allocated to assist first-time homebuyers.	<b>228</b> first-time home buyers closed on home mortgage loans.
<b>Fair Housing &amp; Fair Lending programs</b>	A total of <b>\$137,500</b> in CDBG funds was allocated to address discriminatory housing and lending practices in Milwaukee.	<b>240</b> fair housing/fair lending complaints were investigated.
<b>Property Management/ Landlord/Tenant Programs</b>	A total of <b>\$147,500</b> was allocated to the Landlord Tenant Compliance & Tenant Assistance Program to assist landlords on effective property management. Tenants received training through tenant training seminars and were assisted with rent withholding/abatement.	<b>2,413</b> landlords & tenants participated in these programs.

Source: 2012 CBGA Program Records

**28c) Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

**PY 2012 LMI Benefit #28c response**

CDBG funds, as allocated by the City, were used exclusively for the following three National Objectives:

- ❖ Benefiting low and moderate income persons;
- ❖ Addressing slums or blight, or;
- ❖ Meeting a particularly urgent community development need.

The Community Development Grants Administration complied with the overall benefit certification.

**29) Changes in Program Objectives**

**a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

**PY 2012 #29a response:**

The Community and Economic Development Committee, which is the official oversight body governing Federal Block Grant funds, adopted the **2012 Funding Allocation Plan** in July 2011, which determined the various 2012 funding categories. Funding recommendations were subsequently approved by the Community and Economic Development Committee in October 2011 and ratified by the Milwaukee Common Council and Mayor Tom Barrett.

**2012 FUNDING ALLOCATION PLAN**

**Community Development Policies and Outcomes**

Policies	Outcomes
Produce Visible Economic Vitality	More Private Sector Investment
Promote Clean and Safe Neighborhoods	Reduce Crime
Provide Decent, Safe and Affordable Housing	Increase Property Values and Create Neighborhood Stability; Increase Homeownership
Develop a Skilled and Educated Workforce	Skilled/Competitive Regional Workforce
Reduce Duplication of Services	Increased collaborations with the public and private sectors
Serve Low/Moderate Income Persons	Improve Quality of Life

## **2012 Community Development Funded Activities**

<ul style="list-style-type: none"><li>❖ Employment Services(job placement &amp; job training &amp; placement)</li><li>❖ Community Organizing/Neighborhood Strategic Planning/Crime Prevention</li><li>❖ Large Impact Developments</li><li>❖ Community Prosecution Unit</li><li>❖ Vacant lot maintenance/demolition/ redevelopment</li><li>❖ Economic Development</li><li>❖ Youth Services</li><li>❖ Summer Youth Internship</li><li>❖ Homebuyer Counseling</li><li>❖ Homeless Shelters</li><li>❖ Housing Opportunities for Persons with AIDS(HOPWA)</li><li>❖ Housing (Rental Rehabilitation, Acquire/ Rehab/Sell, New Construction, Neighborhood Improvement Program(NIP), Owner-Occupied Rehabilitation</li></ul>	<ul style="list-style-type: none"><li>❖ Fire Prevention &amp; Education (FOCUS)</li><li>❖ Tenant Assistance</li><li>❖ Technical Assistance for community-based agencies</li><li>❖ Fair housing/fair lending/ enforcement &amp; education</li><li>❖ Brownfield Initiatives</li><li>❖ Neighborhood Cleanups</li><li>❖ Driver's License Recovery Program</li><li>❖ Environmental Planning &amp; Review</li><li>❖ Teacher in Library/Summer Super Reader</li><li>❖ Housing Accessibility Program</li><li>❖ Homebuyer Assistance Program</li><li>❖ Graffiti Abatement</li><li>❖ Lead- Based Paint Prevention/ Abatement</li></ul>
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### **In addition, the following priorities were adopted:**

- ❖ Streamline the process, making it more "customer friendly."
- ❖ The City will consider the goals and objectives established in the CDGA Consolidated Strategy and Five Year Plan and the City of Milwaukee's Citywide Strategic Plan in setting the priorities and goals for 2012 funding.
- ❖ The Community and Economic Development Committee and the Milwaukee Common Council will approve the strategic issues and goals corresponding to the allocation of federal grant funding.
- ❖ Establish a balanced decision-making process including neighborhood residents, business entities and other stakeholders, subrecipients, community-based organizations and elected officials.
- ❖ Maintain the creation of new and vibrant economic engines such as assistance to small businesses, special economic development projects to create jobs and and Large Impact Development economic development initiatives.
- ❖ In the Job Training & Placement categories, place a high emphasis on skilled trades training.
- ❖ Continue the policy to provide technical assistance to CHDOs, allow CHDOs to use CHDO operating proceeds to increase capacity and help provide agency operating capital.

### 30) Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

#### **PY 2012 #30a response:**

The City of Milwaukee pursued all resources that it indicated it would pursue and was successful in obtaining the following grants:

#### **2012 CDGA GRANTS**

Community Development Block Grant (CDBG)	HUD Entitlement Grant	<b>14,382,585</b>
HOME Investment Partnership (HOME)	HUD Entitlement Grant	<b>4,195,086</b>
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	<b>1,323,403</b>
Homelessness Prevention Funds	State of Wisconsin Emergency Solutions Grant	<b>397,466</b>
Transitional Housing Program	State of Wisconsin Emergency Solutions Grant	<b>59,271</b>
Emergency Solutions Grant	State of Wisconsin Emergency Solutions Grant	<b>344,624</b>
Housing Opportunities for Persons with AIDS (HOPWA)	HUD Entitlement Grant	<b>579,000</b>
Juvenile Accountability Block Grant (7/1/12-6/30/13)	State of Wisconsin-Office of Justice Assistance	<b>71,457</b>
High Intensity Drug Trafficking Area(HITDA) (01/01/2012-12/31/2013)	U.S. Dept.-Office of National Drug Control Policy	<b>692,954</b>
Milwaukee Youth Construction Training-Project A	U.S. Dept. of Labor	<b>238,755</b>
Growing Milwaukee	U.S. Dept. of Labor	<b>381,000</b>
Port Grant- (2010-ends 5/31/2013)	U.S. Dept. of Homeland Security	<b>366,795</b>
Port Grant- (2011- ends 8/31/2014)	U.S. Dept. of Homeland Security	<b>337,344</b>
Port Grant-(2012) (ends 8/31/2014)	U.S. Dept. of Homeland Security	<b>301,873</b>
Housing Trust Fund	City of Milwaukee, Wisconsin	<b>400,000</b>
Neighborhood Stabilization Program 1-Federal	Housing & Economic Recovery Act	<b>9,197,465</b>
Neighborhood Stabilization Program 1-State	Housing & Economic Recovery Act	<b>1,461,792</b>
Neighborhood Stabilization Program 1-State Consortium	Housing & Economic Recovery Act	<b>1,997,556</b>
Homelessness Prevention & Rapid Re-Housing Program	American Recovery & Reinvestment Act	<b>6,912,159</b>
Community Development Block Grant(CDBG-R)	American Recovery & Reinvestment Act	<b>4,518,509</b>
Port Security Grant Program	American Recovery & Reinvestment Act	<b>423,773</b>
Neighborhood Stabilization Program (NSP 2)	American Recovery & Reinvestment Act	<b>25,000,000</b>
Neighborhood Stabilization Program (NSP 3)	Dodd-Frank Act	<b>2,687,949</b>
Neighborhood Stabilization Program (NSP 3)-State	Dodd-Frank Act	<b>1,506,250</b>

Martin Luther King Economic Development	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	<b>895,371</b>
Northwest Side Community Development Corp.	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	<b>905,601</b>
Autumn West Project	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	<b>1,500,000</b>
Business Mitigation	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	<b>1,350,000</b>
Environmental Workforce Development & Job Training Grant	U.S. Environmental Protection Agency	<b>200,000</b>
Milwaukee Metropolitan Sewerage District(KK River & Falk Project)	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program (CDBG-EAP)	<b>8,200,000</b>
Jobs for the Future	U.S. Dept. of Labor-Workforce Investment Act-Green Jobs Innovation Fund	<b>901,200</b>
Pathways Out of Poverty-Jobs for the Future	U.S. Dept. of Labor-Workforce Investment Act & American Recovery & Reinvestment Act	<b>1,200,000</b>

**PY 2012 #30b Response:**

**(b)** The City provided certifications of consistency for HUD programs in a fair and impartial manner, in connection with the following applications by other entities:

**2012 - Certifications of Consistency with the Consolidated Plan**

<b>Applicant</b>	<b>Project</b>	<b>Federal Program</b>
Center for Veteran's Issues	Veteran's Opportunity Integration Development(VOID) Exchange	Continuum of Care Supportive Housing Program
Center for Veteran's Issues	Project Outreach	Continuum of Care Supportive Housing Program
Center for Veteran's Issues	Veteran's Gardens	Continuum of Care Supportive Housing Program
Community Advocates	Protective Payment Program	Continuum of Care Supportive Housing Program
Community Advocates	MWC Second Stage Services	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Safe Haven	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Permanent Housing	Continuum of Care Supportive Housing Program

Community Advocates	Project Bridge	Continuum of Care Supportive Housing Program
Guest House of Milwaukee, Inc.	My Home Partnership	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc III-C	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-I	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-III-Expansion	Continuum of Care Supportive Housing Program
Health Care for the Homeless	Family Abodes	Continuum of Care Supportive Housing Program
Health Care for the Homeless	Family Assistance in Transition from Homelessness	Continuum of Care Supportive Housing Program
Hope House of Milwaukee, Inc.	Milwaukee CoC HMIS CoordinationProject	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Hope House Transitional Housing	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Supportive Services to SRO Housing	Continuum of Care Supportive Housing Program
Meta House, Inc.	Meta House Transitional Housing-Phase I	Continuum of Care Supportive Housing Program
Meta House	Meta House Transitional Housing-Phase II	Continuum of Care Supportive Housing Program
Meta House	Meta House Permanent Housing-Phase III	Continuum of Care Supportive Housing Program
Milwaukee County	Milwaukee County Safe Havens	Shelter Plus Care
Milwaukee County	Shelter Plus Care Program	Shelter Plus Care
My Home, Your Home, Inc.	Lissy's Place	Continuum of Care Supportive Housing Program
St. Aemilian-Lakeside, Inc.	St. Aemilian-Supportive Permanent Housing	Continuum of Care Supportive Housing Program
St. Catherine's Residence, Inc.	Permanent Housing for Homeless Women with a Disability	Continuum of Care Supportive Housing Program
Salvation Army	Respite	Continuum of Care Supportive Housing Program
Salvation Army	Winterstar Transitional Housing	Continuum of Care Supportive Housing Program
Walker's Point Youth & Family Center	Transitional Living Program for Homeless Youth	Continuum of Care Supportive Housing Program
Housing Authority-City of Milwaukee	ROSS Service Coordinator-scattered sites	Resident Opportunity & Self Sufficiency-Service Coordinators
Housing Authority-City of Milwaukee	Housing Choice Voucher FSS	Housing Choice Voucher Family Self Sufficiency
Housing Authority-City of Milwaukee	Westlawn Choice Neighborhood	Choice Neighborhood Implementation Grant

**PY 2012 #30c Response:**

**(c) The City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction.** Information provided in the 2012 CAPER shows that the City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction.

