

2013 ANNUAL ACTION PLAN

CITY OF MILWAUKEE, WISCONSIN

Submitted to the
U.S. Department of Housing & Urban Development
By the
Community Development Grants Administration
City Hall – 200 East Wells Street; Room 606
Milwaukee, Wisconsin
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Funds Provided by the U.S. Department of Housing & Urban Development

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Fourth Program Year 2013 Action Plan City of Milwaukee, Wisconsin

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan 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.

Narrative Responses

GENERAL

Executive Summary

The Community Development Block Grant program was established by Congress in 1974 with the passage of the Housing and Community Development Act. This program provides funds to municipalities and other units of government around the country to develop viable urban communities. This is accomplished by providing affordable, decent housing, a suitable living environment and by expanding economic opportunities principally for low and moderate income persons. Local units of government develop their own programs and funding priorities, however all activities must be consistent with one or more of the following HUD national objectives:

- ❖ **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 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 these National Objectives.

As a recipient of these funds, the City of Milwaukee is required to submit to HUD each year, an Annual Action Plan, which is based on the jurisdiction's 5-Year Consolidated Plan and Strategy, that defines the direction the City will take in utilizing these Federal funds to address the national objectives in a manner that will produce the greatest measurable impact on our community.

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.

For the most part, this Annual Action Plan is focused on how to best spend Federal HUD dollars. There is little discussion on the need for quality schools, government expenditures for human services or on the role of personal responsibility for life decisions, which impact economic viability. While those are all key issues, they are not within the scope of this Plan for the City of Milwaukee's use of Federal funds. The City of Milwaukee, Community Development Grants Administration will continue to strive to address the needs of Milwaukee's residents, while promoting programs and activities that will provide the greatest benefit for our community.

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the proposed programs. In all cases, the City of Milwaukee has presumed the level of funding of each program based on previous annual funding levels. Because these programs are subject to potential changes due to national funding decisions, the projections and planned activities are subject to change based on the availability of funding.

The strategies and recommendations outlined in the document attempt to balance the needs and priorities of our community and as identified in the data analysis, with the availability of funds.

Summary of Community Needs/Strategies/Goals

The City of Milwaukee 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 community 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 social service providers. These priorities represent a comprehensive approach to neighborhood vitality, housing availability, affordability for all residents and adding value to the community.

To achieve these goals, CDGA will continue planned aggressive blight elimination efforts, support active citizen participation in monitoring problem properties and organizing efforts to improve quality of life and encourage the economic integration and revitalization of neighborhoods. Other priorities include integrating crime prevention into a variety of city services and capital improvements, continuing the city's aggressive efforts to combat lead hazards and continuing to support City workforce development for low income residents.

The City's Anti-Poverty Strategy emphasizes jobs and job creation. City departments will continue to utilize a variety of tools to work cooperatively with the non-profit sector and the business community to leverage employment and economic activity in targeted areas of the city and to spark broader policy and programmatic reform to focus on jobs.

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 will continue its commitment to cluster developments and large impact developments. In this vein, there is a growing sense that public and private sector funding should be focused more on tangible outcomes leading to neighborhood revitalization and the creation of jobs, income and wealth.

This model of comprehensive planning is embraced by the residents and other stakeholders as the emphasis is focused on housing improvement, job creation and income enhancement.

The City of Milwaukee's Housing Strategy includes expanded homeownership opportunities and access to affordable housing for all residents, the elimination of blighted structures, the sale of vacant lots, property surveys, 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 proposes to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

Other priorities include expanding efforts to assist public housing and Section 8 residents move to private market unsubsidized housing, provide better training, advocacy and mediation services for landlords and tenants and increase the number of rent-assisted housing units and their geographic distribution throughout the metropolitan area and Milwaukee County. The City's objectives to address these issues include placing households in either Section 8 or public housing units as turnover occurs and substantially rehabilitate rental units through the Rent Rehabilitation program.

These strategies will help link job creation to the City's housing development efforts, expand access to new resources for neighborhood development and lend itself to coordinated housing and neighborhood efforts with other human service and economic development initiatives.

Persons with special needs as well as the homeless are a critical concern for the City as they strive to bring value to neighborhoods. The Milwaukee Continuum of Care's 10 Year Plan to End Homelessness, details the strategies, goals and action steps to be undertaken and priority needs and allocation priorities as determined by the Continuum of Care (CoC) Planning group. Some of the specific goals of this group include, coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems.

Additionally, the City places an emphasis on addressing the needs of the mentally ill and veterans, youth issues such as dropout rates, recreation, educational programs and overall unemployment issues. Housing and supportive services for persons with Aids and other disabilities are another priority for the City of Milwaukee as well as continuing to address poverty and other issues facing residents and other stakeholders.

Lead-based paint hazards and their abatement continue to be a high priority for the City of Milwaukee. To that end, the following strategies will be utilized including: continuous evaluation of lead abatement methods, continuation of a program of grants/loans to assist homeowners and landlords in removing lead hazards, continuing collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, expanding 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 (ED/SS) grants at all its public housing developments. Residents are also directly involved in the evaluation of program outcomes and in the determination of the level of satisfaction with facilities and services offered by the Housing Authority. Other initiatives include 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 continues to support efforts to strengthen Milwaukee's communities, including programs such as community organizing (block club creation and support), crime prevention, neighborhood cleanups, and landlord/tenant programs.

The Community Development Grants Administration continues to promote policies and employ strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City continues to approach planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City will also continue to investigate programs and support 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 are 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.

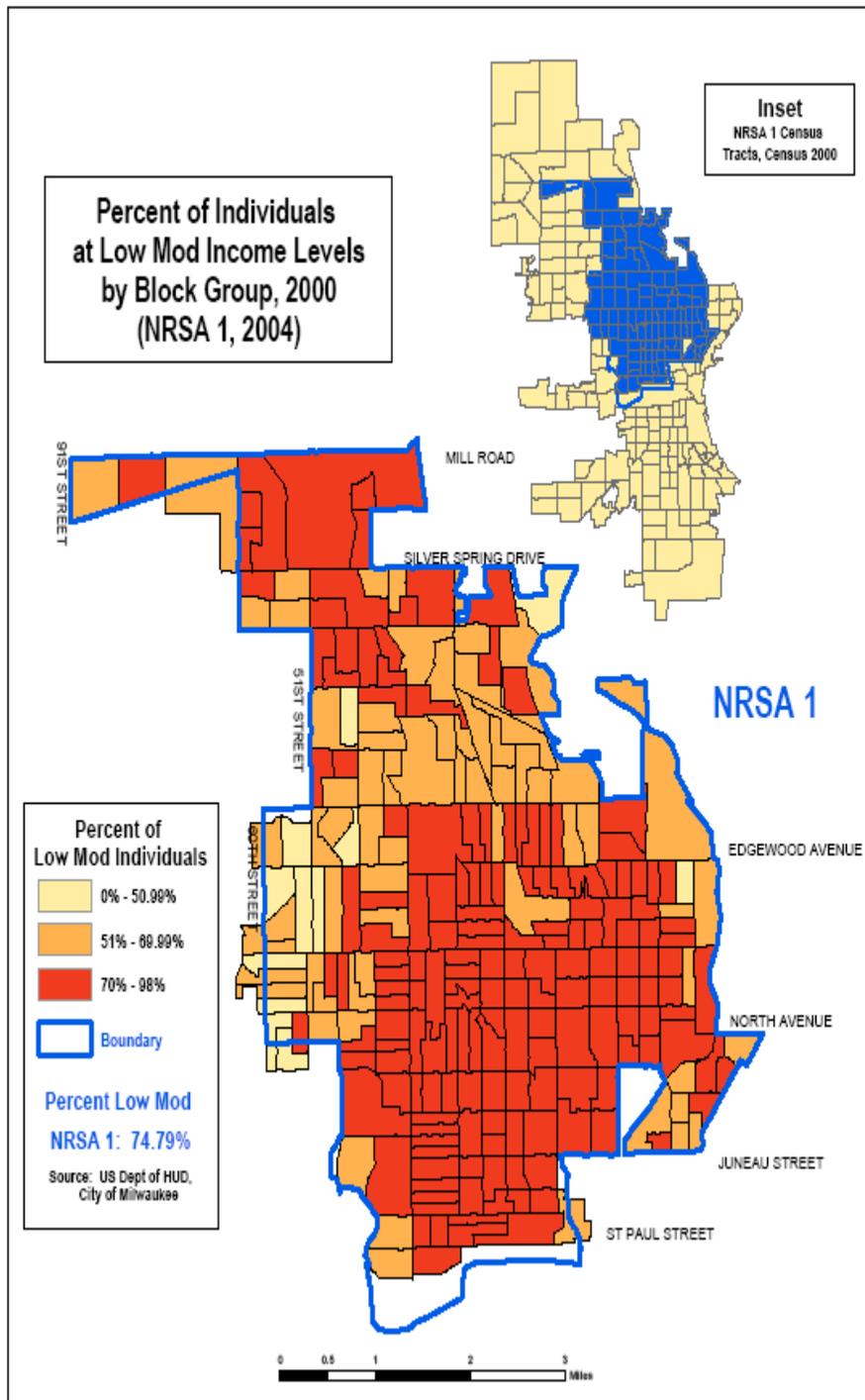
GENERAL QUESTIONS

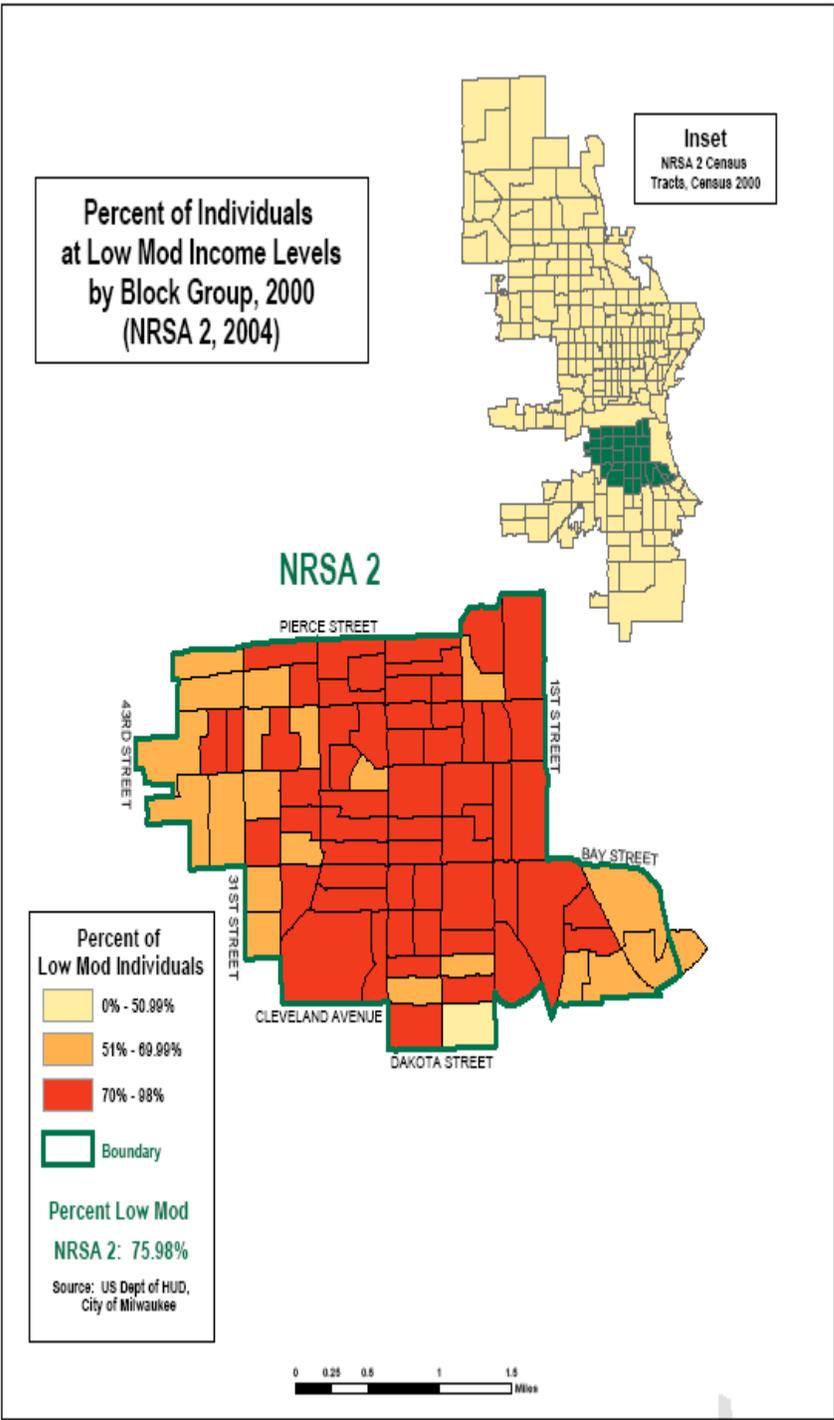
- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.**

PY 2013 Response:

Geographic Distribution: The primary geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the two Neighborhood Revitalization Strategy Areas (NRSAs). Services will also be 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.





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

2) Describe the reasons for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year and the rationale for assigning the priorities.

PY 2013 Response: Basis for Priorities and Allocation of Funds

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 continues to be a high priority as a means of stimulating economic opportunities including job creation - for Milwaukee residents in the identified Neighborhood Revitalization Strategy Areas (NRSAs).

CDGA proposes to target 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 is also allocated for low income persons in non-NRSA census tracts within the City of Milwaukee. The major emphasis is 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 602,191 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.

The following chart provides an analysis of low income persons within the NRSA areas.

NRSA Area	Total Population*	Total Low/Moderate Income Population*	Total Percent Low/Moderate Income Persons*
NRSA #1 (North)	216,718	162,104	74.79%
NRSA #2 (South)	84,910	64,519	75.98%

**(Based on U.S. Census 2000)*

3) Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

PY 2013 Response: Meeting Underserved Needs

There are numerous obstacles to the coordination of public and private resources. Most local public organizations are dependent to some extent on federal Funds and are controlled by federal regulations. Each funding source has specific goals, objectives and need definitions. When these differing criteria are implemented at the local level, the result is very often a fragmented and internally contradictory service delivery system. It is difficult to attract private participation into this system, because the private sector sees the fragmentation and complexity of the system and questions the system's ability to produce measurable results. In spite of the obstacle, Milwaukee has many important public/private initiatives which are committed to addressing community needs. These initiatives occur primarily in the Block Grant area and are coordinated individually by their sponsoring organization and through an informal city-wide network of organizations, foundations, non-profits, educational institutions, businesses and governments.

SOURCES OF FUNDS

1. Identify the federal, state, and local resources the jurisdiction expects to receive to address the needs identified in the plan. **Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan. (92.220(c)(1))**

PY 2013 Action Plan Response: Sources of Funds

Many activities identified in the Annual Action Plan are 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 to be used for proposed activities include the High Intensity Drug Trafficking Areas (HITDA) and the Gang Reduction Initiative among other resources.

2. **If you plan to dedicate funds within a local targeted area, provide the boundaries of the targeted area and an estimate of the percentage of funds you plan to dedicate to target area(s). (91.220(f))**

PY 2013 Action Plan Response: Percentage of Funds to Targeted Areas

Not Applicable.

3. **If your plan includes a Neighborhood Revitalization Strategy Area or Areas, please identify the census tracts for each NRSA and an estimate of the percentage of funds you plan to dedicate to the NRSA(s).**

PY 2013 Action Plan Response: Percentage of Funds to NRSA(s)

See proposed expenditures worksheet located in the Additional Files Folder. NRSA maps, boundaries and census tracts are located on pages 7-9.

4. **Explain how federal funds will leverage resources from private and non-federal public sources.**

PY 2013 Action Plan Response: Sources of Funds

CDGA is committed to leveraging funding resources from other types of public and private sources for community development projects funded through CDGA. For 2013, the projects receiving Emergency Solutions Grant (ESG) funds will utilize CDBG funds and agency private funds and donations to match the use of the ESG funds. Also, in addition to CDBG funds, other State funds and non-governmental funds will be used in conjunction with shelter related activities.

The housing rehabilitation projects will leverage funds from the private sector mostly in the form of funds borrowed from lenders providing construction financing and permanent financing. Low Income Housing Tax Credits directly provide a needed subsidy in low-income rental projects by selling the credits to investors. Matching funding for the HOME program will include City-owned appraised land/real property, foregone taxes, fees, charges, Housing Trust Fund, City bond financing and other eligible affordable housing projects.

Economic development funds will compliment projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. Also, the High Intensity Drug Trafficking Areas (HIDTA) program will be used to compliment CDBG-funded activities.

- 5. Provide a description of how matching requirements of HUD's programs will be satisfied.**

PY 2013 Action Plan Response: Matching Requirements

The City of Milwaukee received an exemption in 2012 from the HOME match due to a Presidential Disaster Area declaration. For Year 2013, matching funding for the HOME program will include City-owned appraised land/real property, foregone taxes, fees, charges, Housing Trust Fund, City bond financing and other eligible affordable housing projects. ESG funds will be matched utilizing CDBG funds and agency private funds and donations.

- 6. If the jurisdiction deems it appropriate, indicate publicly owned land or property located within the jurisdiction that may be used to carry out the plan.**

PY 2013 Action Plan Response: Sources of Funds

Not Applicable.

- 7. Identify federal resources the jurisdiction expects to receive from the Housing and Economic Recovery Act and the American Recovery and Reinvestment Act that will be used to address priority needs and specific objectives identified in the plan.**

PY 2013 Action Plan Response: Sources of Funds

For Year 2013, the City will not utilize Housing and Economic Recovery Act or American Recovery and Reinvestment Act funds to address priority needs and specific objectives identified in this 2013 Annual Action Plan.

- 8. Identify whether Neighborhood Stabilization program funding is being used to address priority needs.**

PY 2013 Action Plan Response: Sources of Funds

For Year 2013, the City will not utilize Neighborhood Stabilization Program funding to address priority needs as identified in the 2013 Annual Action Plan.

- 9. Identify whether CPD funding will be coordinated with Department of Energy's Energy Efficiency and Conservation Block Grants, and the Department of Labor's Workforce Investment Act programs to provide opportunities for unemployed, lower-skilled and low income women and men to advance along a middle class career track of increasing skills and wages.**

PY 2013 Action Plan Response: Sources of Funds

For Year 2013, the City will not coordinate CPD entitlement funding with the Department of Energy's Energy Efficiency and Conservation Block Grants, and the Department of Labor's Workforce Investment Act programs.

MANAGING THE PROCESS

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Response:

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 are ratified by the Milwaukee Common Council and the Mayor. The CDGA will continue to solicit and evaluate applications from all interested parties through the open and competitive Request for Proposal (RFP) process. Recommendations for funding are made to the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

Participation and Consultation: The 5-Year Consolidated Plan and Annual Action Plan was developed through a collaborative process involving a task force and consultation from representatives from numerous entities such as housing, youth, homeless, persons with HIV/AIDS, economic development and jobs, elderly persons, persons with special needs and/or disabilities, City departments, residents and others from the private sector. Representatives are:

<u>Name</u>	<u>Organization</u>
Racquel Bell	Brighter Futures
Norma Ballentine	Safe & Sound, Inc.
Trena Bond	Housing Resources
Martha Brown	City Dept. of City Development
Pat Delmenhorst	Interfaith Older Adults Program
Katherine Doyle	Legal Aid Society of Milwaukee
Brian Peters	Independence First
Bethany Sanchez	Milwaukee Metro Fair Housing Council
Kelly Draves	Wiscraft Services for the Blind
Steve Fendt	Southside Organizing Committee
Michael Gapinski	Lincoln Neighborhood Redevelopment Corp.
Michael Gifford	AIDS Resource Center of Wisconsin
Bob Harris	City-Dept. of City Development
Tanya Henry	Milwaukee Careers Cooperative
Barbara Notestein	Safe & Sound, Inc.
Robert Jackson	Boys & Girls Club
Ruth Varnado	Lincoln Park Community Center
Dave Crowley	YMCA-CDC
Nicole Crust	YMCA-CDC

Antonio Perez
Maria Rodriguez
Michael Van Alstine
Joseph Volk
Kathie Walker
Barbara Moore
Liz Hammer
Delores Green
Paula Butler
Kenneth Schmidt
Stephanie Saniter
Bob Greene
Barry Mimis
Julie Borum
Shalany Ellison
Milwaukee Continuum of Care

Housing Authority of Milwaukee
Housing Authority of Milwaukee
Milwaukee Christian Center-NIP
Community Advocates & Shelter Task Force
North Avenue Community Dev. Corp.
Project Respect
Silver Spring Neighborhood Center
Lisbon Avenue Neighborhood Development
Social Development Commission
Hope House of Milwaukee
Hope House of Milwaukee
Merrill Park Neighborhood Association
Northwestside CDC
YMCA-Parklawn
Sherman Park Community Association
Representing 85 organizations
City of Milwaukee Health Dept.
City of Milwaukee-Dept. of Neighborhood
Services

Activities to Improve Coordination: The City of Milwaukee is committed to the continued coordination of all community development initiatives. The City will continue to facilitate partnerships between City Departments and community-based organizations, State and County government, neighborhood residents, businesses, faith-based entities and others in the private sector to efficiently link resources and carry out joint planning and program activities. These linkages include the following City departments: Dept. of City Development, Dept. of Administration/ Community Development Grants Administration, Information and Technology Management Division(ITMD), City Health Department, Dept. of Neighborhood Services, Milwaukee Police Department, Milwaukee Fire Department, Housing Authority, Milwaukee Public Library, Redevelopment Authority, Department of Public Works, Common Council/City Clerk, Comptroller's Office and City Attorney. This spirit of cooperation is further supported by the City's cabinet form of government and is carried out on a daily basis through many channels of communication including meetings, phone conversations, e-mail, and other correspondence.

CITIZEN PARTICIPATION

1. Provide a summary of the citizen participation process.
2. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated annual plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a summary of citizen comments or views on the plan.
5. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

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

PY 2013 Response: Citizen Participation

Citizen Participation Process: In accordance with the regulations of the U.S. Department of Housing and Urban Development and in an effort 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. The plan outlines the procedures and processes used by the City to solicit citizen input and has since been updated and revised. The document was subsequently submitted and approved by HUD.

The City's Citizen Participation Plan requires public hearings to obtain citizen input on funding proposals and inquiries at all stages of the community development program, including the Consolidated Plan and Annual Funding Allocation Plan(FAP) and review of proposed activities and program performance. The FAP is meant to define the City's community development needs and funding priorities as it relates to the use of Federal funds. Essentially, the FAP is the basis for the Request for Proposals process. The FAP is reviewed annually through public hearings and amended where appropriate, as needs within the community change. Broad-based citizen and community input by stakeholders is strongly encouraged and solicited.

Over the years, the City of Milwaukee has used its Federal entitlement funds to creatively respond to community needs and to enable neighborhood residents, businesses and other community stakeholders to achieve the highest possible quality of life. Community-based organizations are essential to these goals for responding to community needs and for strengthening the social and economic infrastructure of Milwaukee's neighborhoods and their efforts are also coordinated with City agencies which have the same mission.