**31) For Funds Not Used for National Objectives**

- a. Indicate how use of CDBG funds did not meet national objectives.
- b. Indicate how use of CDBG funds did not comply with overall benefit certification.

**PY 2012 National Objectives #31a response:**

**Three National Objectives** - Compliance with the overall benefit certification - CDBG funds, as allocated by the City, were used exclusively for the following three National Objectives:

- ❖ **Benefiting low and moderate income persons;**
- ❖ **Addressing slums or blight, or;**
- ❖ **Meeting a particularly urgent community development need.**

**PY 2012 National Objectives #31b response:**

The Community Development Grants Administration complied with the overall benefit certification.

**32) Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property:**

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

**PY 2012 Anti-Displacement and Relocation # 32a response**

**(a)** The use of CDBG and HOME funds can trigger relocation in two types of acquisition: housing production administered by CBOs and acquisition of properties by the Redevelopment Authority of the City of Milwaukee. In the administration of its Housing Production Program, the City of Milwaukee minimizes the potential for displacement by requiring that only vacant properties be acquired. To ensure compliance with the URA, agencies must have a relocation strategy approved by the Department of City Development's Relocation Specialist, even though no relocations occurred in 2012.

Spot acquisition and Acquire/Rehab/Sell activities have been restricted to vacant lands, eyesores and property that is suitable for rehabilitation. In 2012, there were no displacements from these activities.

**b. Describe steps taken to identify households, businesses, farms or nonprofit organizations that occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**

**PY 2012 # 32b response**

Not applicable to the City of Milwaukee, Wisconsin.

**c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.**

**PY 2012 # 32c response**

All agencies are required to provide an addendum to the offer to purchase which states (1) that the agency is negotiating in the open market, does not have the power of eminent domain, and is unable to acquire the property in the event negotiations fail to result in an amicable agreement; and (2) what the agency believes to be fair market value of the property. Additionally, the Seller is required to provide a statement indicating that they agree to keep the property vacant.

**33) Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low or moderate-income persons.**

a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

**PY 2012 Low/Mod Jobs #33a response**

As part of the signed CDGA contract with agencies funded under the category of *Special Economic Development – Business Assistance*, the CDGA-funded agency agreed to the following terms which are outlined in a Special Economic Development Business Assistance Agreement which states: “Provide economic development assistance to the named for-profit business; the level of assistance to be provided to the business will be appropriate per permanent jobs to be created or per training and placement of individuals in jobs; it will adhere to all applicable Federal Regulations and City Policies in providing economic development assistance to the business named in this agreement.

*The for-profit business named herein, in exchange for the Economic Development assistance, agrees to give first consideration to the hiring of low to moderate income persons according to the guidelines provided by the U.S. Department of Housing and Urban Development.*

*The Business will honor its commitments and responsibilities under this agreement to **create the following jobs, prior to CDGA assistance being provided, to be held by at least 51% low to moderate income persons** and to obtain and provide the CDGA- funded agency with the following information on all persons considered and/or hired as a result of this assistance: income, race/ethnicity, job title information and an employer generated document showing wages earned and period of earnings. (It is fully understood by all parties to this agreement that the business will have the right to determine the qualifications for employment).”*

In addition, CDGA funded several special economic development and job placement projects, some of which included training components which addressed special skills, experience or educational needs necessary for job creation and/or placement.

Funded subrecipients did not encounter and report any situations where jobs made available to low-moderate income persons were refused by them.

**b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**

**PY 2012 Low/Mod Jobs #33b response:**

**Sample listing of jobs taken by low/moderate-income persons**

Cosmetologist	Mechanic
Carpenter Apprentice	Account Executive
Mechanic	Meat Cutter
Property Preservation Specialists	Florist Helper
Customer Service Representative	Fork Lift Operator
Personal Care Worker	Lead Teacher
Electrical Apprentice	Bi-Lingual Receptionist
Press Operator	Dietary Aide
Buffer	Service Technician
Warehouse Worker	Program Assistant
Cashier	Graphic Designer
Construction Worker	Pastry Chef

**Sample Listing of Employers Assisted with CDBG Funds to Create New Businesses and New Jobs**

JCP Construction	Great Impressions
Scardina Specialties	180 Properties, LLC
Job Development Resale Center, LLC	Eternity Homecare, Inc
Carmel Development Center	Don Camaron, LLC
Wolf Peach Restaurant	Growing Power, Inc.
Shine Auto Body, LLC	Natural Beauty Group
Gikzaz, LLC	All Seasons Lawn Care, Inc
Delicias De Michoacan	J.C. Triplett & Son's Moving Company
Discovery Painting, LLC	Master Repair and Restoration, Inc.
TL Reese Corporation, LLC	S.C. Remodeling, LLC
Kasana Good-To-Go, LLC	All Seasons Lawn Care, Inc
D & D Development	EC Cleaning Services, LLC
Grisby's Child Development	Roberson Kiddie Lane Day Care
Hemlock Contractors, LLC	
Open Doors Learning Center	

### Sample Listing of Employers Hiring Area Residents in 2012

Sunlite Plastics	Milwaukee Yacht Club
Lemberg Electric Corporation	American Cable and Assembly
Masterson	Buy Seasons, Inc.
JC Penney's Warehouse	Pieper Electric
Ultra Fiberglass Systems	Terrazzo Creations
Venture Electric	Master Mold, LLC
Plastic Molded Concepts	Empire Level Manufacturing Corp.
FedEx Smartpost	TL Reese Construction
Joy Farm Transportation	Compo Steel Products
Tesla Construction	Barlotta Restaurant Group
Volunteers of America	Glass Block Company
Quad Graphics	Milwaukee Journal Sentinel
David Frank Landscaping Contracting	Walgreens
Affordable Electric	Growing Power
CCCI Cameo Care Center	Kettle Moraine Coatings, Inc
Arandell Corporation	Masterlock
Abundant Life Manner	Randstad
Letrea Building Company	Piggly Wiggly

**c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

#### **PY 2012 Low/Mod Jobs #33c response:**

CDGA places a high priority on employment services and particularly the skilled trades. As part of the application process, applicants are required to submit a proposed training curriculum for job training activities. The training curriculum provided by funded groups must be approved by CDGA prior to contract execution. Once approved, the curriculum is made a part of the contract between the funded agency and CDGA.

#### **34) Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.**

a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of who are low-and moderate-income.

#### **PY 2012 Low/Mod Limited Clientele #34a response:**

CDGA did not undertake any activities in 2012 which served a limited clientele not falling within one of the categories of presumed limited clientele low/moderate income benefit.

## **NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAs)**

**35) Jurisdictions with a HUD-approved neighborhood revitalization strategy must describe progress against benchmarks for the program year.**

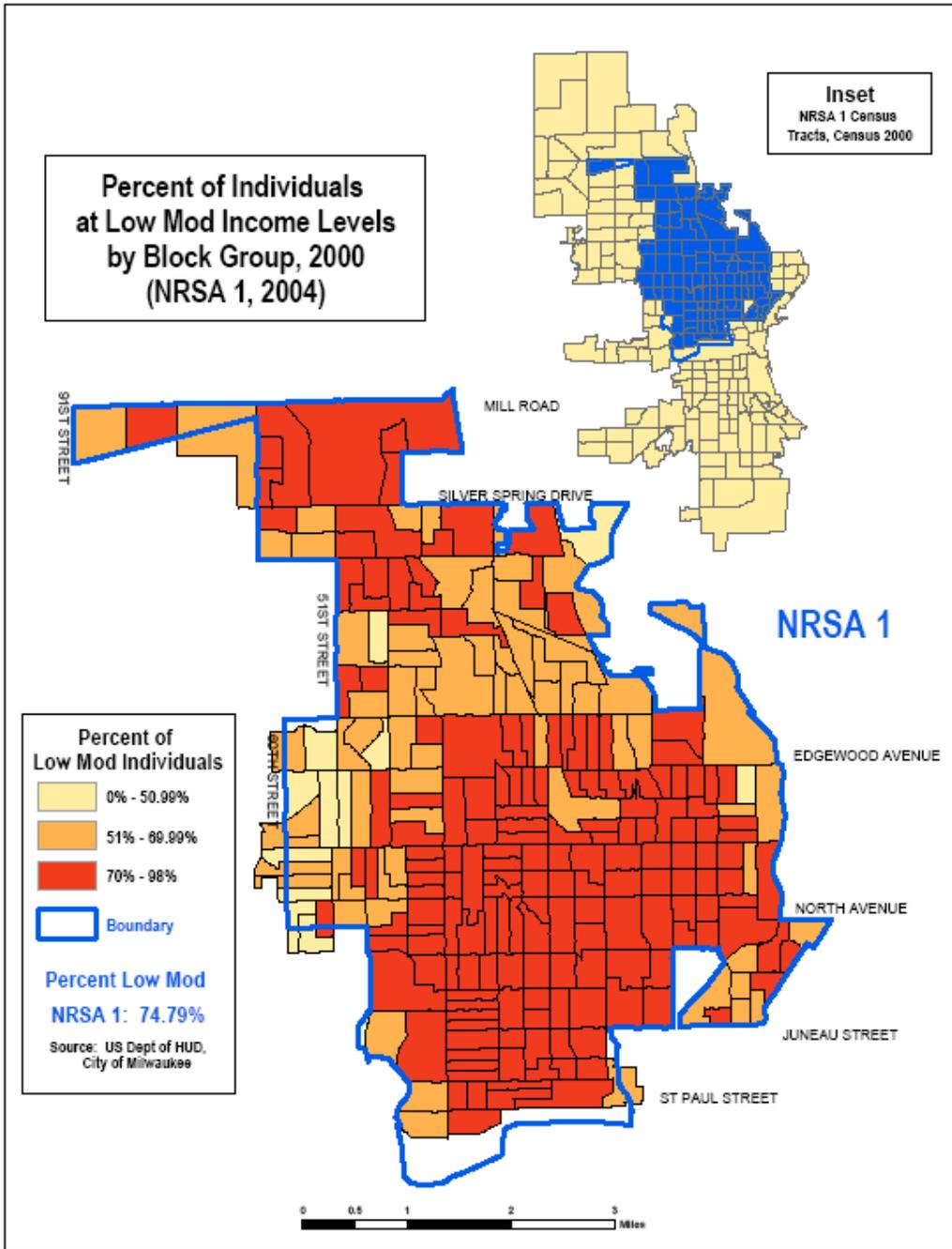
**PY 2012 NRSAs #35 response:**

The City of Milwaukee has HUD-approved neighborhood revitalization strategies for two NRSA areas. *(See Map and census tracts on following pages)*

The goal is to involve residents and stakeholders in planning and prioritizing activities to help make each of the neighborhoods strong, safe and economically sound places in which to live and do business and bring accountability to how dollars are spent.

The following benchmark categories were identified from the planning process as essential to a vibrant and livable community for NRSA 1 and NRSA 2 stakeholders:

- **Crime, Public Safety and Security**
- **Business Development/Job Creation**
- **Youth**
- **Employment and Employment Training**
- **Education**
- **Neighborhood Strategic Planning**
- **Environment and Land Use**
- **Community Development**



**Percent of Individuals  
at Low Mod Income Levels  
by Block Group, 2000  
(NRSA 2, 2004)**

**Inset**  
NRSA 2 Census  
Tracts, Census 2000

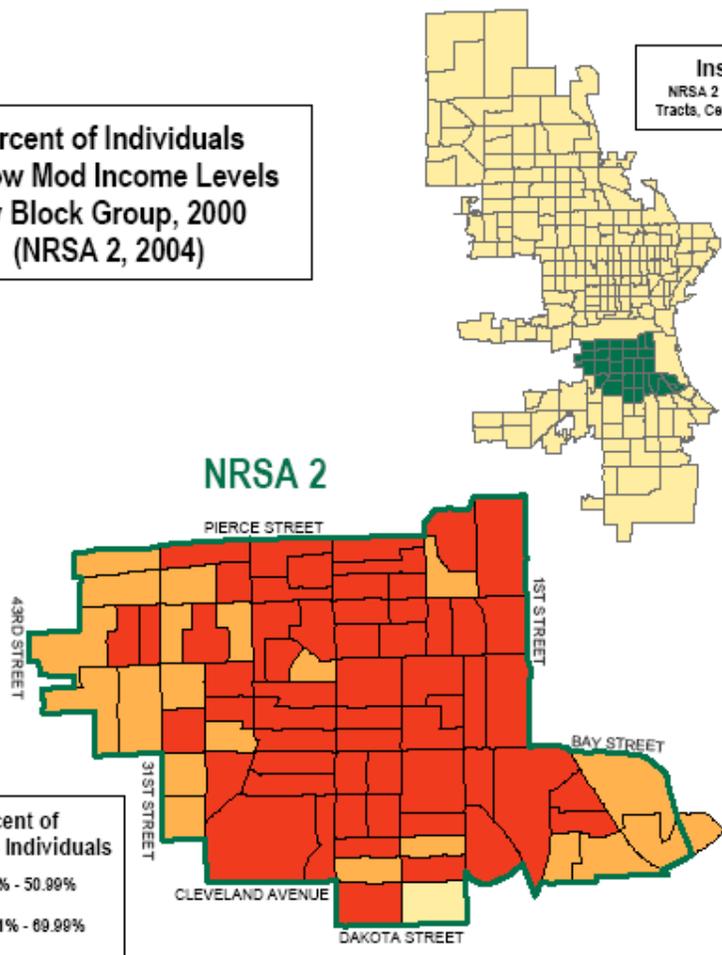
**NRSA 2**

**Percent of  
Low Mod Individuals**

	0% - 50.00%
	51% - 69.99%
	70% - 98%
	Boundary

**Percent Low Mod**  
**NRSA 2: 75.98%**

Source: US Dept of HUD,  
City of Milwaukee



## **NRSA BOUNDARIES**

### **NRSA 1 CENSUS TRACTS**

11,12,13,14,19, 20,21,22,23,24,25,26,27,28,37,38,39,40,  
41,42,43, 44,45,46, 47,48,49,50,59,60,61,62,63,64,65,66,67,  
68, 69,70, 71,72,79,80,81,82,83,84, 85, 86, 87, 88,89,  
90,91,92,93,96,97,98,99,100, 101,102,103, 104,105,106,  
107,108,110,111,112,113,114,115,116,117,118, 119, 120  
121,122, 123,124,133,134,135,136,137,138,139,140,141,146,  
147,148,149,150,151

### **NRSA 2 CENSUS TRACTS**

155,156,157,158,159,160,161,162,163,164,165,166,167,168,168,170,  
171,173,174,175,176,177,178,179,180.01,180.02,186,187,188

### **Key Accomplishments in NRSA 1**

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **49** new jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **11,933** youth such as: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **327** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **4,669** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services were provided to **1,198** persons, resulting in **177** mortgage loans for first-time homebuyers.
- 7) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 8) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 9) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.

## Summary of NRSA 1 Accomplishments

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2012 Benchmarks	2012 Actual
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/ Rehab/Sell, New construction, Fresh Start Youth Housing Program, NIP Supplemental and Neighborhood Improvement Program.	Decent Housing Affordability	# housing units complete & available for low income persons	<b>200</b>	<b>206</b>
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	<b>65</b>	<b>49</b>
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	<b>2,700</b>	<b>4,669</b>
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Prosecution Unit.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	<b>650</b>	<b>1,021</b>
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/ community /safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	<b>9,500</b>	<b>11,933</b>

## **Key Accomplishments in NRSA 2**

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **18** new full-time jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **3,269** youth in the areas of: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **5** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **817** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services were provided to **201** persons, resulting in **51** mortgage loans for first-time homebuyers.
- 7) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 8) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 9) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.

## Summary of NRSA 2 Accomplishments

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2012 Benchmarks	2012 Actual
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/Rehab/Sell, New construction, Fresh Start Youth Housing Program, NIP Supplemental and Neighborhood Improvement Program.	Decent Housing Affordability	# housing units complete & available for low income persons	<b>50</b>	<b>56</b>
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	<b>40</b>	<b>18</b>
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	<b>300</b>	<b>817</b>
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Prosecution.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	<b>125</b>	<b>709</b>
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/community/safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention.	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	<b>3,000</b>	<b>3,269</b>

## HOME INVESTMENT PARTNERSHIPS

### **36) Assessment of Relationship of HOME Funds to Goals and Objectives**

- a. Assess the use of HOME funds in relation to the priorities, needs, goals, and specific objectives in the strategic plan, particularly the highest priority activities.
- b. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

#### **PY 2012 CAPER HOME Progress Evaluation #36 a,b response:**

The primary categories and the associated distribution of HOME funds are as follows:

<b>Program</b>	<b>HOME Funds</b>	<b>Units Completed</b>
Owner Occupied Rehab Neighborhood Improvement Program (includes non-profit NIP agencies & DCD Owner-Occupied Rehab)	<b>\$4.3</b>	<b>147</b> HOME units completed
Acquire/Rehab/Sell & New Construction/ Rental Program	<b>\$2.5M</b>	<b>65</b> HOME units completed
Rental Rehabilitation	<b>\$385,000</b>	<b>34</b> HOME units completed
Homebuyer Assistance Program (Downpayment & Closing Cost Assistance)	<b>\$138,362</b>	<b>16</b> HOME units completed

**c. Indicate the extent to which HOME funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

#### **PY 2012 HOME #36c response:**

All HOME funds were used for income eligible households under 80% of the County Median Income.

### **37) HOME Match Report**

**a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**

There was no HOME match requirements for Year 2012 due to Federal Disaster Declarations for the City and County of Milwaukee, Wisconsin.

### **38) HOME MBE and WBE Report**

**a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).**

#### **PY 2012 HOME #38a response:**

See Report located in the *Appendix*.

### **39) Assessments**

#### **a. Detail results of on-site inspections of rental housing.**

##### **PY 2012 Assessments #39a response:**

**Inspections** - The inspections of HOME assisted projects is an ongoing process. In 2012, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability.

#### **b. Describe the HOME jurisdiction's affirmative marketing actions.**

##### **PY 2012 Affirmative Marketing #39b response:**

##### **Affirmative Marketing** (In conformance with the HOME Final Rule 24CFR 92.351)

The City has multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

The City of Milwaukee has an Affirmative Marketing Plan which is used to assist the City and its funded agencies on affirmative marketing procedures as required by federal regulations of the U.S. Department of Housing and Urban Development.

In addition, all CDGA-funded units are developed as turnkey style developments and must be affirmatively marketed by the agency to ensure that they are available to the general public. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The marketing of properties may begin anytime following feasibility approval by CDGA, given the availability of clear and concise information about the finished product. Critical information such as asking price, estimate appraised value, estimated housing costs, floor plans and drawings/renderings must be provided to all interested persons. However, pre-sale of homes is allowable for spec home, as long as clear and concise information is provided to the buyer.

##### **Acceptable marketing methods included:**

- \*Community Homes Homeownership List
- \*Phone inquiries
- \*Signs on properties
- \*Internet
- \*Open house events at the property
- \*Homeownership fairs
- \*Cooperation with homebuyer counseling agencies
- \*Contract with Real Estate Agent including Multiple Listing Service

If a property is affirmatively marketed and an eligible buyer is identified prior to the completion of the project, an offer to purchase may be accepted by an agency. However, in all cases, transfer of ownership may not occur prior to receipt of a certificate of occupancy or code compliance. Additionally, in the case of housing rehabilitation, lead clearance must also be obtained from the Milwaukee Health Department prior to ownership transfer.

It is the policy and commitment of the City of Milwaukee to ensure that fair and equal housing opportunities are granted to all persons, in all housing opportunities and development activities funded by the City, regardless of race, color, religion, gender, sexual orientation, marital status, lawful source of income, familial status, national origin, ancestry, age or mental or physical disability. This is accomplished through a program of education, an analysis of impediments, and continuing a working relationship with the Milwaukee Metropolitan Fair Housing Council.

The City of Milwaukee is committed to providing and promoting racial and economic integration in any housing development or federally assisted program. It undertakes affirmative steps to reach beneficiaries from all racial and ethnic groups, persons with disabilities and families with children and to reach a broad range of income eligible beneficiaries for appropriate housing opportunities. In 2012, the City of Milwaukee helped achieve these goals by:

- Requiring all properties for sale be listed with a licensed Real Estate Agent and listed on the Multiple Listing Service (MLS).
- Enhanced the process to identify available accessible units and marketing them.
- Explored having an Affordable Housing Goal and Target for accessibility. One Target relates to accessible bathrooms (roll in showers; units on ground floor), and others addressed accessibility compliance.
- Quantified the need for accessible units in the City and strived for commensurate baseline accessibility standards for City supported units.
- Included principles of visitability and universal design in all new construction and rehabilitation projects whenever feasible.
- Marketed rental and homebuyer units, to persons outside the immediate neighborhood to improve diversity, by sending flyers and marketing materials to other non-profit organizations that service those neighborhoods.