Relative to the allocation of funds, the City of Milwaukee places the highest priority on those programs which directly serve low and moderate income persons(defined as those with incomes of 80% or less of Milwaukee's median income). Priority is also given to those projects which serve residents of the Neighborhood Revitalization Strategy Areas(NRSAs) of which at least 70% of all residents are considered low income.

City's Notification Requirement Regarding Draft Plan Availability

A notification will be advertised in a minimum of two local newspapers of general circulation to inform the public that a draft Consolidated Plan, or draft Annual Action Plan is available to review and subject to public comment. The notification will describe the contents and purpose of the particular plan. The notice will also be posted on the City's website (www.milwaukee.gov/cdbg). The public notice will state that copies of the particular Plan will be available for review on the City's website, City libraries, the City's Legislative Bureau and the offices of CDGA. Hard copies will also be available upon request.

The City will make the Plan public, and upon request in a format accessible to persons with disabilities. The City will provide citizens a reasonable opportunity to comment on the Plan, and on any amendments to the Plan as defined by this Citizen Participation Plan. The City will consider any comments or views of citizens received in writing, or orally, at any of the public hearings, or during the 30-day public review and will address those comments in the Plan.

In preparation of the final Consolidated Plan or Annual Action Plan, the City will include any written or oral comments on the plans in the final submission to HUD.

Performance Reports

Further citizen involvement is affected by the provision of Accomplishment Reports that identify the annual goals of each program funded and the status of the activities at each quarterly reporting period. This allows concerned citizens and other stakeholders the opportunity to determine if program operators working in their planning areas are delivering the services as funded.

As required by HUD, a Consolidated Annual Performance and Evaluation Report (CAPER) will be submitted to HUD by March 31st following the end of each program year which ends on December 31st. The CAPER provides an actual account of activities, accomplishments and expenditures which occurred during the previous program year.

The City will publish a notice in at least two local newspapers regarding the availability of the CAPER, which will begin the 30-day review and comment period. The notice and the draft CAPER will also be made available to the public via the City's website, mailings, e-mail, City libraries, City Legislative Reference Bureau, CDGA offices and to interested persons who request a copy of the report. Upon completion of the CAPER and prior to its submission to HUD, the City will make the report available to the general public for a (30) day review and comment period. Any comments received from the general public will be included in Final CAPER submitted to HUD.

The Community & Economic Development Committee will hold a hearing on the CAPER. Each public hearing notice will include the availability of an interpreter if requested by non-English speaking or hearing-impaired persons that expected to participate at the hearing.

Efforts will also be made through the Common Council's Services Division ADA Coordinator to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids.

It should be noted that CDGA strives for increased citizen input and comments in connection with federally funded activities. The City has consistently prepared “drafts” of the Annual Funding Allocation Plan, the Consolidated Annual Performance and Evaluation Plan (CAPER) and previous Consolidated Plans which cover the City’s Community Development Program. The 2011 CAPER Report, which details accomplishments of funded activities, was made available for public review and comment. Additionally the Community Development Grants Administration held public hearings to obtain citizen input on the Year 2013 Funding Allocation Plan. Copies of the CAPER, Annual Action Plan and Consolidated Strategy and Plan are on file with the Milwaukee Public Library System, the CDGA offices and the Legislative Reference Bureau.

2013 Funding Allocation Plan

The Community Development Grants Administration sponsored several public hearings to solicit the input of stakeholders on funding priorities.

It should be noted that the planning and implementation process is an ongoing, funded activity conducted by each of the coordinating agencies. Monthly reports are submitted to CDGA detailing citizen and stakeholder planning and action on issues relating to identified long term outcomes.

In addition, bi-annual performance measurement outcome reports and supporting data are submitted by each coordinating agency.

For the 2013 program year, the following public hearings were held to solicit citizen input on the Year 2013 Funding Allocation Plan, which outlines the range of activities that may be undertaken, the amount of federal funds available and any significant program changes. The public hearings were conducted by members of the Community and Economic Development Committee, the official oversight body for Federal grant funds.

Public Hearing Dates on 2013 Funding Allocation Plan

- 1) Monday, July 9, 2012, Goodwill Industries – 6055 N. 91st Street
6:00-8:00pm
- 2) Tuesday, July 10, 2012, Kosciusko Community Center; 2201 S. 7th Street;
6:00-8:00pm
- 3) Monday, July 16, 2012; City Hall, 200 East Wells Street; 9:00am

CDGA provided copies of the 2013 Funding Allocation Plan to interested citizens and other stakeholders to solicit community/resident feedback. Citizens were able to comment on the Plan from *June 25, 2012 through July 24, 2012*.

CDGA advertised the public hearings through newspapers, mailings, e-mail, telephone calls, City website and word of mouth. The Common Council City Clerk’s Office advertised and posted public notices for the hearings. In addition, the City included in all advertisements that it would accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids.

Official notices for the public hearings on the 2013 Funding Allocation Plan were published in the following newspapers:

Milwaukee Journal/Sentinel: June 29, 2012
Milwaukee Community Journal: July 4, 2012
Waukesha Freeman (HOPWA): June 22, 2012
West Bend Daily News/Hartford Press (HOPWA): June 22, 2012
El Conquistador: June 22, 2012
Port Publications/Ozaukee Press (HOPWA): June 28, 2012

All public hearings were held at times and locations convenient to citizens, potential and actual beneficiaries, community-based agencies and other interested parties, with accommodations provided for persons with disabilities. These public hearings were held in the evenings and at locations in the community that are accessible for persons with disabilities. The public hearings were well publicized through newspaper notices, including Spanish language papers. In addition, two of the meetings were held at agencies that are located in neighborhoods with a majority of African American, Hispanic and non-English speaking persons.

The Year 2013 activities and service providers were approved by the Community and Economic Development Committee on October 8, 2012, and approved by the Milwaukee Common Council on October 16, 2012 and ratified by the Mayor.

Copies of the *2013 Annual Action Plan* are on file at the CDGA offices, the City's website, the Milwaukee Public Library system and the City's Legislative Reference Bureau. In addition, the plan was made available to all currently funded community-based organizations, interested parties on CDGA's mailing list, all neighborhood strategic planning agencies, public officials, City departments and others who requested a copy of the document.

CDGA also has an internal system for responding to citizen complaints and concerns in a timely manner (generally, within 15 working days where practicable). Program Officers are available to meet with clients that present themselves at the CDGA offices. A written report is formulated when the issues are of a substantive nature and resolution is not achieved during the initial meeting. Staff will follow-up on substantive issues and provide written responses to the complainant and if necessary, provide copies of these responses to the affected organizations. Staff track the ensuing process and analyze feedback from the parties concerned to determine viable resolution.

Access to Information for Limited & Non-English Speaking Persons

To ensure access to information for all residents, current CDGA staff includes two bilingual persons (English-Spanish) who make themselves available in-house or at public hearings where some large segments of the population speak only Spanish. With our large Asian-American population, CDGA has access to Hmong-Laotian interpreters through its linkage with the Hmong American Friendship Association (HAFA).

Finally, several funded agencies have attained status as a Community-Based Development Organization (CBDO). The CBDO designation mandates that Boards of Directors of these organizations consist of not only citizens of the target area, but area business owners and other stakeholders, such as schools and churches. That directive broadens diverse community input and is in keeping with CDGA's philosophy of increasing resident participation in development of neighborhood strategies and all planning processes.

Summary of Citizen comments on the Consolidated Annual Action Plan: As stated, CDGA held several public hearings on the Plan. Several citizens and representatives from non-profit agencies spoke regarding the following: youth services funding, housing, Driver's License Recovery & Employability Project, technical assistance for non-profit agencies, Community Prosecution Program and Legal representation for low income residents. A copy of the meeting agendas and meeting minutes and a list of persons who spoke at the public hearings is included in the Year 4 Additional Files folder.

Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

There were no comments that were not accepted on the Plan.

INSTITUTIONAL STRUCTURE

1. Describe actions that will take place during the next year to develop institutional structure.

PY 2013 Response: Institutional Structure

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 two contiguous NRSAs, 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 all of a neighborhood's residents. The City will continue to use NRSAs as a tool for community reinvestment, provided that the documentation is provided that demonstrates the community's distress, the activities are economically feasible and a comprehensive approach is utilized to encourage citizen participation.

In addition to the NRSA structure, there are several other components of the institutional structure that will be utilized to carry out the activities that benefit residents 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 funded activities are under the direct control and funded by the Community Development Grants Administration. As was stated previously, these activities are primarily funded by Community Development Block Grant, HOME, HOPWA and Emergency Solutions Grant funds. Funded activities will be implemented by the responsible organization and monitored by the CDGA.

Structure 2

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

There are activities identified that require collaboration of City Departments for successful implementation. There are a variety of funding sources depending on these kinds of projects. Coordination of these activities must be responsive to the funding source and occurs between the City Departments involved in the project.

Structure 3

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

Some activities require a City Department to collaborate with a non-City organization for planning and/or implementation. This structure requires very careful and deliberate efforts at coordination of activities. This structure also requires 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 will continue 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, transportation and health services delivered in the City of Milwaukee are 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 those delivered by City Departments.

The organizations that carry out these services must do so in a manner that will satisfy their funding source. At present, the requirements of the funding source do not necessarily compliment the policies of the City and sometimes contradict the goals and objectives of city-supported activities. The City makes every effort to be involved with non-city organizations, including other non-profit enterprises and for profit businesses, but the City cannot force changes in these services nor can the City create an institutional structure to carry out the Consolidated Plan. The City will continue to work on collaborative efforts with other organizations and continue to communicate the goals and policies of the City.

Obstacles to Addressing the Need

There are numerous obstacles to the coordination of public and private resources. Most local public organizations are dependent to some extent on federal Funds and are controlled by federal regulations. Each funding source has specific goals and objectives. When these differing criteria are implemented at the local level, the result is very often a fragmented and internally contradictory service delivery system. It is difficult to attract private participation into this system, because the private sector sees the fragmentation and complexity of the system and questions the system's ability to produce measurable results. In spite of the obstacle, Milwaukee has many important public/private initiatives which are committed to addressing community needs. These initiatives occur primarily in the Block Grant area and are coordinated individually by their sponsoring organization and through an informal city-wide network of organizations, foundations, non-profits, educational institutions, businesses and governments.

Institutional Structure: Annual Action Plan Priorities:

- a) Place a high priority on Interdepartmental coordination including collaboration between the Dept. of Neighborhood Services, the Dept. of City Development and City Attorney's Office and the Milwaukee Police Department to reduce the negative impacts of nuisance/blighted properties through the Receivership Program.
- b) Continue collaborative neighborhood improvement programs involving City departments and community-based agencies such as the Community Prosecution Program, Neighborhood Clean-ups, City-Wide Housing Coalition and the Health Department Lead Abatement/Prevention Program.
- c) Coordinate 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, ([www. Milwaukee.gov](http://www.Milwaukee.gov)).
- d) COMPASS Program – Provide 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) Continue updates and improvements to CDGA's web site to include pertinent information for community-based agencies and the public.
- f) Continue to enter into collaborations and partnerships with non-City organizations for planning and program implementation purposes.
- g) Continue to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues and community renewal initiatives.

MONITORING

- 1. Describe actions to be taken that will take place during the next year to monitor your performance in meeting goals and objectives set forth in your Consolidated Plan.**
- 2. Describe steps/actions to be taken during the next year to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.**
- 3. Describe steps/action you will use to ensure long-term compliance with housing codes, including actions or on-site inspections you plan to undertake during the program year.**
- 4. Describe actions to be taken to monitor subrecipients (including sponsors or administering agents) during the next program year. This includes the monitoring of all programs, CDBG, HOME, ESG, or HOPWA, as applicable.**

PY 2013 Response: Monitoring

With a focus on ensuring compliance with program requirements, CDGA will include program requirements in all contractual agreements, sponsor orientation sessions, provide 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 are underway. CDGA defines clear expectations regarding performance standards and policies and procedures to follow. Involved are new subrecipients, new staff of existing subrecipients, existing subrecipients experiencing problems and existing subrecipients undertaking new activities. CDGA will also fund provision of technical assistance to funded subrecipients to include management, financial operations and board and staff development.

CDGA will continue to monitor and evaluate 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 monitoring staff will continue to utilize a very detailed monitoring process which includes extensive reporting of grantee activity. As a condition of payment, which is on a reimbursable basis, agencies will be required to submit monthly financial and programmatic reports. CDGA monitoring staff will review these reports to determine that submitted costs are eligible and that the funded activity is being performed to a satisfactory level. In addition, CDGA monitoring staff will maintain extensive contact with funded agencies and provide technical assistance to groups where needed. Agencies needing additional technical assistance will be referred to the CDBG-funded technical assistance providers for additional and ongoing assistance to help improve agency efficiency and accountability.

Informal and formal monitoring visits will be conducted to ensure compliance with program requirements. Risk assessments and in-house desk audits will be performed annually of all funded agencies.

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

In addition to the monitoring conducted, CDGA will ensure compliance with all program regulations for all funding sources, including CDBG, HOME, ESG and HOPWA.

Inspections - The City's Department of Neighborhood Services (DNS), will inspect and verify tenant income levels in HOME-assisted units and document the results, in

compliance with the Federal regulations and during the applicable period of affordability. In addition, DNS will inspect properties during the compliance period to ensure that properties remain in a decent, safe, and sanitary condition. Approximately 150 properties will be inspected by DNS per annum. The Department of Neighborhood Services will provide onsite building inspections and general project oversight as follows:

a) Scope Review and Preparation: For rehabilitation projects, DNS staff will review the scopes of work provided by non-profit organizations for completeness and accuracy. Staff will ensure that the scope of work includes all items necessary to bring the building into code-compliance and that the proposed materials to be used are of a reasonable quality and price. It is expected that this will require an onsite inspection by DNS staff to confirm the information contained in the scope provided.

b) Interim Site Inspections: DNS staff will inspect housing production projects to determine whether the amount of compensation being requested is justified, given the work actually completed. Inspections will verify that the work performed conforms with applicable codes and has been completed in a workmanlike manner. The DNS inspector will also verify that required permits have been obtained and are properly posted onsite.

c) Final Site Inspections: DNS staff will inspect projects to determine whether the work items identified in the original scope of work have been completed and that any subsequent change orders are accounted for. The Inspector will verify that all work has been done in conformance with applicable codes and has been completed in a workmanlike manner. The Inspector will also verify permit sign-off and that lead clearance has been provided by Milwaukee Health Department. Finally, the DNS Inspector will issue a Certificate of Code Compliance (rehabilitation projects) or Occupancy Certificate (new construction) for the unit to the agency and CDGA.

As in previous years, a Memorandum of Understanding between CDGA and DNS on the scope of services for these activities will be finalized for each year's activities.

Performance – Based Measurement System for funded Activities

In accordance with its Consolidated Plan, the City will undertake activities to address identified neighborhood and community priorities in conjunction with the new HUD Statutory Program Goals of:

- **Decent Housing**
- **Suitable Living Environment**
- **Expanded Economic Opportunities**

Outcomes: Additionally, CDGA will assess the performance and progress of funded agencies towards addressing the issues facing the low income areas in which they serve, in conformance with the new HUD Statutory Program Outcomes as follows:

- **Availability/Accessibility**
- **Affordability**
- **Sustainability**

As part of this ongoing assessment of performance of funded programs, all funded agencies will be required to link goals and activities with outcomes and collect and submit to CDGA, the data associated with proposed outcomes.

Monthly performance reports are required of all funded groups. In addition, a bi-annual report is also required explaining the data source, along with an assessment on how the funded activities lead and/or contribute to one or more of the HUD outcomes, as listed above. Funded agencies will also be required to submit a final year end report detailing their accomplishments and providing a self assessment of their funded activities along with backup documentation.

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.

CDGA will analyze the data collected from funded agencies to help determine the effectiveness and efficiency of funded programs in Milwaukee neighborhoods.

Components of CDGA's Performance Measurement System:

Activity Workplan Components

- ❖ 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

- ❖ Identified Long-Term Outcomes
- ❖ Outcome Measures
- ❖ Data Source for expected outcomes
- ❖ Data collection methods for expected outcomes

DESCRIPTION OF ACTIVITIES

**If not using the CPMP Tool: Complete and submit Table 3C*

**If using the CPMP Tool: Complete and submit the Project Worksheets and the Summaries Table.*

(Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

1. The action plan must provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

PY 2013 Action Plan Description of Activities response:

See Project Worksheets and the Summaries Tables located in the Year 4 Additional Files Folder.

Summary of Specific Annual Objectives and Outcome Measures

**If not using the CPMP Tool: Complete and submit Table 2C and Table 3A.*

**If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls. (Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)*

1. Provide a summary of specific objectives that will be addressed during the program year. (91.220(c)(3))

PY 2013 Action Plan Summary of Specific Annual Objectives response:

See Summary of Specific Annual Objectives Worksheets or Summaries.xls located in the Year 4 Additional Files Folder.

2. Describe the Federal Resources, and private and non-Federal public resources expected to be available to address priority needs and specific objectives during the program year. (Use of the Summaries Table and Project Worksheets or Table 3C/2A will be sufficient. No additional narrative is required.)

PY 2013 Action Plan Summary of Specific Annual Objectives response:

See Summaries Tables and Project Worksheets located in the Year 4 Additional Files Folder.

3. Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/ accessibility, affordability, sustainability). 91.220(e); (Use of the Summaries Table or Table 2C/Table 3A will be sufficient. No additional narrative is required.)

PY 2013 Action Plan Summary of Objectives/Outcomes response:

See Summaries Tables located in the Year 4 Additional Files Folder.

HOUSING

Annual Affordable Housing Goals (91.220(g))

**If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.*

**If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

1. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

PY 2013 Action Plan Annual Affordable Housing Goals response:

See Table 3B Annual Housing Completion Goals located in the Year 4 Additional Files Folder.

Specific Housing Objectives

**Please also refer to the Housing Needs Table in the Needs.xls workbook.*

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

PY 2013 Action Plan Annual Specific Housing Objectives response:

The Community Development Grants Grant Administration (CDGA) has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent and affordable 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 City will continue to encourage CDBG, HOME and other HUD-funded project recipients to include work experience opportunities in their housing rehab and new construction projects and to link their projects with other public and private human service, resident organizing and economic development initiatives. The City will utilize CDBG and HOME entitlement funds to accomplish the specific housing goals along with other leveraged resources. In addition, the City will continue to expand collaborations with lenders, businesses, developers, other governmental entities, community stakeholders and other development resources such as WHEDA and Community Development Financial Institutions (CDFIs) to expand available resources.

Reason for Priorities and Obstacles to Addressing the Housing Needs

Homeownership

Homeownership has been identified as a high priority by community residents throughout the City. Increasing homeownership was seen by citizens and advocates alike as fundamental to the development of viable neighborhoods. The commitment to homeownership and the construction of new housing units, particularly for very low income families was identified as critical priorities.

Although homeownership is critical to neighborhood viability, it is very difficult for most low income persons. Lack of income is the major obstacle, which is compounded by other factors such as inadequate access to educational opportunities and limited financing

options. In addition, many homes that are affordable are old and require extensive repairs and on-going maintenance. In spite of these obstacles, the City is committed to homeownership as a neighborhood improvement and anti-poverty strategy.

Rental Housing

The data provided shows a great demand for affordable rental housing for low income families and those needing units with three or more bedrooms. Additionally, the need to enhance access to rent-assisted housing units is evident in two ways. First the low turnover rate in public housing and Section 8 units has prevented new families in need from utilizing this resource. Second, assisted units are concentrated in Milwaukee's central city, precluding access to many Milwaukee and suburban neighborhoods for low income families.

There is a shortage of low-cost rental units in non-traditional and suburban neighborhoods. This shortage results in the economic segregation of neighborhoods. Many of the rental units in these economically segregated neighborhoods are old and in need of rehabilitation. In addition, rental property owners have a difficult time repairing the units because their low income tenants cannot afford the higher rents that rehabilitation would warrant. To compound this situation, there is a shortage of Section 8 Vouchers and Certificates.

Safe and Well-Maintained Neighborhoods

The need to focus on neighborhoods as a whole as well as individual housing units is well supported by the data. Over the past several years, various City departments have worked in collaboration with citizens and community-based agencies on initiatives to strengthen neighborhoods. By involving citizens in code enforcement, graffiti abatement, crime prevention, neighborhood cleanups, lead abatement and housing development, such as the Fresh Start housing program, community cohesion is improved while the physical appearance and safety of neighborhoods is enhanced.

The lack of adequate safe, decent and affordable housing in Milwaukee is the greatest obstacle in meeting the housing needs of Milwaukee's low income citizens. In addition, the lack of adequate jobs at family supporting wages is a major obstacle in obtaining housing and achieving safe and viable neighborhoods. The lack of jobs creates the cycle of poverty that leads to economic segregation, the flight of the middle class to the suburbs, physical deterioration of neighborhoods and a variety of social ills such as high crime, teen pregnancy and illiteracy. In addition, the lack of adequate funding for housing providers to meet the tremendous demand, coupled with capacity issues, all pose challenges to meeting underserved housing needs.

CONSOLIDATED PLAN STRATEGIC GOAL: EXPANDED HOMEOWNERSHIP AND OWNER-OCCUPIED HOUSING

Develop, maintain and expand the supply of affordable, safe and decent housing that is accessible to income eligible persons; expand opportunities for low income citizens to access affordable housing; increase maintenance and improvement of existing units; assist in preserving existing housing units.

2013 Annual Action Plan - Implementation Strategy:

- 1) Fund owner-occupied housing rehabilitation projects for eligible income households, the construction of affordable new housing units on vacant City lots and the acquisition, rehabilitation and sale of existing vacant housing units.
- 2) Preserve the existing owner-occupied housing stock by providing elderly and low income households with deferred loans through the Neighborhood Improvement Program(NIP) and other resources to assist homeowners with home maintenance and repair.
- 3) Expand homeownership opportunities through Homebuyer Counseling programs and other homebuyer assistance activities (budget and credit counseling, post purchase, tax default and mortgage default counseling).
- 4) Provide support for projects such as Freshstart/Youth Build and Milwaukee Adult Build, which involve work experience and apprenticeships for unemployed persons in home repair and home construction.
- 5) Increase the number of units accessible to persons with disabilities, including “visitable” housing units; construct handicapped ramps and other modifications for persons through the Housing Accessibility Program.
- 6) Utilize the Targeted Investment Strategy(TIN) to cluster housing development to maximize investment and facilitate additional neighborhood investment.
- 7) Assist community housing development organizations (CHDOs) in building capacity to improve their ability to undertake housing development projects.
- 8) Combat lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- 9) Support employer-assisted housing and walk-to-work programs.
- 10) Support efforts to reduce or eliminate predatory lending and racial discrimination in all housing transactions in the City of Milwaukee. Work with lenders to become more proactive on central city issues, such as home purchase, home improvement loans and predatory lending.
- 11) Undertake aggressive blight elimination efforts including spot acquisition of vacant lots for affordable housing development.
- 12) Continue partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.

CONSOLIDATED PLAN STRATEGIC GOAL: EXPANDED RENTAL HOUSING AND REHABILITATION

Increase the number of decent, safe and sanitary affordable rental units, for income eligible households; expand the number of units to accommodate large families; assist in preserving existing rental housing units.