**c. Describe outreach to minority and women owned businesses.**

**PY 2012 Outreach #39c response:**

**Outreach to Minority and Women-Owned Businesses** - The City of Milwaukee continued its long and successful history of outreach to Minority, Disadvantaged and Women-owned businesses. The City's contract with sub-recipients included a provision regarding affirmative outreach efforts to increase the involvement of the businesses. Some of the steps taken to increase involvement included: advertising in community newspapers, maintaining a list of eligible contractors, providing referrals to non-certified business entities and strongly encouraging subrecipients to purchase from local (i.e. City of Milwaukee-based) vendors/contractors.

The City also funded the City's *Emerging Business Enterprise Program* which was created to assist and protect the interests of disadvantaged individuals and small business concerns in order to promote and encourage full and open competition in the City of Milwaukee. The *Emerging Business Enterprise Program* also maintained an EBE business directory for subrecipients to utilize and which is accessible through the City's website.

In 2012, Minority, Disadvantaged and Women-owned businesses utilized the EBE Revolving Loan Pool resulting in new job creations and new business certifications.

As of January 3, 2012, the *Emerging Business Enterprise Program* has transitioned to the Office of Small Business Development (OSBD) Program. OSBD certifies Minority, Woman and Small Business Enterprise firms to contract with the City of Milwaukee.

In addition, the following page provides a summary of the City's M.O.R.E legislation which has specific requirements as it relates to City contracts and participation by minority and women-owned enterprises.

## **Summary: Milwaukee Opportunities Restoring Employment (M.O.R.E.)**

On March 25, 2009, the Common Council adopted substitute ordinance 080218 relating to participation of City residents in public works contracts, requirements for developers receiving direct financial assistance from the City and local business enterprise contracting standards with an effective date of August 10, 2009.

### **Key Components:**

#### **Emerging Business Enterprise (EBE):**

The level of EBE participation on City Development and Public Works Projects increases as follows:

- A. **Construction: increase from 18% to 25%**
- B. Purchase of Services: 18% (no change)
- C. Purchase of Professional Services: 18% (no change)
- D. Purchase of Supplies: 18% (no change)

#### **Residence Preference Program (RPP): increases from 25% to 40%**

To ensure the participation of City Residents in City Development Projects, the developer will be required to ensure that 40% of worker hours required for construction of the project be performed by unemployed or under-employed residents. In addition, the RPP residence boundary is expanded to include the entire City of Milwaukee.

#### **Prevailing Wage**

All contractors will be required to pay prevailing wages to all employees working on the respective project through any and all contractors. Prevailing wage standards are set by the Department of Workforce Development.

#### **Apprenticeship Ratio**

An appropriate apprenticeship ratio will be identified for all specific trades on the City Development project. The City of Milwaukee will utilize the current Department of Workforce Development standards in setting appropriate apprenticeship ratios.

#### **First Source Employment Program**

All contractors will be required to utilize the First Source Employment Program (FSEP), which is a program operated by the Milwaukee Area Workforce Investment Board (MAWIB), through an agreement with the City of Milwaukee. FSEP will be the first source in recruitment efforts for all contractors that will actively hire for both new and replacement employment opportunities. The goal of FSEP is to ensure that City residents are considered first for both new and replacement employment opportunities on City Development projects.

#### **Local Business Enterprise Program**

A contracting department, shall, unless contrary to Federal, State or local law or regulation, apply an award standard in all bids so that an otherwise responsive and responsible bidder which is a local business enterprise shall be awarded the contract, provided that its bid does not exceed the lowest bid by more than 5% or \$25,000. An additional number of points, equal to 5% of the maximum number of points used in the evaluation of Request for Proposals (RFPs), shall be applied to increase the total score attained by a local business enterprise.

## **HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)**

### **40) Specific HOPWA Objectives**

#### **Assessment of Relationship of HOPWA Funds to Goals and Objectives.**

- a. Assess the use of HOPWA funds in relation to the priorities, needs, goals, and specific objectives in the strategic plan, particularly the highest priority activities.
- b. Evaluate progress made towards meeting the goals of providing affordable housing using HOPWA funds, including the number and types of households served.

### **41) Provide an executive summary (1-3 pages) and a specific objectives narrative which address the following:**

#### **a. Grantee and Community Overview**

- i) A brief description of the grant organization, the area of service, the name of the program contact(s), and a broad overview of the range/type of housing activities, along with information on each sponsor by name, main project site by zip code and related organization information.

#### **b. Annual Performance under the Action Plan**

- i) Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
- ii) Evaluate the progress in meeting the project's objectives for providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
- iii) Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
- iv) Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan. Report the number of stewardship units of housing which have been created through acquisition, rehabilitation or new construction with any HOPWA funds.
- v) Describe any other accomplishments recognized in the community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- vi) Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Strategic Plan.

#### **c) Barriers or Trends Overview**

- i) Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement;
- ii) Describe any expected trends facing the community in meeting the needs of persons with HIV/AIDS, and provide any other information important in providing services to persons with HIV/AIDS.
- iii) Note any evaluations, studies, or other assessments of the HOPWA program available to the public.

**PY 2012 #40, 41 Response**

**HOPWA EXECUTIVE SUMMARY**

In 2012, the City of Milwaukee received **\$579,000** in HOPWA entitlement funds for the four-County Milwaukee Metropolitan area which comprises Milwaukee, Ozaukee, Waukesha, and Washington counties. In Program Year 2012, there were no HOME funds used for HOPWA activities.

CDGA conducted an annual Request for Proposal process which was advertised in local newspapers covering the four County Metro Milwaukee area. Proposals were reviewed and scored based on a set of scoring criteria. Recommendations of CDGA were voted on by the Community and Economic Development Committee, the official oversight body of the allocation and use of Federal funds. The actions of the Committee were ratified by the full Milwaukee Common Council and Mayor. Year 2012 HOPWA contracts were awarded to Richard's Place (located in Waukesha) and the AIDS Resource Center of Wisconsin.

Each funded subrecipient was required to comply with HOPWA program and contract requirements. CDGA monitoring staff utilized a very detailed process which included extensive reporting of grantee activity. As a condition of payment, grantees were required to submit monthly programmatic and financial reports which were carefully reviewed to ensure that costs are appropriate and eligible and that the funded activity was being performed at a satisfactory level. In addition, site visits were performed, including annual fiscal site audits by the City Comptroller's office. Risk assessments and desk audits were also conducted to identify if there are any past monitoring issues and if so, follow-up was done to assist the agency in carrying out the necessary corrective action.

**Richard's Place** of Waukesha, Wisconsin (address must be kept confidential) Richard's Place, Inc. received **\$90,409** in HOPWA funding to provide supportive living services to persons with HIV/AIDS including two four-bedroom 24-hour supportive care homes for persons with serious health issues related to AIDS, including availability of end-of-life hospice care; 10 transitional living apartments for individuals and families with children with HIV/AIDS providing on-site supportive services; and 50-plus individuals/ households with HIV/AIDS receiving case management services to ensure they maintain optimum health in an independent living environment. Richard's Place primarily serves indigent people.

Households to be served generally have incomes less than 30% of the HUD established median income for the Milwaukee EMSA, are unemployed, under-employed or unable to sustain employment due to illness or other chronic health problems attributable to their HIV/AIDS infection. Based on previous participation, it is anticipated 90% will require assistance with at least one of the following additional special needs: mental illness, alcohol abuse, drug abuse or domestic violence. The need for the supportive living services provided by Richard's Place continues to increase, but also changes over time.

Infection rates as reported by the Center for Disease Control (CDC) and the State of Wisconsin Division of Public Health have fluctuated over time and are currently increasing slightly. People are still being infected due to lack of information or their incorrect perception of their degree of risk. While medications have increased the newly infected person's ability to remain relatively healthy and control their HIV infection, Richard's Place still serves many people who have become drug resistant over time and/or individuals who have been unable to maintain proper drug adherence and other healthy life style changes. This is sometimes due to lack of income/resources and/or persistent drug and alcohol addictions and/or long term HIV infection of 20 years or longer. All clients served through residential programs will be either homeless or at risk of becoming homeless. Individualized residential care was provided with twenty-four hour supervision including the following services:

- ❖ Permanent Housing Placement
- ❖ Drug and Alcohol counseling
- ❖ Nutrition information
- ❖ In-home hospice care
- ❖ Respite care
- ❖ Assistance in gaining access to local, State, and Federal government benefits
- ❖ Housing information services including counseling, information and referral services
- ❖ Housing discrimination counseling
- ❖ Transportation, meals, laundry
- ❖ Assistance with daily activities
- ❖ Recreational activities
- ❖ Medication monitoring
- ❖ Support in funeral planning
- ❖ Physical and mental health assessments

**AIDS Resource Center of Wisconsin(ARCW)** received **\$473,591** in 2012 in HOPWA funds. ARCW is a non-profit statewide social service agency with a singular mission to confront and defeat the AIDS epidemic in Wisconsin and has been a provider of HIV prevention and education, care, treatment and research programs throughout Wisconsin for over 20 years. ARCW provides HIV prevention programs, comprehensive health, social services and housing services for people with AIDS/HIV, HIV clinical research and HIV advocacy. ARCW offers a broad range of services to meet an individual's needs, including: emergency shelter, residential housing, supportive housing, rent assistance and housing counseling services.

Care and Treatment Programs include: Medical care, dental care, social work case management, mental health counseling and treatment for drug and alcohol addictions, housing assistance, legal assistance, food service and transportation assistance.

**ARCW** has extensive experience in comprehensive health and social services to individuals and families living with HIV and AIDS and offers a range of services for that meet an individual's needs, including:

**Emergency Shelter:** HIV-positive homeless individuals are provided with emergency shelter while efforts are made to place them in more permanent housing.

**Residential Housing:** ARCW maintained Gardenvue Apartments in Milwaukee, a six-unit, permanently subsidized Section 811 facility for families with HIV, and Wisconsin House, a 29-bed Single Room Occupancy (SRO) supportive housing facility for homeless HIV-positive individuals.

**Financial Assistance:** ARCW provided funds for rent, utilities, and security deposits to prevent client eviction. Assistance lasts up to four months so that an extremely low-income client earning less than 80% of the County Median Income can meet his or her yearly budget for housing.

**Housing Counseling Services:** Housing case managers helped HIV-positive individuals find, furnish and maintain long-term housing. ARCW annually transitions clients from short-term housing assistance to Section 8 or other stable subsidized housing.

## **Project Accomplishment Overview**

**Richard's Place** - Richard's Place utilized HOPWA funds for administration costs and the funds to cover nutritional services and supportive service costs to operate the Richard's Place Transitional Housing facility that provided supportive services, outreach and case management services to clients. Richard's Place utilized funds for administration costs, and funds to cover nutritional services and supportive services costs at the Richard's Place Transitional Housing facility that provided supportive services and case management to **6** unduplicated clients, and for operating costs in the Permanent Housing facility that served **5** unduplicated individuals.

The objectives established by Richard's Place for the 2012 program year included the following:

**Stable Transitional Housing with In-house Supportive Services:** Original goal was to assist **8** clients with supportive services and case management. During the program year **7** persons were served with supportive services and case management.

**Stable Permanent Housing with In-house Supportive Services:** Original goal was to assist **5** clients through in-house supportive services while in residence at Richard's Place Permanent Housing. During the program year **4** persons were served through in-house supportive services and housing while in residence at Richard's Place.

Recipients for the above services were generally homeless or at immediate risk of becoming homeless with HIV/AIDS. Recipients were identified through outreach and/or referral from other community providers such as health care institutions, medical professionals, ARCW or other providers. All recipients were low-income individuals with income less than 50% of median and generally less than 30% of median. All recipients of services either lived at the Richard's Place facility and/or relocated to a Waukesha County Community prior to or upon receipt of services from Richard's Place.

## **Aids Resource Center of Wisconsin(ARCW)**

**Short-term rent, mortgage, and utility (STRMU) payments:** In 2012, ARCW provided STRMU to **96** eligible clients with HIV/AIDS in the Milwaukee EMSA and clients were also served in transitional/short term housing facilities that receive operating subsidies/leased units. A client is considered to be eligible if s/he is HIV positive, and has an income that is below 80% of the County Median Income, and applies more than 50% of income towards rent and utilities.

A client who experiences a qualified emergency, as defined by HUD STRMU regulations, is also considered to be eligible. To qualify for assistance, a client submits a written application, proof of HIV status, proof of income, landlord verification of rent, utilities and tenancy, and is personally interviewed.

**Housing Information and Supportive Services:** In 2012, ARCW staff provided housing-related counseling to **296** individuals and supportive services to **96** individuals. Counseling includes budget analysis and social work case managers provide clients experiencing housing issues basic informative FACT Sheets describing the various types of assistance that may be available to them and assist clients with completing the application paperwork. Clients who are eligible for any type of housing assistance are then referred to Housing staff, who meet with clients individually to conduct an in-depth assessment, identify needs and barriers and develop a housing care plan. Working collaboratively with Social Work case managers, clients are also referred to community resources for health and supportive services as needed. Each client contact, assessment and care plan is recorded in the *Provide Enterprise* database.

**Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.**

The CITY HOPWA program has assisted many clients in obtaining safe, affordable, and stable housing throughout the Milwaukee Metropolitan Service Area.

It has helped clients avoid homelessness and evictions and maintain successful stable housing for the duration of the program. ARCW has had a lot of success with creating stable housing for clients, not only during the program but long after the HOPWA assistance ends.

This is reflected in the positive outcomes that ARCW has witnessed in regards to the establishment of long-term rent assistance, such as Section 8 or subsidized housing, job placement, improvement of physical and mental health, participation in ongoing AODA treatment, and increased knowledge of overall life skills and needs. The average HOPWA client entering the program faces many issues, including: lack of housing, limited income, no knowledge of their need to focus on possible medical, mental health or AODA needs, and lack of hope for a healthy and brighter future. Due to many of our HOPWA clients having success in locating and maintaining stable housing, they have also been given the opportunity to not only improve other basic needs, such as medical and mental health, but also look forward to making their house a home. Clients have been turning their houses into "homes" by being able to fully furnish them and maintaining food and utilities. This has also resulted in improving their physical health. Many clients have achieved an undetectable viral load and stable housing plays a major part in that achievement.

**Barriers or Trends Overview and Recommendations**

There continues to be inadequate resources for clients to obtain and maintain long-term housing. The overwhelming majority of housing clients are low-income persons living with HIV/AIDS who have negative rent and/or criminal histories. These histories makes it very difficult to successfully transition them into long-term safe and affordable housing. Additionally, the economy has placed a burden on homeowners with rising interest and tax responsibilities, as well as higher rent cost.

Providing long-term financial assistance remains essential to client sustainability and would have a dramatic impact on maintaining many of our clients, for a longer period of time, in stable housing. This assistance would, in turn, reduce homelessness, improve both the mental and physical health of clients, and reduce their engagement in risky behaviors associated with transmitting HIV. Without such assistance many clients will become at-risk of cyclically homeless and likely increase risk behaviors, which will ultimately result in the spreading of HIV. When stable housing is available clients are more likely to be medically compliant and participate in activities that would increase their self-esteem and reduce the urge to engage in risk behaviors.

**Recommendations for Program Improvements**

Increasing HOPWA funds to provide additional funding over a longer period of time would go a long way in improving the current homeless situation in Milwaukee. Although there are many resources available for housing, there still seems to be a disconnect with many low-income families and available resources.

Wisconsin Homeless Connect has helped bridge this gap. Continued support in this area will give many families the ability to stay connected with local and statewide resources.

Provide funding for tenant-based supportive housing and/or permanent supportive housing available in the community where they reside. Intensify the case management services for clients in Shelter Plus Care Programs.

Case management agencies who provide HIV case management services generally have higher case loads and are not equipped to offer the span of time and the training resources needed to provide intensive, ongoing interventions. Increase employment and education opportunities for persons with low employable skills. Advocate for more low-income housing opportunities. Develop guidelines for Housing Authorities which would prevent them from automatically excluding persons with certain criminal records after the passage of a certain time coupled with a demonstration of changed behavior.

Although all clients are advised of mainstream subsidized housing and are given a complete list of all subsidized housing in the community in which they live, the waiting lists are years long and most do not take new names for the waiting lists. The Section 8 waiting list is notoriously long and infrequently opened to new applicants, creating a dire situation.

**Trends you expect your community to face in meeting the needs of persons with HIV/AIDS and any other information you feel may be important in providing services to persons with HIV/AIDS.**

Richard's Place will continue to strive and meet the needs of the hardest to serve and critically ill persons with HIV/AIDS. The goal within the next 5-10 years is to consolidate into one larger permanent housing facility designed to maintain the home-like atmosphere and care available at the present supervised facilities. Richard's Place will continue its' primary purpose to provide the supervised housing that will allow those individuals facing end of life to cross that bridge in their home rather than an institutional setting.

Richard's Place continues to see an increase in deaths due to persons building immunity to current medications. Richard's Place is available to assist these persons now and in the future so they can end their lives with dignity surrounded by a caring staff in a home-like environment.

**Other resources which were used in conjunction with HOPWA-funded activities; collaborations with other entities.**

**ARCW** has provided comprehensive integrated housing services to low-income persons with HIV disease in Milwaukee by utilizing HOPWA funding to leverage housing assistance through Federal HOPWA, State of Wisconsin ESG, and private grants.

This additional funding significantly expands housing options for people with HIV and AIDS, enabling HOPWA funds to be targeted to the lowest income clients in Milwaukee who face the most difficult challenges in obtaining safe, stable and affordable housing. In addition, ARCW uses unrestricted donor dollars to cover the cost of program expenses that are not grant allowable.

**ARCW** partners with UMOS, New Concepts, 16th Street Clinic, Children's Hospital of Wisconsin and Elena's House to provide a centralized program for housing counseling, assessment and financial assistance for persons living with HIV/AIDS. This collaboration includes a subcontract with both HCH and Elena's House for the operation of AIDS-dedicated housing facilities. Often ARCW is authorized by the client to contact and collaborate with other area providers, such as Richard's Place, Hope Street, Salvation Army, Guest House and others.

ARCW is also an active participant in Continuum of Care throughout Wisconsin including the Milwaukee Metro Area and Balance of State Continuum of Care. ARCW adheres to the National Minority AIDS Council's Continuum of Collaboration by collaborating in a variety of ways with over 250 agencies in Wisconsin for the delivery of HIV prevention, care and treatment services.

**Richard's Place** participates in the Waukesha County local Continuum of Care activities and planning process through participation in the Waukesha County Housing Action Coalition that includes client members and low income advocates from several different agencies. Richard's Place also participates in the Waukesha Housing Authority Annual Planning Process and Waukesha County Community Block Grant Consolidated Plan, both of which include public consultation through annual public hearings. Collaborative efforts with related programs included coordination and planning with clients, advocates, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families. Richard's Place works collaboratively with Waukesha County DHHS, Waukesha County Health Department, Milwaukee Metro area medical providers, AIDS Resource Center of Wisconsin (ARCW), Elena House and many of the AIDS Service Providers operating throughout the State of Wisconsin.

House meetings are held twice a month at which time clients are able to voice collectively if there is an issue or problem that needs to be addressed. All clients are referred to appropriate agencies, i.e; Social Security, AIDS Drug Assistance Program based on need and eligibility.

## **OTHER NARRATIVE**

### **Community Housing Development Organizations (CHDOs)**

In compliance with the HUD regulations, 15% of the City's HOME allocation was set-aside for CHDOs for HOME-funded housing production and rehab activities. The following is a list of certified CHDOs in 2012:

Friends of Housing, Inc.  
Impact Seven, Inc.  
Layton Boulevard Neighbors, Inc.  
Legacy Redevelopment Corp.  
Martin Luther King Economic Development Corp.  
Milwaukee Christian Center-NIP  
Milwaukee Community Services Corp.

**Reprogramming Funds:** Additional activities similar to activities identified in the 2012 Annual Action Plan and Consolidated Plan were funded in June, 2012 through a Reprogramming funding cycle. The reprogramming funds represent unspent funds from prior years.

***-END of Narrative Section-***

**Recommendations from the City of  
Milwaukee: Analysis of Impediments  
to Fair Housing Study**

**Recommendations from the City of Milwaukee-**  
**Analysis of Impediments to Fair Housing**

***1) Facilitate the Production of Affordable Housing***

The City of Milwaukee funds multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods and reduce barriers to affordable housing. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

**The City of Milwaukee** operates a combination of residential rehabilitation programs, public housing, homeownership and fair housing initiatives, each designed to foster and maintain affordable housing and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the Consolidated Plan. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock.

The largest effort is public housing operated by the Housing Authority of the City of Milwaukee (HACM) which manages several thousand housing units. With the units HACM owns and maintains and the Section 8 Rental Assistance program it administers, a large segment of Milwaukee's very low income population is provided with affordable housing. In conjunction with those efforts, programs operated by funded community-based agencies encourage the maintenance and upkeep of affordable housing.

**Acquire/ Rehab/ Sell/New Home Construction** - CDBG/HOME funds are allocated for this program which acquires, rehabilitates and sells houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition are rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$1000. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

### **Neighborhood Improvement Programs (NIPs)**

CDGA and the Department of Neighborhood Services partner with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provide direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

### **Department of City Development**

The City's Department of City Development (DCD) works to improve the quality of life in City neighborhoods by promoting affordable housing, increased homeownership and neighborhood stability. Working with a broad range of partners including other City Departments, community-based agencies, financial institutions, residents, developers, and the local philanthropic community, DCD provides resources to upgrade Milwaukee's housing stock and improve the quality of life for City residents.