2013 Annual Action Plan - Implementation Strategy:

- 1) Fund Rental Rehabilitation projects which provide forgivable loans for the rehabilitation of multi-unit housing for eligible income households.
- 2) Fund the construction of multi-family housing in conjunction with Low Income Housing Tax Credits to reduce rent costs for eligible income persons.
- 3) Support projects by developers and non-profit organizations for the purchase/rehabilitation of multi-family housing for use and occupancy by special populations such as the frail, elderly, persons with mental illness and those with substance abuse issues.
- 4) Improve the condition of the City's existing rental housing stock through intensive code enforcement, landlord/tenant programs, graffiti abatement and an aggressive receivership program for nuisance properties.
- 5) Support other housing improvement activities to help improve and preserve the City's existing rental housing stock.
- 6) Combat lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- 7) Support active citizen participation in monitoring problem properties and organizing efforts to improve the quality of life for residents.
- 8) Continue partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.
- 9) Support the development of existing Community-Housing Development Organizations,(CHDOs) in building capacity to own and/or develop housing units, while also seeking other non-profit developers and providing the education and technical assistance needed to undertake CHDO housing activities, particularly rental housing development.

SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 benchmarks (#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	61
New Housing production(rental & owner-occupied)	Construct new owner-occupied and/or rental 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	Rent rehab: Provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households.	Decent Housing	Affordability	#affordable rental units complete & code compliant	
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	100
Milwaukee Builds Housing Apprenticeship Program	Provide apprenticeships in home repair and home construction.	Decent Housing	Affordability	#affordable units complete & sold to eligible persons	4
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/ Accessibility	#units constructed & persons with increased accessibility	25
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	420
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	300

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 bench marks (Citywide)
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	# residential structures brought into code compliance	1,500
FOCUS (Fire Prevention)	Install free smoke detectors and provide fire prevention & education for residents; conduct screenings and referrals for additional social services.	Decent Housing	Affordability	#low income households assisted	700
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	1,700
Acquisition of Real Property	Acquire blighted properties for eventual redevelopment	Suitable Living Environment	Sustainability	#new housing units and/or jobs created for low income persons	3
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	10

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

PY 2013 Response: Leveraging Funds

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

NEEDS OF PUBLIC HOUSING

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. 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 during the next year.

Housing Authority of the City of Milwaukee

The following is excerpted from the *2013 Housing Authority Agency Plan*.

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 is also substantially modernizing the Lapham Park highrise.

The Housing Authority maintains two separate wait lists for its public housing program: 1) the family wait list, which has 13,950 persons (74 of whom requested an accessible unit) as of September 30, 2012, and 2) the elderly/near elderly/disabled wait list, which included 1,328 persons (126 of whom requested an accessible unit) as of September 30, 2012. In addition to the public housing wait list, there are approximately 1,235 persons on the Housing Choice Voucher waiting list.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

Select all that apply:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance
- Other: (list below)
-Continue to actively participate in the City's Continuum of Care

Need: Specific Family Types: Families at or below 30% of Area Median Income(AMI)

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply:

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of Area Median Income

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Adopt rent policies to support and encourage work
- Other: (list below)
Administer a preference for placement of families with a broad range of incomes regardless of source

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply:

- Seek designation of public housing for the elderly
- Other: (list below)
Work with the Continuum of Care to develop more permanent housing opportunities for homeless persons

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply:

- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
Continue to work with Continuum of Care to expand opportunities through partnerships

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Open Section 8 wait list

Other Housing Needs & Strategies: (list needs and strategies below)

Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 86
- Improve voucher management: (SEMAP score) 102
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections; train staff to manage tax credit developments)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers
- Other: Use debt financing for the revitalization of public housing

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program
- Implement public housing or other homeownership programs
- Implement public housing site-based waiting lists: To the extent that the Housing Authority uses its excess ACC capacity to leverage affordable housing development, these properties would probably require a site-based waiting list
- Convert public housing to vouchers:
 - Scattered Sites
 - Westlawn
- Other: Develop (acquire/rehab or new construction) units for homeownership

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: Work to restore HUD funding for activities/services previously funded through PHDEP. Additional pressure for funding for security has been jeopardized by decreases in operating subsidy and HUD Capital Fund

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal:** Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Other: Enroll additional families in "Make Your Money Talk" program

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal:** Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Other PHA Goals and Objectives:

- 1) Strategically reposition the Housing Authority's assets to maximize available resources to sustain HACM operations, which include 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, New Market Tax Credits, Capital Fund, Reserves, and Project-Based Vouchers) for financing, applications for grants, including Fund for Lake Michigan and the Affordable Housing Program, housing choice vouchers and amendment of the designated housing plan as needed.
- 2) Submit funding applications for low income housing tax credits, the Affordable Housing Program and other sources to support HACM property renovation/development.
- 3) Submit mixed finance development applications to support the use of other financial resources, including low income housing tax credits.
- 4) Refinance VETs housing Series 2002 bond issue.
- 5) Pursue Capital Fund Financing Program.

- 6) Submit Choice Neighborhood grant application(s), HOME/CDBG, capital fund education and training community facilities program grant or other applications in response to a Notice of Funding Availability (NOFA). Redevelopment sites(s) to be determined on the basis of need, opportunity, and the amount of assistance available.
- 7) Increase the Housing Authority's market-rate portfolio through new construction and/or acquisition/rehab and rent/sell market-rate homes and retail/commercial spaces, which may include working with a broker(s).
- 8) Continue to work with Neighborhood Stabilization Program (NSP) utilizing NSP sales proceeds to acquire/rehab foreclosed properties for rent/sale.
- 9) Continue Section 32 Homeownership Program and sell 8 homes to eligible families.
- 10) Continue Section 8y Homeownership program and convert 10 households from rental to homeownership.
- 11) Continually assess current business process and implement improvements by leveraging technology.
- 12) Use "Force Account Labor", which includes HACM's carpenters, painters and HVAC technicians, to perform work funded through the Capital Fund Grant.
- 13) Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents.
- 14) Continue to work as a member of the Milwaukee Area Workforce Funding Alliance on strategically aligning funds for workforce development activities, and partner with the Alliance on workforce development and training funding opportunities.
- 15) Finalize plans and specifications for construction of the Capital Fund Training and Education Facility as described in the Capital Fund Community Facilities (CFCF) grant application to provide technology training for public housing residents. Work with existing educational partners and outreach to potential new partners to provide programming for the training center.
- 16) 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 Comm. Association, the consortia to re-unite families and Rapid Re-housing.
- 17) Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability.
- 18) Continue to work with contractors to achieve 30% new hires being public housing and/or other Section 3 residents.
- 19) Continue partnerships with Friends of Housing to support HACM's management activities.
- 20) Continue to implement the VA supportive housing (VASH) vouchers, project-based VASH vouchers as necessary to support the development of supportive rental housing for disabled veterans.
- 21) Continue to offer the "Make your Money Talk" program in partnership with the Wisconsin Women's Business Initiatives Corporation; enroll and graduate 35 families.

- 22) Secure funding for the next phase of the Westlawn redevelopment, which includes relocation, demolition, and new construction.
- 23) Continue to implement Westlawn Redevelopment Plan.
- 24) Continue to participate in the City's Continuum of Care.
- 25) Continue to provide staff support to the Supportive Housing Commission.
- 26) Open the Section 8 wait list upon voucher availability.
- 27) Maintain "High Performer" status under the Section 8 Management Assessment System, and re-gain "High Performer" status under Public Housing Assessment System.
- 28) Continue the HACM Educational Initiative.
- 29) Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit.
- 30) Maximize use of cost-effective sustainability features in new construction/redevelopment.
- 31) Designate special purpose units to enhance services for residents.
- 32) Provide support for a 2013 event sponsored by the HACM Resident Advisory Board.
- 33) Submit an application for Moving-To-Work or its successor program.
- 34) Secure a line of credit for the development or revitalization of housing.
- 35) Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs.
- 36) Continue HACM's educational scholarship program and award 20 scholarships.
- 37) Pursue development and general contractor opportunities.
- 38) Continue to implement asset based property management.
- 39) Implement organizational goals established by the Performance Management design team.
- 40) Assess the feasibility of converting public housing units to project-based voucher units under the Rent Assistance Demonstration program and submit application if feasible.

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.

The Housing Authority works closely with the City of Milwaukee to leverage funding and other resources to address the needs of public housing residents. One example of this partnership is the Neighborhood Stabilization Program (NSP), in which the Housing Authority is a subgrantee responsible for the acquisition and rehab of abandoned/foreclosed homes for sale to eligible families. As of 9/30/12 the Housing Authority completed the acquisition/rehab of 13 homes, of which 4 have been sold to income-eligible families. This NSP partnership complements the Housing Authority's other homeownership programs through which the Housing Authority is proposing to sell 18 homes (8 to eligible public housing families and 10 through the Housing Choice Voucher program) in 2013.

The Housing Authority is governed by seven Commissioners, two of whom are public housing residents. It is their responsibility to determine Housing Authority policy, decide in all important matters what is in the best interest of the Housing Authority and to assure agency compliance with all applicable state laws and federal regulations.

The Housing Authority will continue to support the Resident Advisory Board, which is the organization that represents the residents of the entire Housing Authority of the City of Milwaukee (HACM) and includes representatives from HACM's housing developments and the Rent Assistance Program. The Housing Authority meets with the Resident Advisory Board (RAB) on a monthly basis. The RAB assists the Housing Authority with the development and implementation of policies and plans, including the Annual Plan. In addition to the Resident Advisory Board, each of the Housing Authority's developments has a Resident Council that meets on a monthly basis to discuss policies and procedures, programs and activities that affect their housing development.

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”.

ANTI-POVERTY STRATEGY

1. Briefly describe the actions that will take place during the next year to reduce the number of poverty level families (as defined by the Office of Management and Budget and revised annually), taking into consideration factors over which the jurisdiction has control.

PY 2013 Action Plan Antipoverty Strategy response:

As demonstrated in the *2010-2014 Consolidated Plan*, poverty is a daily part of the lives of many of Milwaukee's households. According to the latest Census Bureau estimates released in September 2009, "23.4% of Milwaukeeans lived in poverty, while one in three children were considered poor. The City of Milwaukee's poverty rate was the 11th highest among cities with a population of 250,000 or more."

Throughout the Consolidated Plan and Annual Action Plan, the importance of creating jobs at family supporting wages is emphasized. Adequate employment opportunities for Milwaukee residents is a major factor in the Housing and Community Development Strategy and the Anti-Poverty Strategy. Decent jobs is the single most important element in eliminating poverty and providing households with adequate income to invest in their housing and neighborhoods. The City of Milwaukee is committed to retaining and creating jobs and economic opportunities for its residents.

The City of Milwaukee's Anti-Poverty Strategy is focused on the expansion of opportunity in the areas of education, employment, economic development and housing. The City has increasingly targeted local and federal resources toward concerted efforts to create jobs and generate economic activity in specific areas of the City affected by years of financial disinvestment. At the same time, City departments are working collaboratively with the non-profit sector to advance innovative poverty reduction programs.

The City will continue to focus on neighborhoods as a whole and on economic development activities within these areas which will lead to job creation. Various City departments will work in collaboration with citizens and community-based agencies on initiatives to strengthen neighborhoods. Citizens will be involved with code enforcement, crime prevention, neighborhood cleanups, lead abatement and housing development, such as the pilot Fresh Start housing program, to foster community cohesion and improve the physical appearance and safety of neighborhoods.

The City's efforts are guided by several important assumptions.

- Jobs and job creation must be at the centerpiece of the poverty reduction strategy in light of Milwaukee's job gap (difference between the number of persons expected to work and the number of available jobs). The creation of jobs, the matching of jobs to the skills of the labor force, and the location of jobs are all fundamental components of the anti-poverty strategy notwithstanding the fact that much of Milwaukee's economic future will be determined by regional and global economic forces rather than local decisions.
- The opportunity to work, prepare for work, or contribute to the community's improvement should be built into every program providing services to people living in poverty.
- Programs which support strong families and promote safe neighborhoods can help create environments conducive to investment and economic development. Greater linkage between business activity, social services and community organizing, for example, can maximize resources and significantly enhance the impact of public dollars.

- Successful efforts to reduce poverty, particularly in targeted neighborhoods, require the combined efforts of the public sector funding and services, non profit and business. Collaborative efforts provide the level of sustained investment and the breadth of skill needed to achieve significant reductions in the level of poverty.
- The investment in human capital is critical. This means working cooperatively with Milwaukee Public Schools, colleges and universities, and employment and training programs to constantly improve the quality of Milwaukee's labor force and to enhance individual economic opportunity. In many instances, the development of individual economic ability requires one-on-one case management, multiple social services and housing assistance in addition to education and training resources.

Given these assumptions and the City's long history of economic development, neighborhood revitalization and housing initiatives, the City has a solid foundation to continue and expand the following strategies to eliminate poverty and revitalize neighborhoods.

CONSOLIDATED PLAN STRATEGIC GOAL: Expand opportunities in the areas of education, employment, economic development and housing. Target local and federal resources toward concerted efforts to create jobs and generate economic activity in specific areas of the City affected by years of financial disinvestment.

2013 Annual Action Plan - Implementation Strategy:

- 1) Create livable wage jobs through aggressive economic development activities to help reduce the unemployment of Milwaukee residents.
- 2) Support programs that provide skilled trades and high-tech training and those with an apprenticeship component such as Youth Build, Adult Build and Milwaukee Builds.
- 3) Generate economic activity directly or "piggyback" employment and economic development activities on social service programs that teach self sufficiency.
- 4) Support the Driver's License and Employability Program to assist low income residents in restoring driver's license privileges and to assist in employment opportunities.
- 5) Support programs and initiatives which assist in removing barriers for low income persons such as walk-to-work programs, English proficiency programs and those that provide access to an array of wrap services such as: health services, social services, education, employment, transportation and lifeskills.
- 6) Expand affordable homeownership opportunities for residents; increase quality affordable rental housing.
- 7) Improve the physical appearance, social and economic vitality of Milwaukee neighborhoods.
- 8) Foster community partnerships involving residents, community-based agencies, schools, faith-based entities, businesses, government and others to help improve the overall quality of life for families.
- 9) Promote neighborhood resident involvement, stability and pride through activities that foster community collaboration such as community organizing, crime prevention and block clubs.

BARRIERS TO AFFORDABLE HOUSING

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

2. Describe the actions that will take place during the next year to foster and maintain affordable housing.

PY 2013 Action Plan Barriers to Affordable Housing response:

The City of Milwaukee will continue to fund 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.

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. A Request for Proposals will be issued in the first quarter of 2013 for an updated Analysis of Impediments Study to be undertaken.

The City of Milwaukee: *Analysis of Impediments to Fair Housing* study identifies numerous impediments some of which present barriers to affordable housing, fair housing and housing choice. The following is a summary of those impediments.

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

Actions to be undertaken to help 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 Year 4 Additional Files Folder.

The City of Milwaukee will continue to fund 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.

Utilization of Strengthened 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.

City of Milwaukee – Equal Rights Commission

The City has re-established its Equal Rights Commission through Milwaukee Common Council legislation approved on December 16, 2008 recommending a new ERC model. Commissioners for the ERC were confirmed in January 2009. The model can be summarized as follows:

The City of Milwaukee ERC was re-established by Common Council 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 proposed model will 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 City is also in discussions with the Metropolitan Milwaukee Fair Housing Council (MMFHC) regarding a formal referral process for housing discrimination complaints. In the meantime, MMFHC will provide training to City employees about housing discrimination law.

A new initiative planned for Year 2013, is to increase outreach and education to community residents through the use of community organizers. Training will be conducted by the Metropolitan Milwaukee Fair Housing Council.

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 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 will be distributed annually to community-based organizations, lenders and others to help facilitate action on the recommendations.

FAIR HOUSING PROGRAMS

City Subcontracts with Fair Housing Programs

The City will subcontract with the Metropolitan Milwaukee Fair Housing Council (MMFHC) and the Legal Aid Society of Milwaukee to respond to the problem of predatory lending and affirmatively work toward integrated housing patterns.

Metropolitan Milwaukee Fair Housing Council (MMFHC) will affirmatively work toward integrated housing patterns by providing: fair housing/ fair lending presentations, research and technical assistance relative to fair housing/ fair lending issues, information relative to buying, renting and selling homes, counseling and investigation services to receive and resolve fair housing/fair lending complaints, distribution of a fair housing newsletter on a quarterly basis and a coordinated community-wide response to the problem of predatory lending. This will be accomplished through the following:

- **MMFHC's Counseling and Investigative Services** will investigate fair housing complaints to uncover insidious forms of systemic discrimination in the housing industry. MMFHC will conduct tests in the rental, sales, insurance and lending industries throughout its service area.
- **MMFHC's Education and Outreach Program** will inform home-seekers and housing providers about fair housing rights and responsibilities to ensure compliance with fair housing laws. Fair housing and fair lending presentations will be conducted to civic, business, educational, neighborhood, religious and housing industry groups.
- **MMFHC's Fair Housing Training Services** will assist housing professionals in the real

estate, insurance and mortgage lending industries and provide contractual fair housing training. MMFHC will conduct specialized seminars on fair housing issues for a variety of groups. These seminars provide in-depth information on fair housing and fair lending laws, procedures and other related issues.

- **MMFHC's Community Economic Development (CED) Program** will address fair lending issues in a variety of ways. CED staff will respond to calls from a predatory lending hotline and investigate fair lending allegations. After investigating the loan and discussing options with the client, where appropriate, cases will be referred to Legal Aid, other attorneys and/or lenders and housing counseling agencies. Also, when appropriate, CED will assist clients to restructure existing loans or to find other, more appropriately priced loans, sometimes helping clients apply for refinancing through the rescue fund operated by the National Community Reinvestment Coalition (NCRRC). CED will also assist consumers file complaints with the Wisconsin Department of Financial Institutions.
- CED will also generate television, radio and print coverage on predatory lending as part of its' outreach and education. CED staff will disseminate informational brochures on predatory lending in English and Spanish and give educational presentations to church groups, neighborhood associations, civic organizations, social service groups, elected officials and affordable housing professionals. CED staff will help plan and implement workshops designed for people considering refinancing or home equity loans, including workshops at the Money Conference and other neighborhood or community-based events.

CED staff will continue to convene a citywide group called the CRA Caucus. The CRA Caucus works to collectively find ways to encourage lenders to live up to their commitments under the Federal Community Reinvestment Act (CRA).

The **Legal Aid Society of Milwaukee**, Inc., will continue to operate its' A-LINE Project and represent vulnerable inner city residents who have been victims of predatory lending practices. Legal Aid Society will continue to provide direct representation to victims of predatory mortgage lending practices and mortgage foreclosure rescue scams.

Legal Aid will also continue its efforts to challenge the unconscionable practices of auto title lenders in our community.

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 includes 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 will continue to routinely review plans for multi-family housing and facilities where CDGA-funded services are provided to ensure accessibility and participation by disabled persons.

In addition, CDGA will fund the Housing Accessibility Program in Year 2013. This program provides Housing accessibility improvements for income eligible persons with physical, visual and hearing disabilities. Improvements can include handicap accessible ramps, bathroom, kitchen, bedroom and living room modifications and safety enhancements.

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 will continue participation 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 will be 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 will be informed that they could seek housing anywhere they choose and will also be informed of the portability provisions of vouchers and the advantages of locating to a non-traditional area. Listings of housing units will be provided to applicants, including many in non-traditional areas. Also, a list of wheelchair accessible units will be made available upon request for those in need.

In addition, the City will continue 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.

LEAD-BASED PAINT

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

PY 2013 Action Plan Lead-Based Paint response:

Reducing Lead-Based Paint in Housing Units

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 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 168,543 housing units. These housing units are occupied by approximately 115,000 families who are extremely low-income, low-income or moderate income.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) further prioritizes approximately 40,000 of these housing units as representing the epicenter of the childhood lead poisoning prevention problem in Milwaukee. These highest risk housing units are located in target areas where the majority of homes were built before 1925 with roughly 2/3 of the homes being rental properties.

Beginning in 1995, the City of Milwaukee sought to voluntarily comply with anticipated regulations, which subsequently took effect Sept. 15, 2000 regarding the reduction of lead based paint hazards. Since that time, several initiatives have been undertaken to address the problem and much has been accomplished to reduce the effects of lead-based poisoning among children in Milwaukee. The City, (CDGA, Health Dept., the Department of Neighborhood Services (DNS) and the Dept. of City Development), have collaborated on efforts to integrate lead-safe work practices into City housing projects. Under the direction and leadership of the City's Health Department, the City has utilized multiple HUD grants from the HUD Office of Healthy Homes and Lead Hazard Control for focused treatment of addressing high risk window components where lead paint content and lead dust levels are extremely high, while the property owner addresses other lead hazards that may be present in the home. In addition, the Health Department provides comprehensive secondary interventions to lead poisoned children and their families and has successfully engaged in community and housing-based primary prevention to prevent lead exposure in areas disproportionately impacted by childhood lead poisoning.

These programmatic functions are funded by 4 distinct funding sources, including CDBG.

CONSOLIDATED PLAN STRATEGIC GOAL: Evaluate and reduce lead-based paint hazards and their effects with the long term goal of eradicating Childhood lead poisoning in the City of Milwaukee.

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).

Specific actions to evaluate and reduce lead-based paint hazards in 2013 include:

- ❖Lead testing
- ❖Laboratory analysis
- ❖Surveillance
- ❖Care Coordination
- ❖In-Home Case Management (Home Visits)
- ❖Lead Risk Assessments/Inspections
- ❖Lead Hazard Reduction
- ❖Primary Prevention
- ❖Community Capacity Building
- ❖Research
- ❖Healthy Housing Partnerships

2013 Annual Action Plan - Implementation Strategy:

- 1) Compliance with the Lead Safe Housing Rule. Produce lead safe housing units within the high risk target areas, of which **300** are federally-funded.
- 2) Provide partial grant subsidies to assure the remediation of lead-based paint hazards at high risk window components for housing units previously scheduled for condemnation and currently undergoing intensive housing rehabilitation.
- 3) Provide Section 8 landlords and Milwaukee residents that purchase foreclosed properties partial subsidies for Lead Hazard Control.
- 4) The MHD and the Department of Neighborhood Services (DNS) – Residential Code Compliance will work in tandem with community-based agencies to assure lead-safe and habitable housing within Milwaukee’s target areas.
- 5) DNS will include the MHD CLPPP information in landlord training classes that are offered in both English and Spanish.
- 6) MHD CLPPP will provide lead hazard control for properties with asthmatic children identified in Milwaukee’s Healthy Homes Demonstration Project.
- 7) Involve community members most affected by the problem in neighborhood based strategies.
- 8) Increase lead testing of children covered by Medicaid.
- 9) Diversify and increase funding to make homes lead-safe.

The City will also continue collaboration between CDGA, the Health Department and the Department of City Development to implement standardized processes for all affected CDBG-funded housing rehabilitation projects to ensure compliance with the HUD lead regulations. These processes include: the assumption of lead paint in rehabilitated structures, utilization of certified lead abatement contractors when removing lead, adoption and enforcement of lead safe work practices, occupant protection, providing lead safety classes, final inspections, lead dust clearance tests and lab analysis and subsidies for window abatement.

HOMELESS

Specific Homeless Prevention Elements

**Please also refer to the Homeless Needs Table in the Needs.xls workbook.*

1. Please describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2013. Again, please identify barriers to achieving this.

2. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

Action Plan Specific Homeless Prevention response:

**Please also refer to the Homeless Needs Table in the Needs.xls workbook.*

Persons with special needs, as well as the homeless, are a critical concern for the City of Milwaukee as it is recognized that addressing the needs of all citizens, regardless of their circumstance, is an essential component to stabilizing families and strengthening neighborhoods.

To further the City's strategic goal of reducing and preventing homelessness and domestic violence in our community, the City will continue to allocate CDBG and Emergency Solutions Grant (ESG) funds for activities geared towards helping homeless persons achieve stable housing and self-sufficiency. These funds will be provided to conduct 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 the chronically homeless, individuals, families, runaway/homeless youth, victims of domestic violence and mentally and physically disabled persons.

The jurisdiction will utilize a variety of resources to address homelessness in Milwaukee, including but not limited to: U.S. Department of Housing & Urban Development (HUD), State of Wisconsin Department of Health & Human Services, Emergency Food & Shelter Program (EFSP), State Runaway Grant, State of Wisconsin ESG/THP/HPP (ETH), City of Milwaukee ESG, City of Milwaukee CDBG, State Shelter Subsidy Grant (SSSG), United Way of Greater Milwaukee, and numerous other foundations and individual donors.

In addition, the City will continue its involvement in the HUD Continuum of Care including involvement in activities to advance the 10-Year Plan to End Homelessness, which is the plan approved by the City of Milwaukee as its jurisdictional plan to end homelessness.

Milwaukee Continuum of Care

The Milwaukee Continuum of Care is a community coalition comprised of over 100 member organizations, including homeless service providers, local government, law enforcement, faith-based organizations, businesses, public school system, veteran organizations, legal services agencies, housing developers, advocacy groups, community action agencies and consumers. The Continuum functions as an unincorporated coalition with an elected/appointed steering committee comprised of 12 members. The Steering Committee includes appointees of the Mayor of the City of Milwaukee and the Milwaukee County Executive as well as the chairperson of the Shelter Task Force and the Continuum's HMIS (Homeless Management Information System) Coordinator; the remaining members are elected to two-year terms by Continuum of Care

members in good standing as evidenced by a consistent level of attendance and participation in the year preceding the election. The Steering Committee and the Continuum of Care are co-chaired Dan McCarthy of Zilber Development (private sector) and John Stibal of the City of West Allis (public sector). Community Advocates is currently transitioning out of the Continuum’s lead agency and fiscal agent role, transferring leadership to the City of Milwaukee and Milwaukee County. This transition is expected to be complete by January 1st, 2013.

The Continuum of Care is the primary vehicle for advancing the 10-Year Plan. A critical element in the Plan strategy is the formation and strengthening of partnerships with key institutions and systems including housing development, mental health services, health care, and employment and training. In 2011, a Continuum of Care workgroup focused on the development of a coordinated entry system to improve access to homeless prevention, shelter diversion, community case management, emergency shelter and transitional housing as well as other services that can support housing stability. Other workgroups are developing strategies to address health care discharge issues, increase employment opportunities, and support the development of permanent housing.

The Milwaukee Continuum of Care *10-Year Plan to End Homelessness* includes a movement towards: a) enhanced homelessness prevention; b) greater emphasis on rapid re-housing for both families and individuals; and c) increased capacity to provide permanent supportive housing for people with disabilities.

Families and individuals come to shelters from a variety of situations, from living in places not meant for human habitation (streets, cars, etc.) to situations where they have been doubling up with relatives or friends and are unable to continue that arrangement. During the past three years, the inability to pay rent, landlord-tenant issues and foreclosure of rental properties have exacerbated the number of people seeking shelter. Mental health, substance abuse and domestic violence are all major contributing factors. However, unemployment and poverty continue to be the root causes of homelessness in Milwaukee.

The Continuum of Care *2012 Point in Time Survey*, conducted January 25th, 2012 provides the most accurate and up-to-date information about the specific characteristics of Milwaukee’s homeless citizens. A total of 1,432 homeless people were counted. Of those, 216 homeless adults were interviewed through the event’s coordinated outreach activities. The data from those interviews are reported below.

Homeless Demographics	Number	Percent
Sheltered	110	50.9%
Unsheltered	106	49.1%
Female	80	37%
Male	134	62%
Transgendered	2	1%
Veteran	50	23.1%
Homeless more than once in year	109	50.5%
Homeless a year or longer	92	42.6%

Chronically homeless	71	32.9%
Race: African American	123	57%
Race: Caucasian	75	34.7%
Race: Mixed Race	14	6.5%
Race: Native American	3	1.3%
Race: Asian	1	.5%
Race: Other	0	0%

Homeless Household Status (N=816)	Number	Percent
Households without children	196	90.7%
Households with children	20	9.3%

HMIS Data: The Milwaukee Continuum of Care homeless services providers utilize a shared Homeless Management Information System (HMIS) called Wisconsin ServicePoint (WISP) to gather and analyze utilization data for the system’s emergency shelters, transitional housing, permanent supportive housing, and supportive services programs. This information represents data collected by organizations funded by the HUD Supportive Housing Program (SHP), Shelter + Care, and related programs as well as the State Shelter Subsidy Grant (SSSG), State ESG, and related programs. HMIS is coordinated for the Continuum of Care through a contract with the Hope House of Milwaukee, Inc., which has developed and implemented a rigorous program of training, quality assurance, and corrective actions to insure that Milwaukee’s homeless service providers are accurately entering data that can be used by the Continuum for program/system monitoring, gaps analysis, needs identification, and system improvement.

Priority Homeless Needs

- Homelessness Prevention
- Rapid Re-Housing
- Emergency Shelter/Transitional Housing
- Permanent Supportive Housing
- Behavioral Health and Other Supportive Services including Case Management
- Mainstream Benefit Assistance

Outreach/Assessment: The Milwaukee Continuum of Care will continue to operate street outreach through the Center for Veterans Issues, Outreach Community Health Centers (formerly Health Care for the Homeless), Community Advocates Homeless Nursing Outreach Program and Street Beat, which is operated by Walker’s Point Youth and Family Center and Pathfinders, Inc. All are well-established programs that emphasize working with hard-to-reach individuals living on the street or other locations not fit for human habitation. In addition, 2-1-1 @ IMPACT has established telephone procedures to identify callers’ housing needs and to assist them in

consideration of alternative solutions that may or may not involve a stay in emergency shelter. Each of these entities has developed outreach and assessment procedures unique to their target population. Last year, the Continuum of Care established a Coordinated Entry Workgroup to examine strategies for developing a coordinated entry approach, which has been successfully utilized in many other cities across the United States. They have maintained a consistent meeting schedule throughout 2011 and 2012, with a focus on key tasks and activities:

- Completion of the Coordinated Entry system's Initial Assessment tool.
- Development and piloting of the system's Provider Survey instrument.
- Review and analysis of the 2012 HUD CoC regulations and Coordinated Entry/Central Access requirements.

Looking ahead, the workgroup will continue work in several key areas that were identified in the group's System Design Recommendations presentation:

- In collaboration with the City of Milwaukee, identify a possible Lead Coordinated Entry Agency.
- Finalize resources needed for 211 to expand its capacity to serve as the system's initial entry point.
- Complete the Provider Survey tool and individual provider meetings.
- Develop an implementation schedule that identifies the proposed targeted phase-in process of designated provider groups.

The Workgroup members have committed to continuing their work for the remainder of 2012 and will maintain a twice monthly meeting schedule through December. Work will continue into 2013 as Coordinated Entry is implemented.

In addition to the aforementioned outreach methods, the Milwaukee Continuum of Care sponsors Project Homeless Connect. The third annual event took place on October 18, 2012 at the Marquette University Union. On site, homeless persons were able to access services for immediate needs, e.g. health checks, dental checks, clothing, haircuts, food, and talk with agency and government representatives who can assist with mental health services, health care, housing, and employment. For the third year an employment/resume writing opportunity was held, complete with flash drives for participants to hold their resume and other needed job search information. This is a critical outreach vehicle for bringing needed services under one roof, making it possible for a homeless person to access services that might otherwise take several months.

Emergency Shelters and Services: Milwaukee will continue to operate Emergency Shelters for families and individuals and Safe Havens for individuals with serious mental illness. In addition to the provision of physical shelter, Emergency Shelters and Safe Havens will provide assessment, service referral and case management support directed toward assisting residents to find a stable source of income and a permanent place to live. Depending on the individual shelter program, education, employment, health care and behavioral health services are also made available either on-site or through direct referral with partnering organizations.

Transitional Housing: Milwaukee currently operates 783 transitional housing beds, 473 family beds and 310 individual beds. Early this year, the CoC consultant completed a study of Milwaukee's transitional housing system. Titled "Bridge Out of Homelessness," the findings of the study will be incorporated in the work of Milwaukee's "10-Year Plan to End Homelessness" committees.

Transition to Permanent Housing: Consistent with the work of the United States Interagency on Homelessness, the Milwaukee CoC adopted a Housing First approach in the strategic plan completed in 2005. This basic philosophy continues in the 10-Year Plan. In 2010, Milwaukee had

1174 units of permanent supportive housing, 242 for families and 932 for individuals. Planned development of permanent supportive housing units will enable the Continuum to implement this approach in the coming years. A critical step in the transition to permanent housing is the acquisition of a reliable source of income. For that reason, the 10-Year Plan re-emphasizes improved utilization of mainstream benefits, specifically increased enrollment in SSI/SSDI, which provides income as well as health care coverage for physical and mental health needs.

Employment is another critical part of being able to maintain permanent housing. The 10-Year Plan includes an employment component that will improve the connection of homeless people to the employment and training resources available through the Milwaukee Area Workforce Investment Board, specifically focusing on resources to bring academic skills up to a point where homeless individuals can be considered for inclusion in MAWIB supported training programs in the skilled trades. Addressing the income challenge is fundamental to sustainable permanent housing.

3. Chronic Homelessness - The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2013. Again, please identify barriers to achieving this.

Chronic Homelessness Response:

The *2012 Milwaukee Point in Time Count* identified 129 individuals who met the HUD definition of chronically homeless, namely, a disabled individual adult or disabled adult in a family who has been homeless for one year or more or four or more times during the past three years. It is important to note that this number may underestimate the number of chronically homeless because not all such persons frequent the known places where outreach was completed, e.g. meal programs, libraries, and identified encampments or gathering places that were the subject of the Point in Time Count. Chronically homeless individuals face critical issues which must be addressed in efforts to eliminate chronic homelessness. Data from the 2012 Point in Time Surveys related to persons categorized as chronically homeless showed the following:

- 93 suffer from mental illness (43.1%)
- 84 have other medical conditions or physical disabilities (38.9%)
- 75 have alcohol abuse problems (34.7%)
- 61 drug abuse problems (28.2%)
- 24 have developmental or learning disabilities (11.1%)

Despite the high rate of disabilities, as of 2009, only 24.1% of chronically homeless were currently receiving SSI (Supplemental Security Income) or SSDI (Social Security Disability Income) to establish a minimum level of monthly income. Only 19% of chronically homeless were employed either full or part-time. The combination of high disability rates and high prevalence of individuals with no income (either from employment or SSI/SSDI) requires a comprehensive cross-system strategy.

The Milwaukee Continuum of Care proposes a three-pronged strategy to address chronic homelessness:

1. Outreach to chronically homeless individuals that will engage individuals in activities, including Project Homeless Connect, to meet basic needs, access community services, engage in treatment for health, mental health, and addiction issues, apply for benefits for which they are eligible, and utilize available housing resources. The building of a strong, trusting relationship is critical to the willingness of many chronically homeless persons to become involved with the services system.

2. Permanent supportive housing that will provide rapid re-housing services, affordable, safe housing with on-site or quickly accessible supportive services including case management, peer support, and access to health, mental health, and addiction treatment. The City of Milwaukee and Milwaukee County continue to support 'Housing Trust Funds,' which are important contributions to future permanent housing development.
3. Income generation through one of two mechanisms:
 1. Receipt of SSI/SSDI through the provision of intensive SSI/SSDI application and advocacy services through the SOAR Program.
 2. Engagement in job readiness, skills development, and employment through specially tailored homeless employment initiatives as well as through the regular employment market. This strategy is included as a major element in the Continuum's 10-Year Plan to End Homelessness.

The Continuum will utilize the full resources and expertise of its extensive membership. The Continuum will also continue its participation in the Commission for Supportive Housing which is primarily focused on the development of permanent supportive housing for persons with mental illness, including those who are homeless and chronically homeless. In addition, the Continuum will work with new partners. With regard to the development of additional permanent supportive housing units, the Continuum will continue to expand its partnerships with non-profit housing development organizations to include local and regional entities with proven expertise in developing, operating and maintaining permanent housing for persons with disabilities, especially individuals with mental illness. With regard to income generation, the Continuum will continue to develop employment initiatives in collaboration with the Milwaukee Area Workforce Investment Board (MAWIB) and individual homeless service providers with expertise in job readiness and job placement. Enhanced SSI/SSDI application services will be provided through an expansion of the SOAR Program, an intensive application/advocacy system that has produced an extremely high SSI/SSDI approval rate for persons.

4. Homelessness Prevention - The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

Homeless Prevention Response:

Consistent with the Homeless Emergency Assistance and Rapid Transitions to Housing Act of 2009 (HEARTH Act), the Milwaukee CoC has redesigned its homelessness prevention strategy to create a stronger early intervention system, which in turn will provide targeted assistance to households who would otherwise become homeless. The strategy includes the following elements:

- Landlord/tenant mediation, including dispute resolution, case management, and the provision of short-term rental assistance to individuals and families who are at imminent risk of eviction and homelessness. Activities in this area have been previously supported by HPRP funding. Continuation of these services is currently being addressed by participating agencies.
- Legal services, including eviction prevention assistance to low-income renters who are at risk of homelessness due to nonpayment of rent, foreclosure, or other circumstances. Activities in this area have been previously supported by HPRP funding. Continuation of these services is currently being addressed by participating agencies.
- Redesign and implementation of an effective central access/referral/diversion system that will effectively and appropriately redirect individuals and families to utilization of family and community support opportunities to prevent homelessness and the resulting shelter

stay. This effort is currently underway through the Coordinated Entry Workgroup.

The Continuum of Care's 10-Year Plan to End Homelessness also supports homelessness prevention through a three-pronged strategy:

1. Raise community awareness and involvement in homelessness prevention
2. Stabilize at-risk individuals and families through discharge coordination, landlord-tenant mediation and short term rent assistance
3. Support central access to homeless services and information that incorporates sound diversion practices.

5. Discharge Coordination Policy - Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Discharge Coordination Policy Response:

The Milwaukee Continuum of Care's 10-Year Plan to End Homelessness includes a specific goal and objective relating to the development of a discharge coordination policy that will prevent homelessness resulting from discharge from foster care, health care facilities, mental health facilities and corrections. Up to this time, the Continuum of Care has relied upon individual agreements which have been included in the annual Exhibit 1 submission to HUD. However, it has been determined that a community-wide approach is preferable as it would generate greater compliance and more consistently result in the prevention of homeless episodes for these vulnerable populations.

The CoC Prevention and Emergency Services Workgroup of the 10-Year Plan included discharge planning as one of its top priorities for its package of recommendations for inclusion in the final 10-Year Plan. The relevant goal recommended by the Prevention and Emergency Services Workgroup is "To stabilize at-risk individuals and families to prevent homelessness." The specific corresponding objective is "To target prevention efforts to people leaving institutional settings including psychiatric inpatient care, corrections, hospitals, and foster care through the establishment of a discharge coordination policy."

The CoC Discharge Planning Workgroup has conducted a planning process with local health care institutions and has developed a discharge agreement that will guide referrals into shelter and other housing units. This agreement will be included in the final Coordinated Entry design for the Milwaukee CoC. In addition, this agreement is an important step in significantly reducing hospital discharges to the street or shelter in 2012, and the future.

Lastly, the Milwaukee CoC recently formed the Foster Youth Discharge Workgroup in June of 2012. The group has primarily focused on addressing the gaps in the Milwaukee community that cause current and former foster youth to enter the homeless system after they age out of care. The group is currently taking the following questions into consideration:

- What does our community have in place for these youth and what do we need?
- What is working to effectively prepare youth for discharge from foster care and what is not working?
- How do we increase communications and collaboration across the homeless and foster care systems?
- How do we effectively engage youth so they have an increased stake in what happens?

The group will continue to educate themselves about the identified populations and community services available to the youth, pursuant of answers to the aforementioned questions. They plan to continue their meetings into 2013.

Housing Emphasis: The Milwaukee CoC, Milwaukee County and their partners initiated two new projects located in suburban areas outside of the City of Milwaukee. This collaborative approach ensures that permanent housing for the homeless is not concentrated solely in the City of Milwaukee. HUD continues to emphasize the need to utilize HUD dollars to support housing costs and to find other sources of funding to support the provision of supportive services. Many of the Milwaukee CoC projects have been able to increase the percentage of funding committed to housing versus supportive services (housing emphasis), although this is extremely difficult without the establishment of new funding sources for supportive services. Some states have established separate supportive services funding programs to support the provision of these needed services for the chronically homeless residing in HUD-supported permanent housing units. This is an area that needs further exploration in Wisconsin, however, as current efforts to reduce the State's budget will be quite challenging. Several partnerships between permanent housing development entities, for profit and non-profit organizations, and homeless service providers have enabled the establishment of new permanent supportive housing for persons with mental illness and the chronically homeless. This is a model for further development.

Permanent Housing Retention: HUD-funded permanent housing projects in the Milwaukee Continuum of Care exceeded the national HUD standard in 2011 with 91% of persons in Permanent Supportive Housing staying for six months or longer. High quality case management and careful monitoring assure continued high performance in this area. The Continuum of Care Permanent Housing Workgroup is monitored the performance of permanent supportive housing in 2011 and is working on the development of service standards which would guarantee case management/supportive services quality in the future.

Transitional Housing Performance: HUD-funded transitional housing programs, as a group, exceeded the national transitional housing benchmark in 2011 with 69% of exiting persons moving to permanent housing. Nine of the twelve transitional housing programs exceeded the national standard of 65%; those that fell below the standard are high volume programs which serve the hardest-to-serve population. Strategies for improving transitional housing outcomes will be considered as part of the transitional housing system improvement review currently underway.

Employment: Employment for homeless persons is a critical policy and program development focus of the Milwaukee Continuum of Care. Research conducted for the Continuum through its Employment Committee determined that homeless people encounter numerous barriers to finding sustainable jobs and in admission to skilled trades training programs. While many of these barriers have to do with personal issues, i.e. addiction, poor work history, other barriers have to do with how employers view homeless people and, with regard to training programs, with how programs establish eligibility criteria, schedule and site training programs, and provide training stipends. As important as some of the ongoing barriers to employment, is the rapidly declining economic situation in Milwaukee, Wisconsin, and the U.S. in which lay-offs, job loss and plant closings are becoming more commonplace. This means that competition for available jobs is even greater than in the past several years.

Employment is also a major issue relative to the increasing numbers of persons with disabilities served by the Milwaukee system. For these individuals, a successful outcome is enrollment in an ongoing income support program such as SSI or SSDI. In these cases, employment is not an option.

The Employment Workgroup of the CoC was convened in 2011 to take a closer look at the system of how a person seeks employment within the Milwaukee community. They have completed the following tasks to date:

- Created a chart of the main employment programs and key agencies that provide services for those seeking jobs.
- Solicited and received a donation of 400 flash drives to hand out to individuals participating in workshops at the 2011 Project Homeless Connect event as well as other programs that are working to find job placements for those seeking to end their homelessness.
- Tracking and keeping tabs on trends in funding and, therefore, programs available for those seeking employment.

Currently, the workgroup is working on the following:

- Development of a training module that can be used to train all current front line workers who assist those who are homeless or near being homeless, in job seeking. The intent will be to have this available on an ongoing basis so anyone new coming into the system can be trained, or those interested can have a refresher. Training is tentatively scheduled for November of 2012.
- Creating electronic files of the basic information on various employment programs available within the Milwaukee area. The target date to have this complete is the latter part of 2012. This will be made available on the CoC website.

The Employment Workgroup meets approximately every six weeks. They expect to finish by December 31st, 2012.

Homeless Households with Children: The end of the National Recovery Act – Homeless Prevention and Rapid Re-housing (HPRP) project in July of 2012 has curtailed much of the Milwaukee’s ability to effectively move families with children quickly into permanent housing. The development of additional permanent housing resources, through new construction or leasing, is seen as essential for reducing the number of homeless households with children. A significant project to permanently house families in the City of Milwaukee is currently under development. Also important is the strengthened collaboration between the Continuum of Care and the Milwaukee Public School Homeless Education Program (HEP). The HEP manager continues to serve as an elected member of the CoC Steering Committee. The HEP has developed stronger ties with individual shelter and transitional housing programs to ensure continuity in educational services to homeless children and always assists families in finding resources to support housing stability and prevent homelessness.

**SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS
HOMELESS-CDBG Funds**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 benchmarks (# served)
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	5,802 (CDBG funds)

**SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS
HOMELESS-ESG Funds**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 benchmarks (# served)
Street Outreach, Emergency & Transitional Shelter & supportive services, Homelessness Prevention	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	5,600 (ESG funds)

Emergency Solutions Grants (ESG)

1) If applicable, describe how the ESG matching requirements will be met.

PY 2013 Action Plan ESG response:

The City of Milwaukee will utilize CDBG funds and other agency private funds and donations to meet the ESG match requirements.

2) (States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Not Applicable

NON – HOMELESS SPECIAL NEEDS

(91.220 (c) and (e))

**Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

**If not using the CPMP Tool: Complete and submit Table 1B.*

**If using the CPMP Tool: Complete and submit Needs Table/Non-Homeless Needs*

1. Please describe any supportive housing activities being undertaken to address the priority housing needs of persons who are not homeless (elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or other substance abuse problems).

PY 2013 Action Plan Non-homeless Special Needs 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 many 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 City, in its efforts to address the needs of persons with disabilities and the special needs of the elderly, will undertake the following:

CONSOLIDATED PLAN STRATEGIC GOAL: Address the housing and supportive services needs of Non-Homeless Special Needs Populations to promote a suitable living environment.

2013 Annual Action Plan - Implementation Strategy:

1. Support the construction and rehabilitation of housing units for the disabled.
2. In all housing rehabilitation activities, to the extent possible, address any unmet needs of persons with disabilities before, during and after rehabilitation of relevant units.
3. Support the Housing Accessibility Program to construct handicapped accessible ramps and other accessibility modifications for persons with physical and other disabilities.
4. Maximize the use of elderly public housing developments.
5. Provide housing and supportive services to persons with HIV/AIDS.

**SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS
NON HOMELESS & SPECIAL NEEDS POPULATIONS**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 benchmarks
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	5
Accessibility Improvements for disabled	Construct handicapped ramps and & other accessibility modifications	Suitable Living Environment	Availability/ Accessibility	#accessibility improvements constructed for low income disabled persons	25
Employment Services	Provide Job placement & Job Training & Placement services	Suitable Living Environment	Sustainability	#low income persons trained & placed in jobs	10
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	See HOPWA section

COMMUNITY DEVELOPMENT

**If not using the CPMP Tool: Complete and submit Table 2B, Table 1C Summary of Specific Objectives.*

**If using the CPMP Tool: Complete and submit the Needs Worksheets/Non-Housing Community Development and Summary of Specific Annual Objectives Worksheets or Summaries.xls*

1. Identify the estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate-income (an amount generally not to exceed ten percent of the total available CDBG funds may be excluded from the funds for which eligible activities are described if it has been identified as a contingency for cost overruns.)