*DCD's Owner-Occupied Home Rehab Initiative* utilizes CDBG/HOME funds to finance home rehabilitation for owner occupants (one to four units) meeting established income guidelines. The program supplements activities with funding from Tax Incremental Districts (TID) and local foundations.

*DCD's Rental Rehabilitation Program* utilizes HOME funds to assist responsible landlords in providing safe, decent and affordable housing for income-qualified tenants. Based on the amount of HOME funds received, landlords must reserve a certain number of units for low and moderate income tenants for an extended period of time; generally five to ten years after the renovations are completed

**Habitat for Humanity:** The City of Milwaukee continues its' relationship with the Milwaukee chapter of Habitat for Humanity to offset the cost of constructing new single-family homes for very low-income households. These new homes help breathe new life into some of the most deteriorated neighborhoods in the City of Milwaukee.

**Homebuyer Assistance Program:** This program provides Homebuyer Assistance to increase the homeownership rate among low income and minority households by providing down payment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income.

### **SECTION 8 – Rent Assistance Program**

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area.

#### ***a. Fund an Affordable Housing Production Task Force***

The City should establish and fund an Affordable Housing Production Task Force. This task force, comprised of private and not-for-profit housing experts, would be charged with identifying and securing federal and private funds to help subsidize the development of low-income and affordable housing.

**Status:** During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. The purpose of the Housing Trust Fund is to support developers and governmental entities in the acquisition, construction, rehabilitation and modification of affordable and accessible housing for low-income households and to finance support services that assist low income households in obtaining and maintaining affordable housing. Ongoing revenue from the City budget continues to be one source of funding. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatomi gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds. In 2012, a competitive application process was conducted and the City of Milwaukee received fifteen responses to its Housing Trust Fund Request for Proposals totaling \$2.6 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties.

In addition, the City participates as a member of the Supportive Housing Commission which includes local municipalities, area shelter providers, and other providers of housing for special needs populations.

The Neighborhood Improvement Development Corporation(NIDC) works with City departments, community-based agencies, financial institutions, developers, local foundations, and most importantly, residents, to increase the availability of affordable housing and to improve the condition of Milwaukee's existing housing stock.

***b. Utilize Tax Incremental Financing (TIF) to Produce Affordable Housing***

The City should be more assertive in its use of TIF to create more affordable housing units. TIF approval evaluation criteria could prioritize residential development projects that include affordable housing. Partnerships with local community development groups and affordable housing developers should be established to research more creative ways for the City to use TIF to produce affordable housing. TIF could be an effective tool to better meet Milwaukee's need for more affordable housing units.

**Status:** The City has funded several housing projects utilizing Tax Incremental Financing and has also created several Tax Incremental Districts such as: Mitchell Street , Metcalfe Park, Lindsay Heights, Bishop's Creek, Franklin Square.

***c. Re-evaluate the City's Supply of Affordable Housing***

The City is in a difficult position in terms of its supply of affordable housing. Due to several factors such as urban disinvestment, demand, and suburban exclusionary policies, a majority of the region's affordable housing supply is disproportionately located in the City. This disparity in the location and provision of affordable housing means that households with lesser means and greater social service needs locate in the City of Milwaukee. The concentration of this population in the City not only causes a strain on the City's resources, but also creates a concentration of poverty in the central part of the region – the City. The City should reevaluate its supply of affordable housing and take

steps to promote affordable housing within its own borders and advocate for affordable housing development within suburban areas.

**Status:** Ongoing evaluation and discussions with the Milwaukee 7, the Southeast Wisconsin Regional Planning Commission and housing producers which encompasses the City and County of Milwaukee and several other jurisdictions in Southeast Wisconsin. In addition, the City of Milwaukee has submitted its Smart Growth Plan in compliance with the State of Wisconsin requirements.

***d. Redefine “Affordable Housing”***

Milwaukee should create a new definition of affordable housing using accurate and reliable indicators. Important issues to take into account should include: income of City of Milwaukee residents (as opposed to using the County Median Income), quality of housing units, and availability of housing. Using this new definition, the City should conduct an accurate assessment of its livable, affordable housing supply. In addition, a projection of the supply of affordable housing, given rent and property value increases over the next 10 years, should be completed.

**Status:** The City’s definition of “affordable housing” and “low income household(s)” is consistent with Federal HUD regulations, as required by HUD.

**2) Advocate for Changes in State and Federal Programs to Expand Affordable Housing Options**

***a. Advocate for Additional Section 8 Housing Choice Vouchers***

The City of Milwaukee should facilitate a meeting with local HUD officials, as well as Wisconsin’s U.S. Senators and Representatives, to discuss the adverse impact of recent HUD actions. Specifically, these discussions should emphasize the deleterious effects of the HUD budget cuts and administrative changes within the Section 8 Voucher Program on the City and its residents. The City of Milwaukee should advocate for additional Section 8 Vouchers or alternative means to meet the need of low-income residents.

**Status:** The Housing Authority of the City of Milwaukee(HACM) manages approximately 4,000 units of low-income housing that are subsidized by the U.S. Department of Housing and Urban Development and also administers 5,600 HUD Section 8 vouchers. HACM consistently solicits additional funding from a variety of sources for other affordable housing projects including: Section 32 Homeownership Program, Section8(y) Homeownership option, HOPE redevelopment grants and Low Income Housing Tax Credits.

***b. Advocate for Affordable Housing Production Resources***

The City of Milwaukee should facilitate a meeting with state and federal elected officials to advocate for additional financing resources to build affordable housing, particularly for extremely low income persons. The City should also research successful models of affordable housing production in other communities for possible replication in the City of Milwaukee.

**Status:** The City continuously advocates for additional resources for affordable housing projects. Besides Federal HUD funds, the City has been successful in obtaining other Federal, State and local resources for affordable housing initiatives and also established the Housing Trust Fund.

***c. Advocate for Revisions to WHEDA's Low Income Housing Tax Credit (LIHTC) Program Allocation Scoring***

WHEDA's tool for scoring LIHTC applicants, the Qualified Allocation Plan (QAP), gives preference to development projects that have community support. As discussed in a previous section, this *community support* allows a municipality to oppose needed affordable housing.

The City of Milwaukee should advocate that WHEDA develop a scoring mechanism that (1) calculates the need for affordable housing based on the wages and salaries of the employment opportunities in that municipality and (2) eliminates the provisions by which developments receive additional scoring points awarded for community support of projects. For example, if a community has a large supply of expensive, unaffordable housing, yet a workforce with many low-paying retail jobs, points could be awarded based on the need in that community for housing which is affordable to those low wage earners.

**Status:** This is within the jurisdiction of the State of Wisconsin and not within the jurisdiction of the City of Milwaukee.

***d. Advocate for the Creation of an Improved Infrastructure between Medicare/Medicaid and Section 8***

According to a report by the Centers for Medicare and Medicaid a number of persons with disabilities in Milwaukee County desired to move out of nursing care facilities. Although they were physically able to do so, they lacked the financial resources to make such a transition. The City should meet with representatives of HUD and the Department of Health and Human Services to explore options that would allow those persons, desiring to do so, to move out of nursing care facilities and be integrated into the community.

**Status:** This lies within the jurisdiction of Milwaukee County government, the State of Wisconsin and the Federal government.

***e. Advocate for a Strengthened Smart Growth Law***

The City should continue to advocate for a strengthened Smart Growth Law. The State's Smart Growth Law contains a goal that all communities include in their required comprehensive plan, a plan for housing that includes housing for persons at all income levels and needs. If all communities in the four county region were to do this, Milwaukee would not have a disproportionate amount of the regions' affordable housing.

**Status:** The City has advocated for a stronger Smart Growth Law and has also submitted its Smart Growth Comprehensive Plan to the State of Wisconsin.

***f. Advocate for a Regional Housing Strategy***

Many southeastern Wisconsin communities outside of Milwaukee are under pressure to find a new source of water and are looking at Lake Michigan as the solution. The City of Milwaukee, which has access to Lake Michigan, has a disproportionate share of the region's affordable housing and is looking at the rest of Southeastern Wisconsin to also address this issue. The City should leverage its Lake Michigan access to convince the rest of the region to provide greater housing cost diversity. The development of a *Regional Housing Strategy* could be incorporated into further water negotiations with western suburbs. Communities should plan for an adequate amount of housing to serve all income levels, particularly income levels represented by the salaries and wages of the employers in each community. SEWRPC would be the likely organization to complete such a study, however because of SEWRPC's historic focus on suburban issues, Milwaukee should play a primary role in this planning effort to ensure urban issues are properly addressed.

**Status:** The City has consistently advocated for a Regional Housing Strategy and continues discussions with the Milwaukee 7 and the Southeast Wisconsin Regional Planning Commission which encompasses the City and County of Milwaukee and several other jurisdictions in Southeast Wisconsin. In addition, the City's Housing Trust Fund has recommended expanding its' activities to other municipalities within the Southeast region of Wisconsin.

***3) Encourage Landlord Participation in the Housing Choice Voucher Program***

The Housing Authority of the City of Milwaukee (HACM) staff should conduct a review of where current voucher holders are living. Areas that are underrepresented by voucher holders should be identified, and targeted for increased landlord recruitment.

**Status:** The Housing Authority currently works to increase landlord involvement in its' programs and has also created scattered site housing to expand housing choice options for families.

***4) Recommendation #4: Facilitate the Production and Modification of Accessible Units***

***a. Utilize Tax Incremental Financing (TIF) to Produce Accessible Housing***

The City should more assertively use TIF to create more accessible housing units for persons with disabilities. For instance, TIF approval evaluation criteria could prioritize residential development projects that include accessible housing. The City should partner with local Independent Living Centers and other disability rights advocacy groups to research more creative ways for the City to use TIF to produce affordable, accessible housing.

**Status:** The City has funded several housing projects utilizing Tax Incremental Financing and has also created several Tax Incremental Districts such as: Mitchell Street , Metcalfe Park, Lindsay Heights, Bishop's Creek, Franklin Square, all of which have accessible housing units. In addition, projects funded with CDBG and HOME Entitlement funds, WHEDA tax credits and Housing Trust Fund dollars have accessible housing units.

### **5) Re-establish Means to Enforce the City's Housing and Employment Discrimination Ordinance**

The City should re-establish the capacity to receive, investigate and adjudicate complaints of unlawful housing discrimination. This local enforcement component would complement the services provided by MMFHC and provide victims of discrimination a local source of remedy. The local ordinance outlines an enforcement process which is not currently being implemented or made available to persons wishing to file a complaint.