PY 2013 Action Plan Community Development response:

See Proposed Expenditures Worksheet located in the Additional Files Folder and the Needs Worksheets/Non-Housing Community Development and Summary of Specific Annual Objectives Worksheets or Summaries located in the Additional Files Folder

2. CDBG resources must include the following in addition to the annual grant:

a. Program income expected to be received during the program year, including:

i. The amount expected to be generated by and deposited to revolving loan funds;

PY 2013 Community Development response:

See Proposed Expenditures Worksheet located in the Year 4 Additional Files Folder.

ii. The total amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.

PY 2013 Community Development response: Not Applicable

b. Program income received in the preceding program year that has not been included in a statement or plan;

PY 2013 Community Development response:

See Proposed Expenditures Worksheet located in the Year 4 Additional Files Folder.

c. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives in its strategic plan;

PY 2013 Community Development response: Not Applicable

d. Surplus funds from any urban renewal settlement for community development and housing activities; and

PY 2013 Community Development response: Not Applicable

e. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

PY 2013 Community Development response: Not Applicable

3. If a jurisdiction intends to carry out a new CDBG float-funded activity, the jurisdiction's plan must include the following information:

- a. For the program income included in 1(b) above, the jurisdiction should identify the month(s) and year(s) in which the program income will be received; and which of the following options it will take for each float-funded activity to address the risk that the activity may fail to generate adequate program income:**
 - i. amend or delete activities in the amount equal to any amount due from default or failure to produce sufficient income in a timely manner. (If this option is chosen, the action plan must include a description of the process it will use to select activities to be amended or deleted and how it will involve citizens in that process),**
OR
 - ii. obtain an irrevocable line of credit from a commercial lender for the full amount of the float-funded activity. (If this option is chosen, information on the float-funded activity in the action plan must include the lender and the terms of the irrevocable line of credit),**
OR
 - iii. agree to transfer general local government funds to the CDBG line of credit in the full amount of any default or shortfall within 30 days of the float-funded activity's failure to generate projected program income on schedule.**

PY 2013 Community Development response:

Not Applicable

4. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs, public facilities, public improvements, public services and economic development. (Use of Table 2B or the Community Development Needs Table is sufficient, additional narrative is not required)

PY 2013 Community Development response:

See Community Development Needs Table located in the Year 4 Additional Files Folder.

- a. For activity for which the jurisdiction has not yet decided on a specific location, such as when a jurisdiction is allocating an amount of funds to be used for making loans or grants to businesses or for residential rehabilitation, provide a description of who may apply for the assistance, the process by which the grantee expects to select who will receive the assistance (including selection criteria), and how much and under what terms the assistance will be provided.**

PY 2013 Community Development response: Not Applicable

- 5. An "urgent need" activity may be included in the action plan only if the jurisdiction certifies that the activity is designed to meet other community development needs having a particular urgency because existing conditions pose a serious and imminent threat to the health or welfare of the community and other financial resources are not available.**

PY 2013 Community Development response:

If unexpected and catastrophic situations occur, the City may choose to fund activities under the category of "urgent needs." However, at this time, it cannot be determined.

6. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

(Use of Table 2B or the Community Development Needs Table and Summaries Table is sufficient, additional narrative is not required)

PY 2013 Community Development response:

See Community Development Needs Table and Summaries Tables located in the Appendix.

As stated and documented in the 2010-2014 Consolidated Plan, there are a number of issues facing residents of Milwaukee that have an impact on economic development in the City and jobs for residents. Some of these are:

- ❖ The loss of thousands of manufacturing jobs in the City of Milwaukee over the past several decades while the suburbs gained more than 30,000 (*U.S. Census Bureau 2000*).
- ❖ Lack of private transportation presents a serious barrier to employment for central city residents interested in jobs in outlying areas such as Waukesha, Ozaukee and Washington counties or areas of Milwaukee County not easily reached by public transportation.
- ❖ The lack of a valid driver's license continues to prevent many central city persons from accessing available jobs in outlying areas.
- ❖ Racial Inequality-Milwaukee "leads" the Frostbelt in racial inequality and measures of economic distress in the black community.
- ❖ Disparities in real median family income for Whites and Blacks and other minorities in metro Milwaukee.
- ❖ High poverty rate among Blacks in the city of Milwaukee of 33.3%, higher than the national average of 24.9%, and the highest rate among the Frostbelt cities.

The City of Milwaukee's ***Economic and Community Development 5-Year Strategy*** focuses on creating viable neighborhoods which will lead to a reduction in crime, increased property values, greater economic vitality and opportunity, which will ultimately improve the quality of life for community residents, businesses and other stakeholders. This strategy will be accomplished through careful coordination of public and private resources, with an emphasis on revitalizing neighborhoods through the targeting of resources. The Consolidated Plan emphasizes the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing.

The City of Milwaukee's top priority is to retain existing businesses, to recruit new employers and to assist Milwaukee firms in both the retention of existing jobs and generating new job creation. All of the City's economic development activities are intended to make the City a partner with private enterprise in the hope of ensuring the health of Milwaukee's economy.

It should be noted that the City's overall economic development plan is primarily City-funded with a portion funded with CDBG funds.

CONSOLIDATED PLAN STRATEGIC GOAL: Viable and Sustainable Neighborhoods through Job Creation & Retention/Business Development/ Expansion & Retention.

Create viable and sustainable neighborhoods by retaining businesses and jobs in the City; recruit new employers and assist Milwaukee firms in generating opportunities for new job creation leading to greater economic vitality, ultimately improving the quality of life for City residents, businesses and other neighborhood stakeholders.

2013 Annual Action Plan - Implementation Strategy:

- 1) Create family-supporting jobs through aggressive economic development activities.
- 2) Promote and fund the expansion of small businesses and other micro-enterprises to create new jobs.
- 3) Foster investment and cluster developments in neighborhood commercial areas; redevelop/rehab retail sites to facilitate new job creation.
- 4) Continue to support and be a partner in job creation efforts such as the *Emerging Business Enterprise Program*, the *Milwaukee Area Workforce Investment Board*, the various *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.
- 5) Support redevelopment of residential, commercial and industrial Brownfield properties such as efforts in the 30th Street Industrial Corridor, Century City, Menomonee Valley and throughout the CDBG target area neighborhoods.
- 6) Support commercial and other major developments such as Large Impact Catalytic Developments to facilitate job creation and affordable housing in targeted areas.
- 7) Partner with other economic development programs that are successful in creating jobs for low income persons.
- 8) Support skilled job training and placement programs and educational and English proficiency programs.
- 9) Support programs and initiatives which assist in removing employment barriers for low-income households, e.g. driver's license recovery, walk-to-work programs and those that provide access to an array of wrap around social, educational, employment and lifeskills services.
- 10) Create homeownership opportunities for residents and improve the condition and affordability of rental housing in Milwaukee.

**SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS
ECONOMIC DEVELOPMENT**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 benchmarks
Economic Development-Direct financial and/or technical assistance to for profits	Provide technical or financial assistance to businesses	Expand economic opportunities	Sustainability	#new businesses and new jobs created for low income persons	50
Revolving Loan Fund Program	Provide loans to businesses to create jobs	Expand economic opportunities	Sustainability	#new businesses and jobs created for low income persons	15
Emerging Business Enterprise Program	Provide assistance/City certification to businesses to created jobs	Expand economic opportunities	Sustainability	#new jobs created for low income persons	10

See also Community Development Needs Table.

PRIORITY NEEDS - YOUTH

Youth needs fall into five key areas:

1. **Safe and stable families** – youth need to live in family environments that meet basic needs for housing, food, clothing, and health care and that are safe in terms of being free from child abuse and neglect and domestic violence.
2. **Vocational preparedness** – youth need education and academic support that will provide them with necessary knowledge to be productive citizens and good parents and prepare them for post-secondary skills training or college and they need employment opportunities to provide them with income as well as practice in developing good work habits and skills.
3. **Delinquency prevention** – youth need information, support, activities, and intervention that will deter them from involvement in delinquency, violence, and gang activity and that will prevent recidivism among youth offenders.
4. **Alcohol and other drug abuse prevention** – youth need education, support, activities, and intervention regarding their use of tobacco, alcohol, marijuana, and other drugs so they are able to make sound decisions regarding their AODA behavior and seek help when needed.
5. **Teen pregnancy and STD prevention** – youth need opportunities to envision a long-term future that requires that they not become teen parents along with education regarding resistance skills, abstinence and contraception education, and appropriate health care and counseling.

Effective Program Approaches

- **Accessibility:** Program location, hours of operation, and participation requirements support accessibility by a broad spectrum of the community.
- **Dosage:** Programming is provided on a frequent basis, ideally 3-5 days per week, so that activities are readily available for youth and families seeking activities or assistance.
- **Culturally-appropriate:** Programs are provided by staff which reflect the cultural composition of the target population, include persons of different ethnicities/races in their governance, and are located in diverse neighborhoods.
- **Relationship-focused:** Emphasis on building sustained trusting relationships between youth and trained, caring adults is a critical component of effective programming and is a necessary prerequisite to the effectiveness of evidence-based practices.
- **Evidence-based practices:** Programs incorporate approaches, curricula, and materials that have been proven effective through rigorous evaluation and/or documented theory.
- **Comprehensive:** Programs provide diverse, as opposed to single purpose, opportunities for youth involvement and are capable of helping youth and their families address other issues through direct service or referral to community resources.
- **Sustainability:** Programs are supported by fiscally sound, well-run organizations and have multi-year funding available to insure that successful programs are sustained; participants are able to trust that the program will be an ongoing resource.

There are several positive trends in Milwaukee that are the result of the community's efforts to develop and maintain a strong neighborhood-based youth and family development structure through support from the Community Development Grants Administration, Milwaukee Brighter Futures, Safe and Sound, United Way and other resources. Critical areas of concern require attention and program support, namely the high rate of child poverty and homelessness along with continuing concerns regarding educational attainment, alcohol and other drug abuse and involvement in violent and other risky behavior.

CONSOLIDATED PLAN STRATEGIC GOAL: Improve the lives of youth through prevention and intervention programs that are widely accessible to youth and programs which provide education, work skills and lifeskills development.

2013 Annual Plan - Implementation Strategy:

- 1) Provide Job Readiness, Vocational and Customized Training to provide young people with real world work experiences and skills needed in today's workforce; and to help build a strong work ethic and connections with employers.
- 2) Support the City's Summer Youth Internship Program for high school youth to provide internships in City government and in the private sector.
- 3) Invest in life skills development and programs to improve educational achievement.
- 4) Support prevention and intervention programs for at-risk youth to help decrease youth violence and to help youth develop self-esteem, self confidence, goal-setting and attainment skills.
- 5) Support neighborhood-based youth development programs, which provide outreach and access to high quality prevention and intervention programming including tutoring, mentoring, teen pregnancy prevention, safe havens and recreation.
- 6) Support for interventions targeted at dealing with the aftermath of violence – within the family and the larger community – as a strategy for preventing future violent behavior.
- 7) Civic Engagement-providing internships and apprenticeships for youth by involving them in leadership roles and community development opportunities within Milwaukee's nonprofit sector.

PRIORITY NEEDS: PUBLIC SAFETY and QUALITY OF LIFE

Public Safety remains a dominant concern in central city Milwaukee. Crime or the perception of crime in neighborhoods is a frequently cited consideration for residents moving out of the City and is one of the most frequently voiced concerns of residents through community surveys and community meetings. Actual crime or the perception of crime has real economic and community development costs as businesses may relocate, investment in businesses and housing may be deterred, and consumer spending may flee the City, eroding the City's tax base and ability to provide essential public services.

COMMUNITY ORGANIZING and CRIME PREVENTION

Community organizing agencies collectively build and enhance neighborhood networks through ongoing community meetings, face-to-face surveys, and other outreach efforts to leverage strategic public and private investments. This approach creates change within the NRSAs and allow for community impacts that are greater than the sum of individual projects.

A large number of community organizers work collectively with key stakeholders and community residents addressing crime and violence, and other "quality of life" issues within the NRSAs. Many community organizers have specialized skill sets in areas such as youth development, crime prevention, senior services, economic development and housing services. Specific issues and community concerns are addressed by organizers with in-depth knowledge of the topic through information dissemination, training, and community and peers networking.

Organizing around crime prevention/safety remains an important “link-pin” to many other more specific community issues such as employment, economic development, after-school activities, pregnancy prevention, housing, and a wide variety of other topics. Although a variety of communication methods are utilized, door-to-door, personal contacts remain the most effective outreach method by organizers in the NRSA target area.

CONSOLIDATED PLAN STRATEGIC GOAL: Promote a suitable living environment through public safety initiatives, community organizing and other efforts which engage residents in accessing and maximizing the use of law enforcement resources to reduce crime, fear and disorder which hinder community development.

2013 Annual Action Plan - Implementation Strategy

- 1) Follow the lead of the Milwaukee Police Department (MPD), which has implemented a data-driven crime prevention and intervention strategy. Personnel and resources associated with the MPD are now driven through criminal activity determined by crime activity trends. An important element to this strategy is nurturing resident buy-in and support.
- 2) Continue to sustain anti-crime efforts at the neighborhood level through resident participation at monthly crime prevention and information meetings in Milwaukee Police Districts, 2, 3, 4, 5 and 6. The Milwaukee Police Department provides crime trend information, works and communicates with residents and community based organization representatives to highlight area “hot spots”, discuss prevention strategies and develop a comprehensive prevention approach to quality of life nuisance issues in the community.
- 3) Maintain the Community Prosecution Program at the police district level. In police districts 2 and 5, the Community Prosecutors work with the Milwaukee Police Department in developing an outreach strategy that focuses on formerly incarcerated individuals who are re-entering the neighborhood. Working with the State of Wisconsin-Department of Corrections, community representatives and other concerned residents, the Community Prosecutors are engaged in group call-ins that offer those re-entering the community the opportunity to more fully and positively re-integrate into the neighborhood. Call-ins area also utilized for residents who have known involvement in drug dealing. At the call-in, individuals are offered one more chance to change their behavior, while at the same time provided with specific resources to resolve personal and economic issues (drug treatment, job training, education, etc.)
- 4) In addition to the work delineated above, continue to support the role of the Community Prosecutors as liaisons with neighborhood organizers and residents. Together, they work to reduce and/or eliminate “quality of life” nuisance issues (loud music, prostitution, problem houses, code violations, excessive noise, etc.), which degrades neighborhood peace and value.
- 5) Preserve the development of the foundation of community strength – block watches. Adjunct organizational efforts include; building and expanding on crime prevention within the small business community, landlord compacts, support and advance leadership training among residents and cultivate coordinated activities between and among community, faith and other groups within each neighborhood.
- 6) Utilize community contacts to engage a wide variety of residents and entities (youth, adults, schools, faith-based organizations, businesses, etc) in events and activities that promote communication, neighborhood pride and camaraderie. Activities include clean-ups, graffiti abatement, housing improvement, informational events.

- 7) Use community contacts to initiate and facilitate community forums to determine neighborhood-specific action issues.
- 8) Draw upon developed neighborhood relationships to plan and present information to residents, businesses and other invested entities in areas that resonate with the needs of the community.

PRIORITY NEEDS: ENVIRONMENTAL ISSUES

The City will continue to protect the health and safety of all City of Milwaukee residents and improve neighborhood quality of life through an increase in economic vitality and property values. The Environmental Planning and Review Program continues to be a high priority for the City of Milwaukee in order to protect the residents from identified and unidentified environmental hazards and will continue to provide the environmental review required to comply with HUD 24 CFR Part 58 for numerous City and City-assisted projects. In addition, the program provides support for economic development in the City through investigating and remediation of contaminated properties.

Primarily, the program is responsible for preparing environmental audits of properties within the City of Milwaukee by considering public health hazards and conducting risk analysis in support of economic development. The program also provides technical guidance on a broad range of environmental and public health issues to other City agencies including the Health Department, the Department of City Development, Department of Neighborhood Services, City Attorney's and Treasurer's Office, Redevelopment Authority(RACM), Housing Authority, Department of Public Works, Milwaukee Economic Development Corporation(MEDC) and the Port of Milwaukee. Finally, the Program works with state and federal agencies and private entities such as developers, attorneys, architects, engineers, and environmental consulting firms to limit community exposure to environmental hazards and associated public health risks.

The long-term and short-term objectives of the Environmental Planning and Review Program include:

- ❖ Supporting the City's efforts in private and public development through assuring the protection of health, safety, and the environment. This can be measured through environmental reports summarizing site reviews, soil and groundwater sampling results and cleanup of contaminated properties before sale or development.
- ❖ Supporting the City's efforts in developments which can be measured through a comparison of money expended for investigation/ remediation to the property value increase and jobs created.
- ❖ Efficient coordination for the review and approval of the CDBG-funded projects and Environmental Impact Assessments to assist in timely release of federal funds. This can be measured by actual developments supported and an increase in tax base for the City (as measured by the City Treasurer's Reports).
- ❖ Avoidance of environmental liability and increased tax collection through screening tax-delinquent properties for possible foreclosure which is measured through the number of properties the program researches or conducts site visits on (500 properties per year). This can also be measured through the number of tax-delinquent properties on the City "Do Not Acquire" list as measured in the City Treasurer's and Attorney's Offices (< 200 properties).

CONSOLIDATED PLAN STRATEGIC GOAL: Environment

Protect the public health and safety of City residents through the reduction of adverse environmental exposures associated with all City properties but primarily for undeveloped brownfields. Increase the economic value associated with the redevelopment of brownfields and subsequent increases in city-located businesses, jobs and increased commercial property tax levy.

2013 Annual Action Plan - Implementation Strategy:

- 1) Inspect properties for environmental conditions that may pose hazards to nearby residents.
- 2) Coordinate, review and approve approximately 1,000 CDBG Planning Reviews, as required by HUD 24 CFR Part 58, in order to complete the "Release of Federal Funds" forms.
- 3) Prepare an estimated 12 CDBG Environmental Impact Assessments annually for local agencies, such as community/neighborhood groups and as required by HUD 24 CFR Part 58, in order to complete the "Release of Federal Funds" forms.
- 4) Assist local HUD staff in conducting environmental reviews through HUD's 24 CFR Part 50 Requirements.
- 5) Screen hundreds of tax-delinquent properties for possible foreclosure and to avoid environmental liability.

COMMUNITY DEVELOPMENT ACTIVITIES

Program Category	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 benchmarks
Public Services- Employment Services	Provide Job Placement/Job Training & Placement assistance for low income persons	Suitable Living Environment	Expand economic opportunity	# low income persons trained & placed into jobs	115
Public Services- Youth Services	Increase employment, education, recreation, mentoring, tutoring, teen pregnancy prevention, safe havens for youth	Suitable Living Environment	Sustainability	# youth with increased access to services	17,850
Public Services- Crime Awareness & Community Organizing	Facilitate residents/stakeholder in community improvement efforts; crime prevention initiatives	Suitable Living Environment	Sustainability	# residents & stakeholders engaged in community improvement efforts	3,000
Public Services- Community Prosecution Program	Abate neighborhood nuisances & drug houses through prosecution	Suitable Living Environment	Sustainability	# properties & nuisances abated/resolved	100
Public Services- Driver's License Recovery	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	125
Public Services- Homebuyer Counseling	Provide homebuyer counseling & budget counseling for 1 st time homebuyers	Suitable Living Environment	Sustainability	#low income persons obtaining a home mortgage loan	100
Acquisition of Real Property	Acquire blighted properties for eventual redevelopment	Suitable Living Environment	Sustainability	#new housing units and/or jobs created for low income persons	3
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	10

HOME INVESTMENT PARTNERSHIPS

1. Describe other forms of investment not described in § 92.205(b).

PY 2013 Action Plan HOME response:

The City does not intend to use other forms of investment as described in regulations at 24 CFR 92.205(b).

2. Describe how HOME matching requirements will be satisfied.

PY 2013 Action Plan HOME response:

HOME matching requirements will be satisfied through City-owned appraised land/real property, foregone taxes, fees, charges, housing trust fund, City bond financing and other eligible affordable housing projects.

3. If the participating jurisdiction (PJ) will use HOME funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

PY 2013 Action Plan HOME response:

The City will primarily use Recapture Provisions for all its homebuyer activity, except in cases where the Resale Provisions are required, or when the Presumption of Affordability is requested for a particular project in advance. Recapture and Resale Provisions are clearly defined in the contract between the City and all subrecipients. It is enforced with an active covenant that is secured by a mortgage at time of closing, to ensure affordability of units acquired with HOME funds.

PERIOD OF AFFORDABILITY

The HOME rule at §92.254(a)(4) establishes the period of affordability for all homebuyer housing. How to calculate the amount of HOME assistance in each unit and therefore the applicable period of affordability varies depending on whether the unit is under resale or recapture provisions.

a. Period of Affordability Under Resale Provisions

Under resale, §92.254(a)(5)(i) of the HOME rule states that the period of affordability is based on the *total* amount of HOME funds invested in the housing. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision.

b. Period of Affordability Under Recapture Provisions

For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the *direct HOME subsidy* provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability. The following table outlines the required minimum affordability periods.

If the total HOME investment (resale) or direct subsidy (recapture) in the unit is:	The period of affordability is:
Less Than \$15,000	5 years
Between \$15,000 and \$40,000	10 years
More Than \$40,000	15 years

RESALE PROVISIONS

The *HOME resale requirements* are established in the HOME rule at §92.254(a)(5)(i). Under HOME resale provisions, the City will ensure that, when a HOME-assisted homebuyer sells his or her property, either voluntarily or involuntarily, during the affordability period,

1. The property is sold to another low-income homebuyer who will use the property as his or her principal residence;
2. The original homebuyer receives a fair return on investment, (i.e., the homebuyer's downpayment plus capital improvements made to the house); and
3. The property is sold at a price that is "affordable to a reasonable range of low-income buyers."

If the City only provides HOME assistance to develop the unit and HOME funds are not used to lower the purchase price from fair market value to an affordable price, resale provisions must be used.

Ensuring Long term Affordability

The HOME Rule at §92.254(a)(3) requires that all HOME-assisted homebuyer housing be acquired by an eligible low-income family, and the housing must be the principal residence of the family throughout the period of affordability. If the housing is transferred, voluntarily or otherwise, during the period of affordability, it must be made available for subsequent purchase *only* to a buyer whose family qualifies as low-income, and will use the property as its principal residence. The HOME resale provisions must enforce these requirements as any housing assisted with HOME funds must remain affordable for the duration of the period of affordability.

Fair Return on Investment

The City's resale requirements will ensure that, if the property is sold during the period of affordability, the price at resale provides the original HOME-assisted homebuyer a fair return on investment (including the original homebuyer's initial investment and certain capital improvements).

Presumption of Affordability

In certain neighborhoods, housing can be presumed to provide a fair return to an original homebuyer upon sale, to be available and affordable to a reasonable range of low-income homebuyers, and to serve as the primary residence of a low-income family during the period of affordability. In such cases, the City will not impose resale restrictions because the characteristics of the neighborhood make it probable that these requirements will be met without the imposition of the restrictions. Instead, §92.254(a)(5)(i)(B) of the HOME rule states that the City may identify certain neighborhoods with housing and income conditions that will:

1. Provide ongoing affordable home prices,
2. Ensure that the sales price of a home will provide a fair return to the original homebuyer, and
3. Provide a pool of income-eligible homebuyers from the residents of the neighborhood.

RECAPTURE PROVISIONS

The HOME recapture provisions are established at §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the City is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer.

Recapture provisions cannot be used when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer. Instead, resale provisions must be used.

Recapture Method

In the event of a voluntary or involuntary transfer of the property during the applicable period of affordability, the **City** will recapture all or a portion of the direct subsidy provided to the homebuyer. This direct subsidy is provided in the form of a deferred payment 0% interest loan. The loan will be forgiven prorata over the period of affordability (i.e., generally 5 years), as long as the home remains the principal residence of the home buyer. If the net proceeds from a voluntary or involuntary sale are insufficient to repay the prorated amount of the HOME subsidy, The **City** shall recapture the balance due on the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.

HOME assisted units under Recapture Provisions should be sold at a reasonable fair market value.

4. Describe the policy and procedures the PJ will follow to affirmatively market housing containing five or more HOME-assisted units.

PY 2013 Action Plan HOME response:

Affirmative Marketing

(In conformance with the HOME Final Rule 24CFR 92.351)

(Also, see *Affirmative Marketing Plan* in Year 4 Additional Files folder)

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. This Plan details specific affirmative marketing and outreach that project sponsors must utilize for any HOME-assisted project of five or more units.

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.

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

The pre-sale of housing units produced under the City's Housing Production program is permissible and encouraged. 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, 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.

5. Describe actions to be taken to establish and oversee a minority outreach program within the jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking, underwriters, accountants, and providers of legal services, in all contracts, entered into by the PJ with such persons or entities, public and private, in order to facilitate the activities of the PJ to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

PY 2013 Action Plan HOME response:

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

Additionally, the City's Emerging Business Enterprise Division is funded in 2013 to continue to promote and encourage full and open competition and to increase access to working capital for minority and women-owned businesses. In addition, this division assists small and emerging Minority, Disadvantaged and Women-owned businesses with the City's certification process, improving access to City, County and other contracts.

The Emerging Business Enterprise Division also maintains an EBE business directory for subrecipients to utilize and which is accessible through the City's website.

6. NA If you intend to use HOME funds for Tenant-Based Rental Assistance, describe the local market conditions that led to the use of the HOME funds for a tenant-based rental assistance program.

PY 2013 Action Plan HOME response:

The City will not use HOME funds for Tenant-based rental assistance.

7. NA If the TBRA program will target or provide preference for a special needs group, identify that group from the Consolidated Plan as having an unmet need and show that the preference is needed to narrow the gap in benefits and services received by that population.

PY 2013 Action Plan HOME response: Not Applicable

8. NA If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- 1) Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- 2) Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- 3) State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- 4) Specify the required period of affordability, whether it is the minimum 15 years or longer.
- 5) Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
- 6) State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

PY 2013 Action Plan HOME response: Not Applicable

9. NA If the PJ is going to receive American Dream Down Payment Initiative (ADDI) funds, please complete the following narratives:

- a) Describe the planned use of the ADDI funds.
- b) Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
- c) Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

PY 2013 Action Plan HOME response: Not Applicable

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

**Please also refer to the HOPWA Table in the Needs.xls workbook.*

**If not using the CPMP Tool: Complete and submit Table 1B.*

**If using the CPMP Tool: Complete and submit Needs Table/HOPWA.*

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year. Identify the method for selecting project sponsors (including providing full access to grassroots, faith-based and other community organizations).

PY 2013 Action Plan HOPWA response:

Background: The City of Milwaukee initially became an entitlement community in 1998 because of the increase of HIV/AIDS in the four-County Metro Milwaukee Area which comprises Milwaukee, Waukesha, Ozaukee and Washington counties. Since that time, the City has initiated cooperative planning efforts among service providers in the four-County area to reach consensus on the current needs of the target population, existing community resources, gaps in the current service delivery system and funding priorities.

As required by HUD, the City will allocate funds in the HOPWA entitlement area for the target population which is any person diagnosed with HIV/AIDS whose income is at or below 80 percent of the County Median Income of the County in which they reside.

Application Process: CDGA conducted an annual Request for Proposal (RFP) process which was advertised in local newspapers covering the four County Milwaukee Metropolitan area. In addition, mailings were conducted and the RFP proposal was placed on the City's website. 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 for the allocation and use of Federal funds. The actions of the Committee were approved by the full Milwaukee Common Council and ratified by the Mayor. HOPWA contracts will be awarded to Richard's Place (located in Waukesha) and the AIDS Resource Center of Wisconsin for Program Year 2013.

Richard's Place is located in Waukesha, Wisconsin. The contact person is Ms. Corrie Fulwiler. Richard's Place, founded in 1996, facilitates independence, dignity and well-being through a compliment of safe, affordable, appropriate housing and day-to-day support services provided to homeless persons (or persons at risk of becoming homeless) affected with HIV/AIDS and the affected persons in their lives. The target population served by Richard's Place includes single adults as well as individuals with children. Clients will receive a combination of case management services, short-term rent assistance, security deposit and utility assistance. In addition, Richard's Place will provide case management and community education with special emphasis on those who may be former substance abusers. Strict regimens of daily living will be utilized to assist in controlling the illness with drugs and other therapies currently available. Transitional and long-term housing will be made available with a special emphasis on persons with the most fragile health whom often require hospice care. Some individuals will transition to independent living or other assisted living facilities. Emphasis will be on avoiding hospital or nursing home residency prematurely because of a lack of in-home assisted care. In-home care solutions will be utilized through collaboration with other health care providers and services. Richard's Place is the only residential facility in Waukesha County for persons living with HIV/AIDS. It is also the only organization located in Waukesha County dedicated to providing HIV/AIDS supportive services, case management, community education and prevention.

AIDS Resource Center of Milwaukee (ARCW) – The main contact person is Megan Corey, Associate Director of Social Services. Established in 1985, ARCW is the nation’s largest non-profit AIDS Service Organization (ASO) operating statewide with a singular mission to confront and defeat the AIDS epidemic in Wisconsin. ARCW provides HIV prevention and education programs, comprehensive health and pharmacy services, supportive social services, legal assistance and housing services for people with AIDS/HIV, HIV clinical research and HIV advocacy. The service area for this HOPWA grant is the Milwaukee Metropolitan area serving the counties of Milwaukee, Washington, Ozaukee, and Waukesha. 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.

2. Specify the one-year goals for the number of low-income households to be provided affordable housing using HOPWA funds for short-term rent, mortgage, and utility payments to prevent homelessness; tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.

PY 2013 Action Plan HOPWA response:

CONSOLIDATED PLAN STRATEGIC GOAL: Stabilize the housing situation of people with HIV/AIDS and assist them in transitioning to or maintaining permanent housing and improving their quality of life.

2013 Annual Action Plan - Implementation Strategy:

- 1) Provide persons by or living with HIV disease stable and affordable housing while they maintain complex drug regimens to live healthy, safe lives; and to prevent the spread of HIV disease among people who are homeless, near homeless or engaging in HIV high-risk behaviors to obtain housing or life support.
- 2) Provide outreach, intake, assessment, counseling, advocacy, emergency shelter, short-term tenant-based rent assistance and supportive short or long-term housing opportunities to assist people with HIV/AIDS.
- 3) Seek additional funding to expand housing options for people with HIV and AIDS, enabling HOPWA funds to be targeted to the lowest income clients in the four-County MSA who face the most difficult challenges in obtaining safe, stable and affordable housing.
- 4) Provide short term rent and utility assistance, transitional housing assistance, long-term housing, housing counseling, supportive housing, housing services, supportive services, housing information services, and permanent placement services to 40% of HIV/AIDS infected households presumed to be alive per year.
- 5) Integrate supportive services with housing assistance to stabilize the client’s housing situation and assist in transitioning to or maintaining permanent housing.

Housing Options to be utilized

A. Permanent Housing

There are 12 permanent housing options for people with HIV in the four county area including:

- 6 at Garden View Apartments
- 4 at Richards Place
- 2 at Elena’s Place

Other permanent housing options for people with HIV will include:

- Short term rent and utility assistance to individuals to maintain permanent housing
- Housing vouchers in projected based and tenant based settings to provide permanent housing
- Shelter Plus Care - 28 units (currently no funding is provided for supportive services connected with providing intensive case management for the 28 units). As the issues of poverty, unemployment or limited employment, mental illness, recovery from substance abuse, and other social concerns continue to significantly influence access to stable housing options available to HIV-positive families, supportive service become even more critical to help stabilize individuals and help them successfully remain in safe housing.

B. Transitional Housing

For individuals, there are units of project-based supportive transitional based housing available, consisting of:

- 22 Single Room Occupancy units(SROs),at Wisconsin House
- 4 SRO's at Richards Place
- 2 SRO's at Elena's Place
- HaRTSS- (Harm Reduction Through Stable Shelter) for the HOPWA Competitive funded 3-year program; 75 units available in the Southeast Wisconsin Area.
- SCHIP- (Stopping Cyclical Homelessness for Infected Persons) for the HOPWA competitive funded 3-year program (75 units available in the Milwaukee Metro Area)

SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 benchmarks
Short-term Rent, Mortgage, Utility Assistance	Provide housing & services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	115
Facility Based programs	Provide housing & services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	67
Units in facilities supported with operating costs	Provide housing & services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	5
Supportive services in conjunction with housing activities	Provide supportive services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	70
Housing Placement Assistance: Housing Information Services	Provide housing information & housing placement services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	240

3. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

PY 2013 Action Plan HOPWA response:

a. Increased Need for Housing. Based on current gaps and unmet needs and a projected rise of cases, there is a need for approximately 400 units of increased housing over a 5 year period, which is based on State of Wisconsin data on the number of new HIV infections each year, the following are the priorities to address the needs of persons with HIV/AIDS:

b. Increased Need for Supportive Services. As people with HIV live longer, the need for supportive services connected to housing is growing. Integrated supportive services in HOPWA assisted housing programs are vital to residents transitioning to or maintaining permanent housing. Against the scope of a slow economic recovery, a

greater number of individuals are finding it more difficult to retain their housing. Issues related to poverty, such as reduced work hours, incidents of domestic violence, increasing substance use, and mental/emotional health concerns are on the rise. The growing need for supportive services such as those provided through case management or care coordination is becoming self evident, as cases become more complex and needs become broader in scope.

c. Housing is Becoming More Expensive. Rent and utility costs continue to climb. According to the National Low Income Housing Coalition, in Milwaukee County an extremely low income individual (example, an SSI/SSI Supplement recipient receiving \$758 per month) can afford a monthly rent of no more than \$205, while the Fair Market Rent for a one bedroom unit in Milwaukee is \$702. According to Milwaukee-based We Energies, winter natural gas prices are expected to climb at least 10% and electricity prices 3.5%. Legal Action of Wisconsin reports that, according to the 2000 Census, more than 78% of low income households (income less than 200% of FPL) were spending more than 50% of their income on housing-related costs, while the recommendation by HUD states that no more than 30% of household income should be applied to housing costs.

4. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

PY 2013 Action Plan HOPWA response:

ARCW and Richard's Place regularly receive input in the development, implementation and evaluation of its housing programs from clients. Annual client needs assessment surveys, annual client satisfaction surveys and periodic focus groups of housing clients are conducted. ARCW will continue to consult with its clients on its housing programs through regularly meetings with client groups and surveys of people in the program.

ARCW program development and evaluation methods include client satisfaction surveys, focus groups, client interviews, staff interviews, and review of client records. ARCW also interviews and surveys collaborative partners for the implementation of HOPWA-funded programs to garner their feedback on program operations. ARCW now has a Community Advisory Board that will assist ARCW in determining how to best address unmet needs and to provide other recommendations on needs of clients with housing challenges.

In addition, service providers funded by HOPWA participate in numerous planning processes including: the Continuum of Care process throughout Metropolitan Milwaukee, Shelter Plus Care, the Statewide AIDS Planning Group, the Waukesha County Housing Action Coalition (that includes client members and low income advocates from several different agencies), the Waukesha Housing Authority Annual Planning Process and the Waukesha County Community Block Grant Consolidated Plan, both of which include public consultation through annual public hearings.

5. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

PY 2013 Action Plan HOPWA response:

Housing is of primary importance for all HIV-positive people. When housing is inadequate, surviving day-to-day takes precedence over managing HIV medically. Housing provides the necessary foundation for the provision of other components needed to maintain an HIV-positive person's health and well being, such as regular

access to medical care, a nutritious diet, sufficient sleep and compliance with a complex drug therapy regimen. Housing is of primary importance for all HIV-positive people. When housing is inadequate, surviving day-to-day takes precedence over managing HIV. Housing provides the necessary foundation for the provision of other components needed to maintain an HIV-positive person's health and well being, such as regular access to medical care, a nutritious diet, sufficient sleep and drug therapy compliance. Stable housing will also decrease the incidence of HIV risk behaviors such as trading sex for shelter, which could further transmit HIV. Other barriers to housing experienced by individuals with HIV disease are many:

Limited Income: HIV-positive individuals may be unable to work due to their disease. At the same time, costs for medical care and special diet strain available income.

Negative Behavior: Many clients have a history of negative behavior that disqualifies them from accessing housing. Even criminal convictions over 10 years ago can disqualify them from housing programs.

Drug Abuse: Many people with HIV are also diagnosed with drug use and other substance abuse, that may also include criminal activity and makes maintaining housing even more difficult.

Mental Illness: Many people with HIV are also diagnosed with a chronic mental illness that can make maintaining housing more difficult.

High Cost of Housing: As housing costs rise it becomes even more difficult for people with HIV – 90% of who live in poverty – to afford decent and safe housing.

Credit History: Due to the financial demands of HIV infection, many people with HIV have negative credit histories making it difficult to rent a home

Rent History: A combination of factors can lead to negative rent histories making it difficult for people with HIV to secure or re-secure housing.

High Utility Bills: Wisconsin's extreme weather conditions in summer and winter result in very high utility bills that increase housing costs for people with HIV, a vast majority of whom live in poverty.

Lack of Mid and Low Income Housing Units: Changes in national and local housing policies has significantly reduced the number of affordable mid and low income housing units available for low income people with HIV.

Prejudice: Personal prejudice, fear and discrimination, including by prospective landlords, still play into the lives of HIV-positive individuals who are often shunned by their family and community and are left to find their own housing.

Unstable housing creates stress to an already impaired immune system, deprives a person of needed rest, impairs regular nourishment, causes difficulty with storage of prescription medication and management of a complicated medical regimen, impairs adequate personal hygiene and causes undue exposure to temperature extremes. The delivery of quality health care, treatments and social services depends on maintaining stable housing. The risk of an HIV-positive person partnering-up for housing increases with inadequate housing, which yields the possibility of new HIV infections occurring.

6. If applicable, for housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).

Not applicable at this time.

Note: For over a year, ARCW has been interested in finding a newer location for its Wisconsin House facility. This interest has now further developed as the ownership of the facility that houses the Wisconsin House has recently changed hands. The facility is rapidly aging and there are many renovations and updates that are desired but not affordable, due in great part to the high rent and utility costs. It is ARCW's fervent desire to locate a more affordable location, albeit smaller, and to provide more emergency housing opportunities to HIV-positive homeless individuals.

7. Standards and Procedures to Monitor Compliance with HOPWA Regulations

With a focus on ensuring compliance with program requirements, The City will require compliance with the HOPWA regulations by all project sponsors. In addition, the Consolidated Plan includes all certifications relevant to the HOPWA program.

CDGA will include program requirements in all contractual agreements, sponsor orientation sessions, provide 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 are underway. CDGA defines clear expectations regarding performance standards and policies and procedures to follow. Involved are new subrecipients, new staff of existing subrecipients, existing subrecipients experiencing problems and existing subrecipients undertaking new activities. CDGA will also fund provision of technical assistance to funded subrecipients to include management, financial operations and board and staff development.

CDGA will continue to monitor and evaluate 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 monitoring staff will continue to utilize a very detailed monitoring process which includes extensive reporting of grantee activity. As a condition of payment, which is on a reimbursable basis, agencies will be required to submit monthly financial and programmatic reports. CDGA monitoring staff will review these reports to determine that submitted costs are eligible and that the funded activity is being performed to a satisfactory level. In addition, CDGA monitoring staff will maintain extensive contact with funded agencies and provide technical assistance to groups where needed. Agencies needing additional technical assistance will be referred to the CDBG-funded technical assistance providers for additional and ongoing assistance to help improve agency efficiency and accountability.

Informal and formal monitoring visits will be conducted to ensure compliance with program requirements. Risk assessments and in-house desk audits will be performed annually of all funded agencies.

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

8. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

PY 2013 Action Plan HOPWA response:

a. ARCW will provide 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 State of Wisconsin HCRI 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 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 House, Salvation Army, Guest House, St. Benedict's and others.

ARCW is also an active participant in Continuum of Care throughout WI including the Milwaukee Metro area and Dane County COC. 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.

b. Richard's Place provides its residential facilities through collaboration with the Waukesha Housing Authority (WHA), which owns the buildings. The WHA secured the majority of funding for Richard's Place through a HUD SHP grant and a HUD Permanent Housing grant. The WHA also provides Section 8 Mainstream Rent Assistance Vouchers to HIV/AIDS clients receiving case management from Richard's Place. Funds from Waukesha County United Way, Waukesha County CDBG, Emergency Shelter Grant funds as well as Foundation Grants are used in conjunction with the HOPWA dollars received by Richard's Place. Richard's Place is an active participant with the State of Wisconsin Continuum of Care Planning Group, the Waukesha County Housing Action Coalition and the United Way Executives' Committee. Richard's Place also operates with the help of volunteers to call on a regular basis.

OTHER NARRATIVE

Include any Action Plan information that was not covered by a narrative in any other section.

Section 108 Loan Guarantee

Jurisdiction may use the Section 108 Projects Worksheet in the Projects.xls file of the CPMP Tool to provide this information. However, a brief summary should be included in the narratives section on what activities associated with the Section 108 Project will take place during the years covered by the Consolidated Plan Strategic Plan.

Response: During the five year Consolidated Plan period, the City may elect to utilize Section 108 funds. However, at this time, there are no projects identified.

Reprogramming Funds: Depending upon the availability of funds, additional activities may be funded through a Reprogramming cycle. The reprogramming funds, if available, will be spent on similar activities as identified in the 2010-2014 Consolidated Plan and subsequent Annual Action Plans.

Community Housing Development Organizations (CHDOs): As required by HUD, the City will meet the 15% HOME requirement of housing activities being performed by CHDOs.

CHDO Operating Funds: Agencies certified as CHDO's and funded during Year 2013 will receive a reserve of CHDO operating funds. These funds will be used for operating costs associated with the delivery of HOME-funded housing production and rehab activities.

-END-

Appendix

2013 Allocations Planning/ Administration

YEAR 2013 ADMINISTRATION/PLANNING ALLOCATIONS
Entitlement Funds

NRSA Area	Organization Name	Funding Category	CDBG 2013	HOME 2013	ESG 2013	HOPWA 2013	TOTAL	
Administration								
103	Community Development Grants Administration	Administration	885,000	351,834	63,930	15,000	1,315,764	
103	Comptroller's Office	Administration	544,160	68,166			612,326	
	Department of City Development	Administration	202,754				202,754	
	RACM	Administration	432,869				432,869	
	RACM	Environmental Planning and Review	27,190				27,190	
			<u>2,091,973</u>	<u>420,000</u>	<u>63,930</u>	<u>15,000</u>	<u>2,590,903</u>	
Planning								
	Community Development Grants Administration	Continuum of Care Planning	20,500				20,500	
104	Legal Aid Society of Milwaukee, Inc.	Fair Housing Enforcement/Education/Predatory Lending	37,356				37,356	
104	Metro Milwaukee Fair Housing Council	Fair Hsg Enforcement/Public Educ & Predatory Lending Prog	100,144				100,144	
			<u>158,000</u>				<u>158,000</u>	
		Total Planning & Admin	2,249,973	420,000	63,930	15,000	2,748,903	
			15.7%	10.0%	4.8%	2.6%		

2013 Proposed Expenditures Worksheet

PROPOSED 2013 EXPENDITURES WORKSHEET

City of Milwaukee

Activity	Estimated Funds Available	Proposed 2013 Expenditures	Previous 2012 Year PI (Est)	Estimated 2013 Year PI*	Percent	CAP
Admin/Planning Expenditures		\$2,249,973		200,000	15%	20%
Public Services Expenditures (excluding NRSA PI expenditures)		\$1,655,880	200,000		11%	15%
NRSA* PS Expenditures		\$2,835,000			19%	
Total PS Expenditures		\$4,490,880			31%	
Total Non-LMI Expenditures (Including admin/planning)		\$2,249,973				
Total LMI Expenditures (Including all Public Service Expenditures)		\$12,100,027			84%	Must be >70%
Year's Grant Amount (estimated)	\$14,350,000					1 Year **
	\$0					
Previous Yr(s) Carryover Funds (including any PI from previous yr on hand)	\$0					
Total Funds Available	\$14,550,000					
Total Allocated Funds		\$14,350,000				
Unallocated Amount		\$200,000			1%	Must Be <10%
Total Worksheet Funds		\$14,550,000			101%	
*Program Income						
Miscellaneous Prog Income	\$110,000					
Revolving Loan Prog Income	\$90,000					
	\$200,000					

Annual Plan-2013-HUD

2013 Allocations – Neighborhood Revitalization Strategy Areas

City of Milwaukee - 2013
% CDBG Funds dedicated to each NRSA

<u>NRSA</u>	<u>CDBG Amount</u>	<u>%</u>
#1	3,403,011	23.7%
#2	1,366,574	9.5%
Total	<u>4,769,585</u>	<u>33.2%</u>

2013 Allocations – CHDO

Approved 10/08/12 by CED
 Approved 10/16/12 by Common Council

YEAR 2013 ALLOCATIONS: CHDO

<u>NRSA AREA</u>	<u>ORGANIZATION NAME</u>	<u>CATEGORY & DESCRIPTION</u>	<u>CDBG 2013</u>	<u>HOME 2013</u>	<u>TOTAL</u>
	<u>CHDO</u>				
1	Impact Seven, Inc.	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO		196,000	196,000
2	Layton Boulevard West Neighbors, Inc.	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO		200,000	200,000
2	Milwaukee Christian Center-NIP	Affordable Housing (Acquire/Rehab/Sell & New Construction)-CHDO		234,000	234,000
				<u>630,000</u>	<u>630,000</u>
		CHDO %		15.0%	
	<u>CHDO Operating Costs</u>				
2	Layton Boulevard West Neighbors, Inc.	CHDO Operating HOME Funds		51,912	51,912
1	Legacy Redevelopment Corp	CHDO Operating HOME Funds		51,912	51,912
2	Milwaukee Christian Center-NIP	CHDO Operating HOME Funds		51,912	51,912
1	Milwaukee Community Service Corp.	CHDO Operating HOME Funds		51,911	51,911
				<u>207,647</u>	<u>207,647</u>
		CHDO Operating %		4.9%	