#### **Status: City of Milwaukee – Equal Rights Commission**

The City re-established its Equal Rights Commission(ERC), which was approved by the Milwaukee Common Council on December 16, 2008. The broad objectives of the ERC are to provide oversight and establish collaborative working relationships with other organizations in Milwaukee, academia, and the business community to improve the equal rights climate in the City of Milwaukee. The goals are to maintain the City's oversight, investigative and enforcement capabilities over discriminatory practices not addressed and protected by federal and state laws. The following are the broad functional responsibilities of the new ERC:

#### **Oversight/Accountability** **Community Collaboration and Partnerships** **Prevention, Education, and Training**

The Equal Rights Commission has been fully operational since 02/10/09 when the first meeting was held. The Commission is charged with monitoring the employment, contracting, and program activities of the City, preparing and providing timely reports to the Mayor and Common Council on efforts to promote equal rights, equal opportunities, positive community relations, and to eliminate discrimination and inequities in City government and the City.

In order to help accomplish its mission, the Commission formed three Sub-Committees: Accountability Structure Sub-Committee, the Community Engagement Sub-Committee, and the Paid Sick Leave Ordinance(PSLO) Sub-Committee.

The Commission scheduled briefings with City departments to further understand department efforts in relation to equal rights issues. In addition, representatives from the Metro Milwaukee Fair Housing Council (MMFHC) presented an overview of their work and expressed continued interest in working with the Commission to streamline the referral process for housing discrimination complaints. The Commission was asked to review the Analysis of Impediments to Fair Housing Report to better understand how the City and MMFHC can work together on issues identified in the report. Training sessions were held in 2012 for City agencies regarding housing discrimination.

The following learning objectives have been identified for the training:

1. Familiarize City of Milwaukee employees with the provisions of federal, state and local fair housing laws in order to provide better assistance to persons in Milwaukee who may experience illegal housing discrimination.

2. Discuss common forms of illegal discrimination in the housing market through recent case examples so that City of Milwaukee employees may be better able to discern possible violations and provide appropriate referrals for housing related issues.
3. Apprise City of Milwaukee employees of services available to victims of housing discrimination by MMFHC so that persons in Milwaukee may obtain investigative and legal assistance to pursue complaints.

**6) Review and Amend the City of Milwaukee Housing and Employment Discrimination Ordinance**

The City of Milwaukee should thoroughly review and amend its Housing and Employment Discrimination Ordinance (Chapter 109 of the City of Milwaukee Ordinances) to ensure that it is consistent with existing state and/or federal fair housing laws. Particular attention should be devoted to providing remedies for victims of housing discrimination. Currently, the ordinance is explicit regarding civil forfeitures, but is vague about remedies that the victim of discrimination may recover. Absent these types of recoveries, there is little incentive for persons to file with the City, versus other public enforcement agencies whose laws include compensatory damages, injunctive relief and recovery of attorneys' fees.

**Status:** The City has revised and updated Chapter 109 of the Milwaukee Code of Ordinances which was approved by the Milwaukee Common Council in 2009.

**7) Support of Comprehensive Fair Housing Services**

***a. Continued Support of Metropolitan Milwaukee Fair Housing Council***

The City should continue support of the Metropolitan Milwaukee Fair Housing Council, which provides comprehensive fair housing services in the areas of direct assistance to victims of housing discrimination, investigations of systemic forms of illegal discrimination, outreach and education throughout the community, anti-predatory lending activities, and community and economic development issues. As part of this partnership, the staff of the Common Council and appropriate city departments should be trained and familiarized with the services of MMFHC to facilitate referrals of fair housing and fair lending issues from local residents.

**Status:** The City provides funding on an annual basis to the *Metropolitan Milwaukee Fair Housing Council* and the Legal Aid Society. In addition, as stated above, a commitment was made to conduct training sessions for City agencies regarding housing discrimination.

The following learning objectives have been identified for the training:

1. Familiarize City of Milwaukee employees with the provisions of federal, state and local fair housing laws in order to provide better assistance to persons in Milwaukee who may experience illegal housing discrimination.

2. Discuss common forms of illegal discrimination in the housing market through recent case examples so that City of Milwaukee employees may be better able to discern possible violations and provide appropriate referrals for housing related issues.
3. Apprise City of Milwaukee employees of services available to victims of housing discrimination by MMFHC so that persons in Milwaukee may obtain investigative and legal assistance to pursue complaints.

***b. Mobility Program***

The City should establish a program that provides assistance to persons desiring to make pro-integrative housing moves, either in the rental or sales markets. Assistance would take the form of counseling about non-traditional neighborhoods, neighborhood tours, community profiles to market City neighborhoods and financial incentives, such as down payment or security deposit assistance. This would also include a Mobility Assistance Program for Housing Choice Voucher Holders to help facilitate economic integration and residential desegregation.

**Status:**

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Section 8 Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low -income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area. In the voucher program, tenants are able to rent units which have rents from 10% to 20% above fair market value when they locate to a "non-impacted" area --- where fewer than 40% of the families are below the poverty level.

HACM also participates in a program which markets the benefits of living in non-traditional residential areas and encourages more rent assistance clients to move to such areas. This is accomplished through: orientation briefings to explain fair housing law, client location options and additional services; general counseling to families regarding housing choices and housing search skills; direct tenant referrals to available units in non-traditional areas resulting in the pro-integrative placement of families; and, the recruitment of new owners of units in non-traditional areas. During orientation and counseling, all RAP applicants are informed that they could seek housing anywhere they chose and were also informed of the portability provisions of vouchers and the advantages of locating to a non- traditional area. Listings of housing units are provided to applicants, including many in non-traditional areas. Also, a list of wheelchair accessible units is made available upon request for those in need.

In addition, CDBG-funded homebuyer counseling agencies regularly conduct neighborhood tours and also provide information on housing options in neighborhoods throughout the City of Milwaukee.

### ***c. Fund a Regional Equity Audit***

The City should fund a Regional Equity Audit. The racial and economic disparities between City residents and suburban residents are vast. The disparities encompass all aspects of quality of life, such as: education, housing and employment, as well as access to health care, transportation and other services. A variety of sources have documented these inequities in a variety of ways, but documenting only informs the public of the problem, it does nothing to solve or recommend solutions. The Regional Equity Audit would be a project to research and investigate procedural or policy actions undertaken by other communities that have the result of furthering or reinforcing suburban/City racial and economic segregation. Housing, education and transportation are the most notable quality of life aspects in which a community's exclusivity is a major reason for continued disparities.

**Status:** This should be discussed and decided by the Southeast Wisconsin Regional Planning Commission.

### ***8) Continue Support and Increase Participation in MMFHC's Anti-Predatory Lending Program***

The City of Milwaukee's support of MMFHC's anti-predatory lending program, Strategies To Overcome Predatory Practices (STOPP), is a critical component to combat illegal lending practices in the City of Milwaukee. This collaborative network of lenders, housing counseling agencies, community groups, Legal Aid Society and government representatives has successfully initiated measures to reduce these abusive loans in the City. It is therefore imperative for the City to continue its' financial support and increase its direct participation in STOPP's efforts.

**Status:** The City provides funding on an annual basis to the Metropolitan Milwaukee Fair Housing Council, Legal Action and the Legal Aid Society for their anti-predatory lending programs.

### ***9) Support Consumer Rescue Fund for Victims of Predatory Lending***

The City of Milwaukee should use its relationships with responsible area lenders, urging them to work with MMFHC and Fannie Mae to participate in a Consumer Rescue Fund (CRF). CRF loans remediate and refinance predatory loans by providing the consumer a loan they can afford, and is appropriate for their circumstances.

**Status:** The City of Milwaukee, in conjunction with members of the Milwaukee Foreclosure Partnership Initiative Intervention Workgroup, have recommended that the Wisconsin Housing and Economic Development Authority (WHEDA) identify a source of funds for a loan loss reserve which would leverage additional private funds to create a rescue refinance loan product. This product would serve as a product of last resort for eligible homeowners who have the demonstrated ability to make payments under the terms of the program but who cannot otherwise refinance their loans. The workgroup also recommends that WHEDA seek a revision to State law to allow for the use of bond proceeds to fund refinance mortgages, a statutory change allowed by recent changes to Federal tax law.

The workgroup further recommends that WHEDA explore changing the income limits on its property tax deferral loan program in order to assist more homeowners.

#### **10) Fund Post-Purchase Counseling**

The City should fund post-purchase counseling services conducted by viable homebuyer counseling agencies, in order to successfully combat predatory loans in Milwaukee. These counseling services assist in preventing foreclosure, as well as educate homeowners about refinancing options for more affordable and suitable loans.

**Status:** The City funds five HUD-certified homebuyer counseling agencies on an annual basis to provide homebuyer assistance for *first-time* low income homebuyers. Besides pre-purchase and post purchase counseling and mortgage loan assistance, funded agencies provide budget counseling, assistance with credit repair, assistance in obtaining home improvement/repair loans, refinancing of existing mortgage loans , tax default and mortgage default counseling.

#### **11) Support for Housing Trust Fund**

The City of Milwaukee should support the development of a local Housing Trust Fund (HTF), a new, ongoing, dedicated source of revenue to support affordable housing. The HTF would be administered by the City and support a wide range of housing. This would include permanent housing services for the homeless, the development and preservation of affordable rental units as well as supporting the creation of new homeowners and preserving the homes of existing homeowners.

**Status:** The Common Council and Mayor of the City of Milwaukee voted to establish a Housing Trust Fund and provided \$2.5 million in bonding to capitalize the Trust Fund. Ongoing revenue from the City budget continues to be one source of funding. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatami gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds.

In 2012, a competitive application process was conducted and the City of Milwaukee received fifteen (15) responses to its Housing Trust Fund Request for Proposals totaling \$2.6 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties. *See the following page* for sample Housing Trust Fund projects.