Leveraged Funds- spreadsheet

City of Milwaukee- Annual Action Plan - Fourth Program Year - 2012
Leverages

PROGRAM FUNDING	ACTIVITY NAME	LEVERAGE SOURCE	FUNDS LEVERAGED	
Community Development Block Grant (CDBG)				
	Lead Detection Grant	HUD	\$ 262,000	
	Lead Abatement Grant	HUD	\$ 157,000	HUD: \$ 419,000
	Brownfields Grant	Federal	\$ 200,000	
	Economic Development Initiatives	Federal	\$ 500,000	
	High Intensity Drug Trafficking Agency	Federal	\$ 692,654	Federal: \$ 1,392,654
	Arts Board	State	\$ 35,000	State: \$ 35,000
	Rental Rehab	Local	\$ 1,422,241	Local: \$ 1,422,241
	Business Improvement Districts	Grantee	\$ 500,000	
	City of Milwaukee - Economic Development	Grantee	\$ 40,000	
	City of Milwaukee - Development Fund	Grantee	\$ 600,000	
	City of Milwaukee - Neighborhood Development	Grantee	\$ 225,000	
	Tax Incremental Districts	Grantee	\$ 5,200,000	Grantee: \$ 6,565,000
	Anticipated Program Income	Program Income	\$ 200,000	Program Income: \$ 200,000
			Funds Leveraged:	\$ 10,033,895
HOME Investment Partnerships Program (HOME)				
	Freshstart/Milwaukee Builds	Federal	\$400,000	Federal: \$ 400,000
	*Housing Production: Low Income Housing Tax Credits	State	\$18,000,000	State: \$ 18,000,000
	Freshstart/Milwaukee Builds Housing Production*	Local	\$1,237,647	Local: \$ 1,237,647
	Acq/rehab/sell&new construction Housing Trust Fund	Grantee	\$830,391	
	Tax Incremental Districts	Grantee	\$7,275,000	
	City of Milwaukee-Neighborhood Development	Grantee	\$225,000	Grantee: \$ 8,330,391
	Anticipated Program Income	Program Income	\$300,000	Program Income: \$ 300,000
			Funds Leveraged:	\$ 28,268,038
Housing Opportunities for People with AIDS (HOPWA)				
	HIV Women's Grant	State	\$ 145,000	
	Weinhardt Computerized HIV Intervention	State	\$ 96,414	
	HIV-STT(Seek, Test, Treat) Grant	State	\$ 70,000	
	STD Dual Protection Program	State	\$ 200,000	State: \$ 511,414
			\$ 511,414	
	Aids Resource Center of Wisconsin	Local	\$ 3,400,000	Local: \$ 3,400,000
			Funds Leveraged:	\$ 3,911,414
Emergency Shelter Grants Program (ESG)				
	Continuum of Care*	HUD	\$11,000,000	HUD: \$ 11,000,000
			Funds Leveraged:	\$ 11,000,000

TABLE 3-B
Annual Housing
Goals

Table 3-B- Annual Housing Goals			Resources used during the period			
			CDBG	HOME	ESG	HOPWA
Grantee Name: City of Milwaukee-Wisconsin	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed				
Program Year: 2013						
(Submitted with Year 2013 Annual Action Plan)						
BENEFICIARY GOALS (Sec. 215 Only)						
Homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Beneficiaries*			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RENTAL GOALS (Sec. 215 Only)						
Acquisition of existing units			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units	1		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	50		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Affordable Rental	51		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	6		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	8		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	100		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Total Sec. 215 Affordable Owner	114		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	6		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	9		<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	150		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance			<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	165		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing)						
Annual Rental Housing Goal	51		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	114		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	165		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Public Hearing Notices & Advertisements



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CDBG Milwaukee Community Development Grants Administration



Community Development Grants Administration

2011 Reporting Forms

2012 Reporting Forms

HPRP 2nd Substantial Amendment

HPRP FORMS

HPRP Program

Community and Economic Development Committee

Neighborhood Stabilization Program (NSP)

City of Milwaukee: Analysis of Impediments to Fair Housing-- 2005

Neighborhood Strategic Planning Statistics

NSP Coordinating Agencies

Rehabilitation - Technical Specifications and Performance Standard

Neighborhood Revitalization Strategy Area (NRSA)

2009 CAPER - FINAL

2010 CAPER

2010 Final Annual Action Plan

2010-2014 Final Five Year Consolidated Plan and Strategy

2011 RFP-Community Development Funding

CDBG-R forms

NSP-1 Appendix-Final

NSP-Financial Substantial Amendment

Proposed Substantial Amendment to 2008 Consolidated Action Plan - Recovery Program

2009 Housing Trust Fund Application

Proposed Substantial Amendment to 2008 Consolidated Action Plan - Homeless Prevention and Rapid Re-



Milwaukee Youth Council Requests for Proposals for Youth

Services



Year 2013 Proposed Funding Allocation Plan

Public Hearing Dates on Year 2013 Proposed Funding Allocation

Plan

Final Substantial Amendment for the Emergency Solutions Grant Program - Year 2011

Final Substantial Amendment for the Emergency Solutions Grant Program - Year 2012

FINAL: Year 2011 Consolidated Annual Performance and Evaluation Report(CAPER)

YEAR 2012 FUNDING

Community Development Block Grant (CDBG)
HOME Investment Partnerships (HOME)
Emergency Solutions Grant (ESG)
Housing Opportunities for Person with AIDS (HOPWA)

Housing Trust Fund Recommendations

2012 Annual Action Plan

The Community Development Grants Administration is responsible for applying for, recommending the allocation of, and overseeing the effective use of Local, State and Federal funds for programs in targeted central city neighborhoods. Most of the funding is to assist lower income families and remove blight.

It is used for housing rehab programs, special economic development relating to job and business development, and public service programs such as crime prevention, job training, housing for homeless, youth recreation programs and community organization programs. Funding is awarded to the city through Federal entitlement guidelines and through competitive applications.

The CDGA office works collaboratively with non-profit groups, government agencies, and public/private coalitions to coordinate activity that increases home ownership and property values, reduces crime, and promotes greater employment and business activity.

CDGA has worked with community leaders to develop neighborhood strategic plans in 18 neighborhood planning areas. Future funding will focus on supporting neighborhood and community leaders to reach their vision, rather than on the needs of individual agencies.

COMMUNITY DEVELOPMENT GRANTS ADMINISTRATION

200 E. Wells Street
City Hall, Rm. 606
Milwaukee, WI 53202

Phone:(414) 286-3647
Fax: (414) 286-5003

Click any name below to send an email message:

Steven L. Mahan, Director
Phone:(414) 286-3842

Darlene Hayes
Associate Director
Phone:(414) 286-3844

Hettie White
Grant Compliance Manager
Phone:(414) 286-8146

Grant Monitors

Birdie Boyd
Phone:(414) 286-8199

Mario Higgins
Phone:(414) 286-5566

Mary Richardson
Phone:(414) 286-3824

Matthew Balistreri
Phone:(414) 286-2337

Deanna Delaney
Phone:(414) 286-8145

Maria Pellerin
Phone:(414) 286-3847

Nicole Brookshire
Phone:(414) 286-5548

Eamon Guerin
Phone:(414) 286-5532

<http://city.milwaukee.gov/CommunityDevelopment310.htm>



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

ALD. JOE DAVIS, SR., CHAIR
Ald. Jose Perez, Vice-Chair
T. Anthony Zielinski, Ald. Willie Wade, and Ald. Ashanti
Hamilton
Staff Assistant, Chris Lee, 286-2232
Fax: 286-3456, clee@milwaukee.gov
Legislative Liaison, Amy Hefter, 286-2290,
ahefte@milwaukee.gov

Monday, July 9, 2012

6:00 PM

James O. Wright Center
(Goodwill Cafeteria)
6055 N. 91st St.

Special Public Hearing 6:00 - 8:00 P.M.

Meeting convened at 6:07 p.m.

Present 5 - Davis, Perez, Zielinski, Wade, Hamilton

1. 120323 Resolution relative to the establishment of the Year 2013 Funding Allocation Plan.

Sponsors: THE CHAIR

Individuals appearing:
Steven Mahan, Community Development Grant Administration
Catherine Girard, Vice President of Development at Goodwill Industries of
Southeastern Wisconsin

Ald. Davis gave opening remarks, proceeded by Ms. Girard.

Mr. Mahan gave an overview on the Year 2013 Funding Allocation Plan.

Ald. Davis opened the meeting for public testimony.

Individuals appearing to speak:
Jim Hiller, Nonprofit Center of Milwaukee
Makeisha Young, Safe and Sound
Dae Hill, Safe and Sound
Dorothy Dean, Metro Milwaukee Fair Housing Council
Felita Daniels Ashley, Metro Milwaukee Fair Housing Council
Genyne Edwards, Walnut Way Conservation Corporation
Barb Kuery, Wisconsin Women's Business Initiative Corporation
Barbara Notestein, Safe and Sound
Margie Douglas, Sherman Park Community Association
Leigh Kunde, Nonprofit Center of Milwaukee
Danell Cross, Safe and Sound

Angela Pruit, Safe and Sound
Erin Dorbin, Safe and Sound
Duril White, Metcalfe Park Community Action Team
Supreme Allah, Sherman Park Community Association

A motion was made by ALD. PEREZ that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 5 - Davis, Perez, Zielinski, Wade and Hamilton

No 0

Meeting adjourned at 7:15 p.m.

Chris Lee, Staff Assistant



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Minutes COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

ALD. JOE DAVIS, SR., CHAIR

Ald. Jose Perez, Vice-Chair

T. Anthony Zielinski, Ald. Willie Wade, and Ald. Ashanti
Hamilton

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clea@milwaukee.gov

Legislative Liaison, Amy Hefter, 286-2290,
ahefte@milwaukee.gov

Tuesday, July 10, 2012

6:00 PM

Kosciusko Community Center
2201 S. 7th Street
Room 108

Special Public Hearing 6:00 - 8:00 P.M.

Meeting convened at 6:10 p.m.

Present 5 - Davis, Perez, Zielinski, Wade, Hamilton

1. 120323 Resolution relative to the establishment of the Year 2013 Funding Allocation Plan.

Sponsors: THE CHAIR

Individual appearing:

Steven Mahan, Community Development Grant Administration

Ald. Davis gave opening remarks.

Mr. Mahan gave an overview on the Year 2013 Funding Allocation Plan.

Ald. Wade joined the committee at 6:22 p.m.

Ald. Davis left the committee at 6:24 p.m. and passed the gavel to Ald. Perez.

Ald. Perez opened the meeting for public testimony.

Individuals appearing to speak:

Gladys Manzanet, Southside Organizing Committee

Myronica Survillion, Burleigh CDC

Jose Lopez, Citizen

Bethany Sanchez, Metro Milwaukee Fair Housing Council

Paul Grippe, Southside Organizing Committee

Jamal Gipson, Hope House

Clarence Johnson, Wisconsin Community Services

Scott Lehmann, Hope House

Pedro Hernandez, Safe and Sound

Colleen Carpenter, Daystar
Ken Schmidt, Hope House
Marina Borges, Southside Organizing Committee
Jettie Carr, Southside Organizing Committee
Michael Van Alstine, Milwaukee Christian Center
Luis F. Rubio, Citizen
Frank Villa, Citizen
Steve Fendt, Southside Organizing Committee
Victor Ray, Walker's Point Association
Jeremy Belot, Layton Boulevard West Neighbors
Brandon Culpopper, Pepp Nation Sports Leadership Camps
Linda Zinke, Citizen
William Daniel, Envy Lounge & Club

A motion was made by ALD. HAMILTON that this Resolution be HELD TO CALL OF THE CHAIR. This motion PREVAILED by the following vote:

Aye 4 - Perez, Zielinski, Wade and Hamilton

No 0

Excused 1 - Davis

Meeting adjourned at 7:15 p.m.
Joanna Polanco, Staff Assistant



City of Milwaukee

City Hall
200 East Wells Street
Milwaukee, WI 53202

Meeting Agenda COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

ALD. JOE DAVIS, SR., CHAIR

Ald. Jose Perez, Vice-Chair

*T. Anthony Zielinski, Ald. Willie Wade, and Ald. Ashanti
Hamilton*

Staff Assistant, Chris Lee, 286-2232

Fax: 286-3456, clee@milwaukee.gov

Legislative Liaison, Amy Hefter, 286-2290,

ahefte@milwaukee.gov

Monday, July 16, 2012

9:00 AM

Room 301-B, City Hall

Amended 7/13/12 - Items #11 (File Number 120312), #12 (File Number 120313), and #13 (File Number 120456) have been added to the agenda.

1. 120468 Communication recognizing Deborah Usinger, a member of the Milwaukee Downtown Business Improvement District #21.
Sponsors: THE CHAIR
2. 120306 Appointment of Rana Altenburg to the Business Improvement District Board No. 5 (Westtown) by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
3. 120460 Appointment of Ken Yandell to the Business Improvement District Board #44 (Kinnickinnic Avenue) by the Mayor. (10th Aldermanic District)
Sponsors: THE CHAIR
4. 120461 Appointment of Sarah Jonas to the Business Improvement District Board #44 (Kinnickinnic Avenue) by the Mayor. (14th Aldermanic District)
Sponsors: THE CHAIR
5. 120449 Reappointment of Phyllis Resop to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)
Sponsors: THE CHAIR
6. 120459 Reappointment of Joyce Parker to the Business Improvement District Board #44 (Kinnickinnic Avenue) by the Mayor. (14th Aldermanic District)
Sponsors: THE CHAIR
7. 120430 Reappointment of Steven Mahan to serve as the Block Grant Director by the Mayor.
Sponsors: THE CHAIR
8. 120323 Resolution relative to the establishment of the Year 2013 Funding

- Allocation Plan.
Sponsors: THE CHAIR
9. 120341 Substitute resolution relative to the acceptance and funding of the year 2012 State of Wisconsin Emergency Solution Grant.
Sponsors: THE CHAIR
10. 120377 Resolution relative to application, acceptance and funding of a 2013 Global Youth Service Day Lead Agency Grant.
Sponsors: THE CHAIR
11. 120312 Substitute resolution relating to creation of the Milwaukee Jobs Act - Mayor's Earn & Learn Program and authorizing the expenditure of funds for this purpose.
Sponsors: Ald. Hamilton, Ald. Davis, Ald. Coggs, Ald. Wade, Ald. Kovac, Ald. Bauman, Ald. Zielinski and Ald. Perez
12. 120313 Substitute resolution relating to the creation of the Milwaukee Jobs Act - Transitional Jobs Program and authorizing the expenditure of funds for this purpose.
Sponsors: Ald. Hamilton, Ald. Davis, Ald. Coggs, Ald. Wade, Ald. Kovac, Ald. Bauman, Ald. Zielinski and Ald. Perez
13. 120456 Substitute resolution authorizing up to \$700,000 in contingent borrowing for the Development Fund to create employment opportunities in the City of Milwaukee through the Milwaukee Jobs Act.
Sponsors: Ald. Hamilton
14. 120424 Communication from the Department of Administration, Office of Environmental Sustainability, relating to an update on the Milwaukee Shines program and on completed grant activities and 2012 initiatives.
Sponsors: THE CHAIR

This meeting will be webcast live at www.milwaukee.gov/channel25.

Common Council members who are not members of this committee may attend this meeting to participate or to gather information. This meeting may constitute a meeting of the Common Council or any of its standing committees although no formal action will be taken at this meeting.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For assistance contact the Legislative Services ADA Coordinator at 286-2998, (FAX)286-3456, (TDD)286-2025 or by writing to Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

Parking for persons attending City Hall meetings is available at reduced rates (5 hour limit) at the Milwaukee Center (southwest corner of E. Kilbourn Ave. and N. Water St.) Parking tickets must be validated in Room 205, (City Clerk's Office) or the first floor Information Booth in City Hall.



City of Milwaukee

Council Agenda

COMMON COUNCIL

City Hall
200 East Wells Street
Milwaukee, WI 53202

Tuesday, July 24, 2012

9:00 AM

Common Council Chambers, 3rd Fl., City Hall

Amended 7/23/12

Willie L. Hines, Jr., 15th District

President

Ashanti Hamilton, 1st District

Joe Davis, Sr., 2nd District

Nicholas Kovac, 3rd District

Robert Bauman, 4th District

James Bohl, Jr., 5th District

Milele A. Coggs, 6th District

Willie C. Wade, 7th District

Robert G. Donovan, 8th District

Robert W. Puente, 9th District

Michael J. Murphy, 10th District

Joseph A. Dudzik, 11th District

Jose G. Perez, 12th District

Terry L. Witkowski, 13th District

T. Anthony Zielinski, 14th District

Order of Business

1. Roll Call
2. Pledge of Allegiance
3. Invocation or Silent Meditation
4. Approval of Previous Minutes
5. Presentations
6. Unfinished Business
7. Reports of Standing Committees
 - Licenses, Ald. Zielinski, Chair; Ald. Coggs, Vice-Chair
 - Public Safety, Ald. Witkowski, Chair; Ald. Puente, Vice-Chair
 - Finance and Personnel, Ald. Murphy, Chair; Ald. Kovac, Vice-Chair
 - Judiciary and Legislation, Ald. Hamilton, Chair; Ald. Witkowski, Vice-Chair
 - Zoning, Neighborhoods and Development, Ald. Bohl, Chair; Ald. Wade, Vice-Chair
 - Community and Economic Development, Ald. Davis, Chair; Ald. Perez, Vice-Chair
 - Public Works, Ald. Bauman, Chair; Ald. Donovan, Vice-Chair
 - Steering and Rules, Ald. Hines, Chair; Ald. Murphy, Vice-Chair
8. Communications to be Ordered on File
9. Matters for Immediate Adoption
10. Presentation of ordinances, resolutions, motions and communications
11. Announcements

PLEASE NOTE: Detailed information relating to the contents of these files may be found by searching under the appropriate file number at <http://milwaukee.legistar.com/legislation>. Alternatively, complete files including detailed information identifying the specific subject matters to be discussed at the meeting may be inspected at the office of the City Clerk, Room 205, City Hall, 200 E. Wells St., Milwaukee, 53202, Monday through Friday, between the hours of 8 a.m. and 4:45 p.m. Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities through sign language interpreters or auxiliary aids. For additional information or to request this service, contact the City Clerk's Office ADA Coordinator at 286-2998, (FAX) 286-3456, (TDD) 286-2025 or by writing to the Coordinator at Room 205, City Hall, 200 E. Wells Street, Milwaukee, WI 53202.

THE COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE
RECOMMENDS:

ADOPTION OF THE FOLLOWING:

1. 120323 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Resolution relative to the establishment of the Year 2013 Funding Allocation Plan.
2. 120341 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Substitute resolution relative to the acceptance and funding of the year 2012 State of Wisconsin Emergency Solution Grant.
3. 120377 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Resolution relative to application, acceptance and funding of a 2013 Global Youth Service Day Lead Agency Grant.

CONFIRMATION OF THE FOLLOWING:

4. 120306 SPONSORED BY: THE CHAIR INTRODUCED ON: 06/12/2012
Appointment of Rana Altenburg to the Business Improvement District Board No. 5 (Westown) by the Mayor. (4th Aldermanic District)
5. 120430 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Reappointment of Steven Mahan to serve as the Block Grant Director by the Mayor.
6. 120449 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Reappointment of Phyllis Resop to the Business Improvement District Board #21 (Downtown Management) by the Mayor. (4th Aldermanic District)
7. 120460 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Appointment of Ken Yandell to the Business Improvement District Board #44 (Kinnickinnic Avenue) by the Mayor. (10th Aldermanic District)
8. 120461 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012
Appointment of Sarah Jonas to the Business Improvement District Board #44 (Kinnickinnic Avenue) by the Mayor. (14th Aldermanic District)

PLACING ON FILE THE FOLLOWING:

9. 120424 SPONSORED BY: THE CHAIR INTRODUCED ON: 07/06/2012

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Washington County

PROOF OF PUBLICATION

CDGA
2012 JUN 20 PM 2:07

Account Name: Milwaukee, City of
Telephone Number: 414-286-3647
Address: Community Block Grant Administ
200 E. Wells St., Room 606
Milwaukee, WI 53202

ACCT Number: 169721

IN THE MATTER OF: CDBG 2013 Funding
AD Number: 93801002
AD Cost: 23.65

REQUEST FOR
PUBLIC COMMENTS
CITY OF MILWAUKEE
COMMUNITY
DEVELOPMENT
BLOCK GRANT
PROGRAM
PROPOSED YEAR 2013
FUNDING
ALLOCATION PLAN



The City of Milwaukee - Community Development Grants Administration (CDGA) is soliciting public comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The Funding Allocation Plan will be available to the public beginning Monday, June 25, 2012 and can be picked up at the CDGA office located in Room 606, City Hall, 200 E. Wells Street or accessed on the website at www.city.milwaukee.gov/CommunityDevelopment310.htm. Publish: June 14

WNAXLP

I, Diane Heesen, being sworn, state:

I am the billing coordinator of the Daily News a public newspaper of general circulation, printed and published in the English language in the City of West Bend, in Washington County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

6/14/12

Signed: Diane Heesen

Diane Heesen, Billing Coordinator

STATE OF WISCONSIN ss.
WASHINGTON COUNTY

Personally came before me, this date of June 14, 2012
the above named Diane Heesen to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: Kristine Wolf

Kristine Wolf

Notary Public, Wisconsin

My Commission expires: 1/13/13

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County

PROOF OF PUBLICATION

CDGA
JUN 20 PM 2:06

Account Name: Milwaukee, City of
Telephone Number: 414-286-3647
Address: Community Block Grant Administ
200 E. Wells St., Room 606
Milwaukee, WI 53202

ACCT Number: 169721

IN THE MATTER OF: CDBG 2013 Funding
AD Number: 93801001
AD Cost: 22.65

The City of Milwaukee - Community Development Grants Administration (CDGA) is soliciting public comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The Funding Allocation Plan will be available to the public beginning Monday, June 25, 2012 and can be picked up at the CDGA office located in Room 606, City Hall, 200 E. Wells Street or accessed on the website at: www.city.milwaukee.gov/CommunityDevelopment/310.htm.
Publish: June 14

I, Diane Heesen, being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

6/14/12

Signed: Diane Heesen

Diane Heesen, Billing Coordinator

STATE OF WISCONSIN SS.
WAUKESHA COUNTY

Personally came before me, this date of June 14, 2012

the above named Diane Heesen to me known to be the person who executed the foregoing instrument and acknowledged the same.

Signed: Kristine Wolf

Kristine Wolf

Notary Public, Wisconsin

My Commission expires: 1/13/13

notice of this hearing shall be given by publication as a Class 3 notice for three (3) weeks in a row prior to the date of the hearing in the Milwaukee Community Journal, a newspaper published in Milwaukee County, State of Wisconsin.

Dated: 5-25-2012

BY THE COURT:

KEVIN E. MARTENS

Circuit Court Judge, Branch 27

2-050/6-13-20-27-2012

You must respond with a written demand for a copy of the Petition within 45 days from the day after the first date of publication.

The demand must be sent or delivered to the court at: Clerk of Court, Milwaukee County Courthouse 901 N. 9th St Milwaukee WI 53233 and to LATONYA R WALLS, 2414 N. 55th Milwaukee WI 53210. It is recommended, but not required,

awards, or modifying and enforcing legal custody or physical placement judgments or orders.

(b) The Circuit Court Commissioner shall provide a party, for inspection or purchase, with a copy of the statutory provisions in this chapter generally pertinent to the action.