## 2012 Housing Trust Fund Allocations

Applicant	Project Category	Award Amount
<p><b><u>Heartland Housing</u></b>                      Located at Center and Buffum Streets. This development contains 37 units of supportive housing to Very Low Income residents, most of whom were homeless or at risk of being homeless.</p>	<p><b>Rental/Supportive Housing</b></p>	<p><b>\$207,568</b></p>
<p><b><u>CommonBond</u></b>                      Located at 38<sup>th</sup> Street and Florist Avenue this development will contain 80 units of affordable housing. This Project will sustain these previously Section 8 funded units.</p>	<p><b>Rental</b></p>	<p><b>\$250,000</b></p>
<p><b><u>Gibraltar Development of Milwaukee</u></b>                      This project was funded to repair or replace roofing systems of owner-occupied homes, where the homeowner is at risk of losing their homeowners insurance.</p>	<p><b>Homeownership/ Rehab</b></p>	<p><b>\$86,793</b></p>
<p><b><u>Layton Blvd. West Neighbors</u></b>                      This project was funded to provide homeownership opportunities for low-income households. The project will rehabilitate vacant and foreclosed homes. Additional funding sources may include NSP funds. This is the fourth round of funding for this project.</p>	<p><b>Homeownership/ Foreclosure</b></p>	<p><b>\$30,000</b></p>
<p><b><u>Milwaukee Christian Center</u></b>                      This project was funded to rehabilitate owner-occupied homes with the primary focus on health, safety, and code issues. The agency will assist projects that are outside of the CDBG target area. The agency has an agreement with the Department of Neighborhood Services to provide final code compliance.</p>	<p><b>Homeownership/ Owner-Occupied</b></p>	<p><b>\$126,000</b></p>
<p><b><u>Milwaukee Habitat for Humanity</u></b>                      This project was funded to provide homeownership opportunities for very low-income households. The agency will construct 7 homes on vacant city lots. Homes will be sold to households earning less than 60% CMI.</p>	<p><b>Homeownership</b></p>	<p><b>\$100,000</b></p>

### **12) Advocate for Open and Inclusive Real Estate and Rental Markets**

The City of Milwaukee should advocate for more open and inclusive home rental and sales markets by working with the housing industry to accomplish the following:

- Work cooperatively with the real estate industry and its trade associations to develop ways for local agents to become more familiar with Milwaukee City neighborhoods. For example, facilitating a relationship between local real estate professionals and community groups to conduct neighborhood tours and other activities to promote stable neighborhoods.
- The City should continue to include MMFHC fair housing presentations as part of its citywide training for rental housing providers.
- The City should continue to have its Housing Authority and Section 8 staff trained by MMFHC on the provisions of fair housing laws and remedies available to their clients.
- Encourage greater efforts on the part of the real estate and rental industries to hire and train minority and bilingual real estate and rental professionals.
- Encourage more active participation by providers of rental housing in local rent assistance programs to expand locational choice for low-income and minority residents

**Status:** Ongoing

### **13) Continue production of Annual Report of Lending Practices in Milwaukee**

The City Office of the Comptroller should continue to produce and distribute its annual report of lending activity in Milwaukee. This report, *City of Milwaukee Annual Review of Lending Practices of Financial Institutions*, has proven to be a valuable resource in analyzing lending patterns.

**Status:** The Milwaukee Common Council adopted legislation requiring the City Comptroller to prepare an annual report on lending practices by area financial institutions. Besides focusing on residential lending practices, the review also compares lending patterns by race and income and compares the racial loan denial rate for Milwaukee with forty-nine other large metropolitan areas in the country. Recommendations are provided for improving residential lending in those areas of the City where homeownership is lowest and annual reviews of the progress that City departments have made in implementing prior report recommendations. This report is undertaken annually and is distributed to community-based organizations, lenders and others to help facilitate action on the recommendations.

### **14) Promote Integrated Neighborhoods through Inclusionary Zoning**

An inclusionary zoning ordinance is a tool designed to increase the economic integration of a community. It is a land use regulation mandating a percentage (usually 15-20%) of the housing units in any project above a given size, be affordable to people of low and moderate incomes. The City (preferably in cooperation with surrounding communities in the region) should work with Milwaukee housing organizations and the local housing industry to research an inclusionary zoning ordinance that produces a maximum of affordable units.

The City could research the successful use of such inclusionary zoning in other communities to replicate for use in its jurisdiction. In situations in which an ordinance is unfeasible, the City should incorporate income diversity using affordable housing requirements in housing development agreements, particularly in high-housing cost areas.

**Status:** The City of Milwaukee includes affordable housing and income diversity requirements in its' development agreements with housing producers.

#### **15) Outreach to Linguistically Isolated and Bilingual Communities**

The City should facilitate the formation of a partnership with organizations that serve non-English speaking or limited English-speaking persons, to develop a pro-active approach to reach these linguistically isolated populations on fair housing and fair lending issues.

**Status:** The City funds on an annual basis, the Metropolitan Fair Housing Council and the Legal Aid Society, both of whom work with these populations. The City also has partnerships with and funds the following agencies that serve non-English speaking or limited-English speaking persons: *Hmong American Friendship Association, Hmong Wisconsin Chamber of Commerce, Latino Community Center, United Community Center, Hispanic Chamber of Commerce, Lao Family Community, Inc.* In addition, CDBG-funded homebuyer counseling agencies have bilingual staff that work with clients on these issues.

#### **16) Review Zoning Ordinance Regarding Community Living Arrangements**

The City should partner with disability advocacy groups, such as the Wisconsin Coalition for Advocacy, Independence First and others, to review and analyze the Community Living Arrangements section of its zoning ordinance. The language should be reviewed in terms of current and future legal implications and potential liability of the City, as advocates have successfully challenged similar municipal ordinances elsewhere as violations of the Federal Fair Housing Act.

**Status:** Ongoing review of current City ordinances

#### **17) Identify and Overcome Housing Production Impediments**

The City should convene discussions with for-profit and not-for-profit housing producers and lenders regarding impediments to the production of accessible, affordable, and large (4 or more bedrooms) housing units. Further, this consortium should identify the challenges in producing such housing, as well as develop recommendations for policy changes (on the federal, state, and local level). A secondary outcome of this consortium is to educate for-profit developers about current tools available for the production of this housing. Lastly, this coordinated approach may be used to encourage for-profit and not-for-profit housing developers to consider partnering on affordable, accessible, and large unit housing projects.

**Status:** Ongoing meetings and discussions by the members of the Housing Trust Fund, Milwaukee Housing Coalition, non-profit and for profit housing producers and housing technical assistance providers.

***18) Review Milwaukee Public School Policies That Contribute to Segregation***

The City should work with the Milwaukee Public School Board to assess the impact that various MPS policies have on the City and regional racial and economic segregation, particularly Chapter 220, the Neighborhood Schools Initiative, Open Enrollment, and the Milwaukee Parental Choice Program.

**Status:** Members of the Milwaukee School Board are elected by the citizens of Milwaukee. The Milwaukee School Board is a separate, elected and autonomous entity of which the City of Milwaukee has no jurisdiction or authority.

**Public Notice of CAPER Availability**  
**& Newspaper Ads/Notification**

**CITY OF MILWAUKEE - COMMUNITY DEVELOPMENT PROGRAM**

**PUBLIC NOTICE OF AVAILABILITY  
OF YEAR 2012  
CONSOLIDATED ANNUAL PERFORMANCE  
& EVALUATION REPORT**

In accordance with regulations of the U.S. Department of Housing and Urban Development(HUD), the City of Milwaukee has prepared and will submit to HUD a Consolidated Annual Performance and Evaluation Report(CAPER)covering the City's Community Development Program from January 1, 2012 through December 31, 2012. This report is to be used by HUD in reviewing program performance as well as considering the City's program for continued funding.

The comment period for review of this report is from Feb. 22, 2012 through March 27, 2013. At your request, your comments will be forwarded to HUD, as required by Federal regulations. Copies of the Performance Report are available for public inspection at the Community Development Grants Administration Office, Room 606, City Hall, 200 East Wells Street, Milwaukee, WI. 53202, during regular office hours from 8:00 A.M. to 4:45 P.M. Monday through Friday. In addition, copies of this report will be on file with the Legislative Reference Bureau in Room B-11, City Hall and the following Milwaukee Public Libraries: Main Library, 814 W. Wisconsin Ave., Capitol, 3969 N. 74<sup>th</sup> St., Center St., 2727 W. Fond du Lac Ave., Zablocki, 3501 W. Oklahoma Ave., Forest Home, 1432 W. Forest Home Ave.

The report can also be accessed at  
[www.city.Milwaukee.gov/CommunityDevelopment310.htm](http://www.city.Milwaukee.gov/CommunityDevelopment310.htm).



**Annual Performance Report**  
**HOME Program – Form 40107**

# Annual Performance Report HOME Program

**U.S. Department of Housing  
and Urban Development**  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 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. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: <b>HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410</b>	Starting	Ending	
	1/1/12	12/31/12	3/28/13

## Part I Participant Identification

1. Participant Number	2. Participant Name City of Milwaukee, Wisconsin; Community Development Grants Administration		
3. Name of Person completing this report Steven L. Mahan, Director		4. Phone Number (Include Area Code) 414-286-3647	
5. Address 200 East Wells Street; Room 606	6. City Milwaukee	7. State Wisconsin	8. Zip Code 53208

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
-0-	N/A	N/A	N/A	N/A

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
<b>A. Contracts</b>					
1. Number	56			30	13
2. Dollar Amount	\$1,508,032			\$658,228	\$362,649
<b>B. Sub-Contracts</b>					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
<b>C. Contracts</b>					
1. Number	56	5	51		
2. Dollar Amount	\$1,508,032	\$247,501	\$1,260,531		
<b>D. Sub-Contracts</b>					
1. Number					
2. Dollar Amounts					

# **HOUSING PHOTOS**

# HOUSING PRODUCTION

## Northcott Bronzeville - Milwaukee Builds

2472 & 2476 N. 5<sup>th</sup> Street



Instructor showing proper cutting technique, to install first floor decking.



Crew members securing first floor decking



Rear view



Front view

**NEIGHBORHOOD IMPROVEMENT PROGRAM**

**Owner-Occupied Rehabilitation**



**2054 S. 31<sup>st</sup> Street – “Before”**



**2054 S. 31<sup>st</sup> Street – “After”**



**3319 N. 42<sup>nd</sup> Street – “Before”**



**3319 N. 42<sup>nd</sup> Street – “After”**



**812 E. Otjen Street – “Before”**



**812 E. Otjen Street – “After”**

**NEIGHBORHOOD IMPROVEMENT PROGRAM**

**Owner-Occupied Rehabilitation**



**1422 W. Grant Street – “Before”**



**1422 W. Grant Street – “After”**



**6071 N. 38<sup>th</sup> Street – “Before”**



**6071 N. 38<sup>th</sup> Street – “After”**



**2768 N. 23<sup>rd</sup> Street – “Before”**



**2768 N. 23<sup>rd</sup> Street – “After”**

**PHOTOS:**

**SPECIAL ECONOMIC DEVELOPMENT –**  
**BUSINESS ASSISTANCE**

## SPECIAL ECONOMIC DEVELOPMENT-BUSINESS ASSISTANCE



Wisconsin Women's Business Initiative Corp. (WWBIC), recognizes and encourages projects when it's only a dream on paper before the actual implementation. During the implementation of putting the JDRC plan into action, WWBIC was a constant reminder that there was one more document to complete or guiding the way of tapping into one more resource.

Again, thanks for helping me to realize "business success."

*Jessie Spraggins, Job Development Resource Center, Milwaukee, Wisconsin*

# Alterra Coffee



2999 N. Humboldt Blvd.



# Wolf Peach Restaurant



1818 N. Hubbard Street



**PHOTOS: JOB TRAINING & PLACEMENT**



**PUBLIC SERVICES – YOUTH ACTIVITY PHOTOS**

**2012 National College Tour – Pearls for Teen Girls**



**Teacher in Library – Summer Super Reader Initiative**



Enjoying the “frogs” of Summerfest



## VOLUNTEERISM IN ACTION