Dated: 6-11-2012

By: LATONYA RENAE WALLS

012-051/6-13-20-27-2012

Proposal

Administrative Services is requesting architecture and engineering services for the design of Fuel Retail Mitchell International Airport on July 25th, 2012. A pre-bid meeting will be held in the Sijan conference Room on June 27th and a Request for Proposal

1 Airport
Department of Administration

-6189
47-5010

**REQUEST FOR PUBLIC COMMENTS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN**



The City of Milwaukee - Community Development Grants Administration (CDGA) is soliciting public comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The Funding Allocation Plan will be available to the public beginning Monday, June 25, 2012 and can be picked up at the CDGA office located in Room 606, City Hall, 200 E. Wells Street or accessed on the website at www.city.milwaukee.gov/CommunityDevelopment310.htm.

UNTY

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or 888-247-4037

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gional pay available
.37 cpm OTR pay
available
Average Miles of
2200 miles per week
Teams and O/O also
welcome
Call Jamie/Eric @
563-579-3421 or
888-912-7342

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Milwaukee Community Journal - 6/13/12

**MILWAUKEE
COMMUNITY**



JOURNAL

3612 NORTH DR. MARTIN LUTHER KING, JR. DRIVE
MILWAUKEE, WISCONSIN 53212

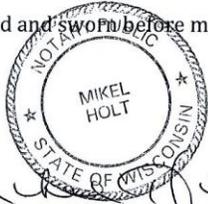
(414) 265-5300
Fax: (414) 265-1536

Proof of Publication

I, Crystal Francis being the first duly sworn on oath, says that she is the authorized Representative of the Milwaukee Community Journal which is a public newspaper of general circulation, printed and published twice weekly in the English language in the City of Milwaukee, in said county, and fully complying with laws of Wisconsin, relating to the publication of legal notices; that the notice of which the printed one attached a true copy, which was clipped from the said newspaper, was inserted and published in said newspaper on 6-13-2012.

Crystal Francis
Authorized Representative

Subscribed and sworn before me in Wisconsin



Mikel Holt
Notary Public, Milwaukee County, Wisconsin

My Commission Expires: July 14, 2014

**REQUEST FOR PUBLIC COMMENTS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN**



The City of Milwaukee - Community Development Grants Administration (CDGA) is soliciting public comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The Funding Allocation Plan will be available to the public beginning Monday, June 25, 2012 and can be picked up at the CDGA office located in Room 606, City Hall, 200 E. Wells Street or accessed on the website at www.city.milwaukee.gov/CommunityDevelopment310.htm.

Ozaukee Press
Week of June, 11, 2012

REQUEST FOR PUBLIC COMMENTS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN



The City of Milwaukee - Community Development Grants Administration (CDGA) is soliciting public comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The Funding Allocation Plan will be available to the public beginning Monday, June 25, 2012 and can be picked up at the CDGA office located in:

Room 606, City Hall, 200 E. Wells Street or accessed
on the website at [www.city.Milwaukee.gov/
CommunityDevelopment310.htm](http://www.city.Milwaukee.gov/CommunityDevelopment310.htm).

approximately 15%. Layoff notices were issued late Friday.

**REQUEST FOR PUBLIC COMMENTS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK
GRANT PROGRAM**

PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN



The City of Milwaukee - Community Development Grants Administration (CDGA) is soliciting public comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

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www.city.milwaukee.gov/CommunityDevelopment310.htm

**414-383-1000
CONQUISTADOR NEWS**

Facebook; el conquistador latino newspaper

6/15/12

Persons with special needs are asked to contact the Commission offices by phone at 262-547-6721 at least 48 hours in advance of the hearing so that appropriate arrangements can be made to facilitate their participation.

Written comments may also be submitted no later than July 16, 2012, by mail, fax, or e-mail to:

**Planning Certification Review
Federal Highway Administration
525 Junction Rd, Suite 8000
Madison, WI 53717
Fax: 608-829-7526
E-mail: wisconsin.fhwa@dot.gov**

CASA ABIERTA PÚBLICA Y COMENTARIOS SOBRE EL PLANO DEL SISTEMA DE TRANSPORTACIÓN REGIONAL EN EL SURESTE DE WISCONSIN

Todos los partidos interesados son invitados a comentar en el plano del sistema regional de transportación llevado a cabo por la Comisión Regional de Plano del Sureste de Wisconsin, el Departamento de Transportación de Wisconsin, agencias locales de tránsito, y unidades locales de gobierno en el área metropolitana de Milwaukee. Bajo la ley Federal, la Comisión sirve como la organización de plano de las áreas metropolitanas de las áreas urbanizadas de Milwaukee, Racine y Kenosha, y la porción de Wisconsin de el área urbanizada de Round Lake Beach. En coordinación con el Departamento de Transportación de Wisconsin, operadores locales de tránsito, y las unidades locales de gobierno en el área del Sureste de Wisconsin, la comisión es responsable de conducir un programa de plano de transportación de forma continua, cooperativa y comprensiva de acuerdo a las provisiones de la ley Federal. El Departamento de Transportación de EEUU está conduciendo una revisión de la certificación de plano del proceso de plano de transportación metropolitana conducida en el Sureste de Wisconsin. La revisión es conducida cada cuatro años. Los comentarios públicos recibidos van a ser incorporados en la revisión y considerados en conjunto con las actividades de superintendencia del USDOT para determinar si el proceso de plano de transportación llena los requisitos de la ley Federal de transportación. Se buscan comentarios en relación al los procesos de plano de transportación, los procedimientos de la participación del público, evaluación de los impactos de la calidad del aire de parte de la transportación, el plan regional del sistema de transportación, y los programas de mejoras a la transportación.

Se invitan se alientan los comentarios públicos y pueden sometidos por escrito o en persona en la casa abierta pública a ser llevada a cabo el martes 26 de junio de 2012 de 5:00 pm a 7:30 pm en:

**Tommy G. Thompson Youth Center
Wisconsin State Fair Park
640 s. 84th Street
Milwaukee, Wisconsin**

Representantes de la Administración Federal de Carreteras, la Administración Federal de Tránsito, los comisionados y personal de SEWRPC, el Departamento de Transportación de Wisconsin, operadores de tránsito del área estarán disponibles en un formato de "casa abierta" a través de la reunión de 5:00 pm a 7:30 pm para responder individualmente a preguntas y proveer información en relación al proceso de plano del sistema de transportación. En cualquier lugar durante la reunión, comentarios orales podrán ser proveídos individualmente a un reportero de la corte, o comentarios escritos podrán ser sometidos. Representantes de USDOT van a proveer una breve presentación de introducción a las 5:30 pm. Comentarios orales podrán ser sometidos durante una audiencia pública y en un formato de "salón de la pueblo" siguiendo la presentación. La reunión va a concluir a las 7:30 pm. A personas con necesidades especiales se les pide que se comuniquen con las oficinas de la Comisión por teléfono al 262-547-6221 con por lo menos 48 horas de anticipación a la reunión para que arreglos apropiados puedan ser hechos para facilitar su participación.

Comentarios escritos pueden ser también sometidos a no más tardar del 16 de julio de 2012, por correo, fax o correo electrónico a:

**Planning Certification Review
Federal Highway Administration
525 Junction, Rd, Suite 8000
Madison, WI 53771
Fax: 608-829-7526
Correo electrónico: Wisconsin.fhwa@dot.gov**



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**PUBLIC HEARINGS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN

The City of Milwaukee - Community and Economic Development Committee will hold public hearings to obtain citizen comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant (CDBG) funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

The public hearing dates are as follows:

Monday, July 9, 2012
James O. Wright Center
Goodwill Cafeteria - 6055 N. 91st Street
6:00pm - 8:00pm

Tuesday, July 10, 2012
Kosciusko Community Center-Room 108
2201 S. 7th Street
6:00pm - 8:00 pm

In addition, the Community & Economic Development Committee will meet on **Monday, July 16, 2012 at 9:00am at City Hall - Room 301-B** to adopt the 2013 Funding Allocation Plan.

The Funding Allocation Plan can be picked up at the CDGA office located in Room 606, City Hall, 200 E. Wells Street or accessed on the website at www.city.milwaukee.gov/CommunityDevelopment310.htm.

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Council Services Division ADA Coordinator at 286-2231, (FAX) 286-3456, (TDD) 286-2025, or by writing to the Coordinator at City Hall, 200 East Wells Street, Room 205 Milwaukee, WI 53202.

July 4, 2012 Milwaukee Community Government

AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Washington County

PROOF OF PUBLICATION

CDGA
2012 JUN 26 PM 2:15

Account Name: Milwaukee, City of
Telephone Number: 414-286-3647
Address: Community Block Grant Administ
200 E. Wells St., Room 606
Milwaukee, WI 53202

ACCT Number: 169721

IN THE MATTER OF: Proposed 2013 FAP
AD Number: 93848002
AD Cost: 39.75

I, Diane Heesen, being sworn, state:

I am the billing coordinator of the Daily News, a public newspaper of general circulation, printed and published in the English language in the City of West Bend, in Washington County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

6/22/12

Signed: Diane Heesen

Diane Heesen, Billing Coordinator

STATE OF WISCONSIN ss.
WASHINGTON COUNTY

Personally came before me, this date of June 22, 2012
the above named Diane Heesen to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: Kristine Wolf

Kristine Wolf

Notary Public, Wisconsin

My Commission expires: 1/13/13



**PUBLIC HEARINGS
CITY OF MILWAUKEE
COMMUNITY
DEVELOPMENT
BLOCK
GRANT PROGRAM
PROPOSED YEAR 2013
FUNDING ALLOCATION
PLAN**

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AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County

PROOF OF PUBLICATION

Account Name: Milwaukee, City of
Telephone Number: 414-286-3647
Address: Community Block Grant Administ
200 E. Wells St., Room 606
Milwaukee, WI 53202

ACCT Number: 169721

**PUBLIC HEARINGS
CITY OF MILWAUKEE
COMMUNITY
DEVELOPMENT
BLOCK
GRANT PROGRAM
PROPOSED YEAR 2013
FUNDING
ALLOCATION PLAN**

The City of Milwaukee - Community and Economic Development Committee will hold public hearings to obtain citizen comments on proposed funding categories for the Year 2013 Community Development Funding Allocation Plan (FAP). The FAP incorporates strategic direction for the following grants: Community Development Block Grant (CDBG) funding, HOME Investment Partnerships, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

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Publish: June 22

WNAXLP

OF: Proposed 2013 FAP
93848003
39.96

I, Diane Heesen, being sworn, state:

I am the billing coordinator of the Waukesha Freeman, a public newspaper of general circulation, printed and published in the English language in the City of Waukesha, in Waukesha County, Wisconsin, and fully complying with the laws of Wisconsin relating to the publication of legal notices.

The notice, of which a printed copy attached hereto, is a true copy taken from the newspaper as published on the following dates.

6/22/12

Signed: Diane Heesen

Diane Heesen, Billing Coordinator

STATE OF WISCONSIN ss.
WAUKESHA COUNTY

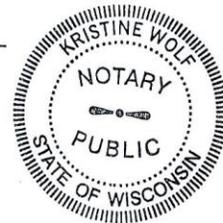
Personally came before me, this date of June 22, 2012
the above named Diane Heesen to me known to be the person who executed
the foregoing instrument and acknowledged the same.

Signed: Kristine Wolf

Kristine Wolf

Notary Public, Wisconsin

My Commission expires: 1/13/13



2012 JUN 29 PM 2:13
CDGA

**PUBLIC HEARINGS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN

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F I C A D O

June 29 - July 6, 2012 • Milwaukee, Wisconsin

19

EL Conquistador

Affidavit of Publication

STATE OF WISCONSIN }
Ozaukee County } ss

William F. Schanen III, being duly sworn, says that he is the vice president of Port Publications, Inc., publishers of the Ozaukee Press, a public newspaper of general circulation, printed and published in the city of Port Washington and county of Ozaukee, Wisconsin; that a notice, of which the printed one hereto attached is a true copy, was published in the Ozaukee Press once each week for 1 weeks successively; that the first publication thereof was on the 28 day of June A.D. 20 12, and that the last publication thereof was on the 28 day of June A.D. 20 12.

William F. Schanen III

Subscribed and sworn to before me this 28 day of June A.D. 20 12

Notary Public, Ozaukee County, Wisconsin.

My commission expires 12/2/12

Affidavit of Publication

STATE OF WISCONSIN }
Ozaukee County } SS

(June 28, 2012)
PUBLIC HEARINGS
CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
PROPOSED YEAR 2013 FUNDING ALLOCATION PLAN

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For more information contact:

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City of Milwaukee:
Response to
Recommendations from
the City's Analysis of
Impediments 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.

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 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.

a. 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.

b. 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, Section 8(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 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 2010 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 that exist between City residents and residents of suburban communities 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 to remediate and refinance predatory loans by providing the consumer a loan they can afford, and which 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) Potawatomi gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds.

See following page for sample Housing Trust Fund projects.

EXAMPLES OF HOUSING TRUST FUND PROJECTS

<p><u>United Community Center</u> Construction of a single story 16 bed residential substance abuse treatment facility for men. Location: 604 W. Scott Street</p>	<p align="center">16 beds/ \$75,000</p>
<p><u>Bishop's Creek</u> Construction of a 55 unit family rental development that was formerly an industrial building. The project will utilize Low Income Historic Tax Credits (LIHTC) and Tax Incremental Financing (TIF). Location: N. 32nd & W. Hampton Avenue.</p>	<p align="center">55 units/ \$250,000</p>
<p><u>Martin Luther King Economic Development Corporation</u> King Commons III is the third phase of a 20 million dollar mixed use development. The project will utilize LIHTC as the primary source of funds. It will have 24 units of rent to own condos. The project will also house a retail store(Growing Power), a local urban agency which specializes in organic farming. Location: N. Dr. Martin Luther King Jr. Drive.</p>	<p align="center">24 units/ \$100,000</p>
<p><u>Dominican Center for Women</u> Owner-Occupied rehabilitation program to assist homeowners with necessary repairs; mainly code compliance and health and safety issues. Targeted neighborhood will be N. 20th Street to N. 27th Streets; W. Keefe Ave. to W. Center St.</p>	<p align="center">12 units/ \$147,000</p>
<p><u>Layton Blvd, West Neighbors</u> Rehabilitation of existing foreclosed homes within the targeted neighborhood of W. Pierce St. to W. Lincoln Ave., S. Layton Blvd. to W. Miller Parkway.</p>	<p align="center">2 units/ \$14,000</p>
<p><u>Milwaukee Christian Center</u> Owner-Occupied rehabilitation program to assist homeowners with necessary repairs; mainly code compliance and health and safety issues.</p>	<p align="center">5 units/ 126,000</p>
<p><u>Milwaukee Community Service Corp.</u> Rehabilitation of existing single family structures; funds to be used to install solar panels to help with energy costs to help keep the homes affordable.</p>	<p align="center">3 units/ \$33,750</p>
<p><u>Milwaukee Habitat for Humanity</u> The rehabilitation of 10 single family units in the Woodlands Area near N. 91st & W. Brown Deer Road.</p>	<p align="center">10 units/ \$100,000</p>
<p><u>Rebuilding Together Greater Milwaukee</u> Owner-Occupied rehabilitation program to assist homeowners with necessary repairs; addressing accessibility modifications, code compliance and health and safety issues.</p>	<p align="center">20 units/ \$75,000</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.

Affirmative Marketing Plan

City of Milwaukee
Affirmative Marketing Plan
(for the use of Federal HOME Funds)

I. HOME Final Rule 24 CFR 92.351

The Owner and Managing Agent shall use the affirmative marketing procedures and requirements as specified in the HOME Final Rule 92.351 for (project name).

II. Policy on Nondiscrimination and Accessibility

With respect to the treatment of applicants, the Owner and Managing Agent will not discriminate against any individual or family because of race, color, national origin, religion, gender, disability, familial status or presence of children in a household. Reasonable accommodations will be offered to all disabled persons who request accommodations due to disability at any time during the application, resident selection and rent up process. The Owner and Managing Agent shall provide property management staff with all relevant regulations and Fair Housing provisions. All property management staff shall be required to follow the procedures and policies adopted by the Owner and Managing Agent.

III. Marketing and Outreach

1. All advertising shall display the Equal Housing Opportunity logo or the phrase "Equal Housing Opportunity."
2. Consistent with the resident population this Development was designed to serve, the marketing of (project name) will ensure equal access to appropriate size units for all persons in any category protected by federal, state, and local laws governing discrimination.

Special marketing outreach consideration will be given to the following underserved populations:

- a. African-Americans
 - b. American Indians
 - c. Hispanics
 - d. Asians and Pacific Islanders
 - e. Handicapped and Disabled Persons
3. Marketing shall include the use of newspapers of general circulation in (city or cities). The Managing Agent will place notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications will include a Fair Housing and Equal Opportunity Logo, and the Accessibility Logo.
 4. The Managing Agent will contact local civic and community organizations representative of the ethnic and cultural diversity of the area in order to disseminate information about the Development. Groups representing the handicapped and the elderly will also be contacted. Where necessary and in consultation with the Owner, the Managing Agent will publish its marketing materials in multiple languages in order to better reach potential applicants in the area with language limitations.

5. Other neighborhood-based, nonprofit housing agencies that maintain waiting lists or make referrals for below market rate housing will be contacted, (*i.e.*, *homebuyer counseling agencies, fair housing groups, non-profit organizations*).

V. Race and Ethnic Data Collection and Reporting

1. Any family who asks shall receive an application package containing the following: Instruction sheet; Application; Income Summary; and form HUD-27061-H "Race and Ethnic Data Reporting Form." The Owner and Managing Agent are required to offer each household member the opportunity to complete the form. Parents or guardians are to complete the form for children under the age of 18. Completed documents for the entire household shall be stapled together and placed in the household's file.

VI. Compliance Assessment

1. The Owner and Managing Agent will review the Affirmative Marketing Plan every five years and update as needed to ensure compliance. The advertising sources will be included in the review to determine if past sources should be changed or expanded.
2. The City of Milwaukee-Participating Jurisdiction(PJ), will obtain the necessary data from the Project sponsor to make a determination on an annual basis on the success of affirmative marketing actions for (*project name*). If the demographic data of the applicants and residents greatly exceeds the jurisdiction's population data, advertising efforts and outreach will be targeted to underrepresented groups in an attempt to balance the applicants and residents with the demographics of the jurisdiction.

VII. Record Keeping

1. (*Project name*) shall establish and maintain an Affirmative Marketing file to hold advertisements, flyers, and other public information documents to demonstrate that the appropriate logo and language have been used. Additionally, (*project name*) shall keep records of its activities in implementing the affirmative marketing plan, including other community outreach efforts.
2. The Owner and Managing Agent shall provide HUD and HOME staff access to any pertinent books, documents, papers or other records of their HOME-assisted properties, as necessary, for determining compliance with civil rights and nondiscrimination requirements.

CITY OF MILWAUKEE, WISCONSIN

Community Development Grants Administration

Affirmative Marketing Policy

It is the policy and commitment of the City of Milwaukee to ensure that fair and equal housing and economic opportunities are available 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 and continuing a working relationship with the Milwaukee Metropolitan Fair Housing Council, the Legal Aid Society of Milwaukee, City of Milwaukee Equal Rights Commission, City of Milwaukee Emerging Business Enterprise Program and other entities.

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.

The City of Milwaukee promotes these goals by the following actions:

- Requiring all properties for sale be listed with a licensed Real Estate Agent and listed on the Multiple Listing Service (MLS).
- Enhance the process to identify available accessible units and marketing them.
- Explore 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.
- Quantify the need for accessible units in the City and strive for commensurate baseline accessibility standards for City supported units.
- Include principles of visitability and universal design in all new construction and rehabilitation projects whenever feasible.
- Market 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.
- Other marketing methods include:
 - a. Newspaper advertisements
 - b. Open houses
 - c. Homebuyer seminars & informational fairs
 - d. Informational booths at community events
 - e. WHEDA Open House

In addition, as it pertains to equal opportunity, the City will undertake the following:

- Require subrecipients to maintain records relating to the award of subcontracts. Data will include number of contracts, dollar value, type of service, race and gender of the subcontractor. This information is used to compile the annual HUD 2516 Contractor/Subcontractor report.
- Include the following language in all subrecipient contracts: Utilization of MBE's and WBE's in subcontracts; Section 3 requirements;
- Utilize City-Certified Emerging Business Enterprises in all City contracting activities, requiring an annual goal of 18% of EBE utilization for all contracting departments.
- Ensure that the opportunities in commodity procurement, construction, service orders and professional services are available to small and emerging business
- Maximize support services, contract opportunities, financial resources for potential businesses to compete in the public and private sector markets.
- Work to establish mentor-protégé relationships between small businesses and those in the mainstream marketplace.
- Provide technical and financial assistance as it pertains to business expansion and overall development in certain areas.
- Provide a resource list with information on business training and educational programs with various institutions and organizations.
- Certify minority and women business enterprises to enhance their ability to compete in the public and private sector markets.
- Maintain a directory of all City-certified EBEs and WBEs.

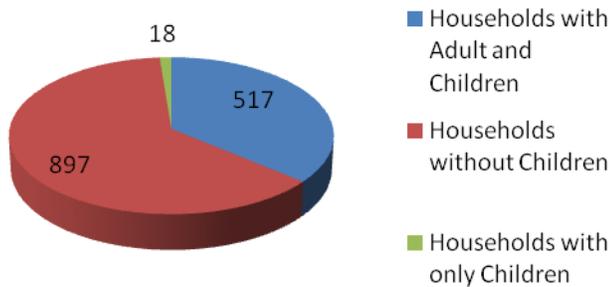
Shelter:

- Point In Time Overview
- Point In Time Survey

2012 Point In Time Overview

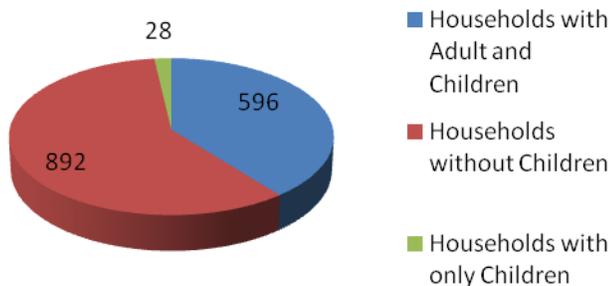
Milwaukee City & County CoC

PIT Breakdown - Jan 2012



PIT Total: 1,432

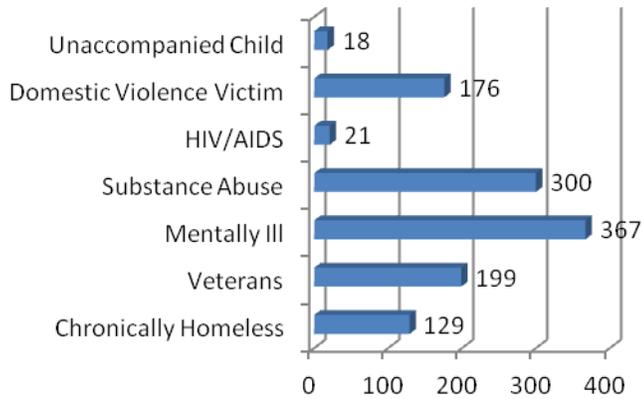
PIT Breakdown - July 2012



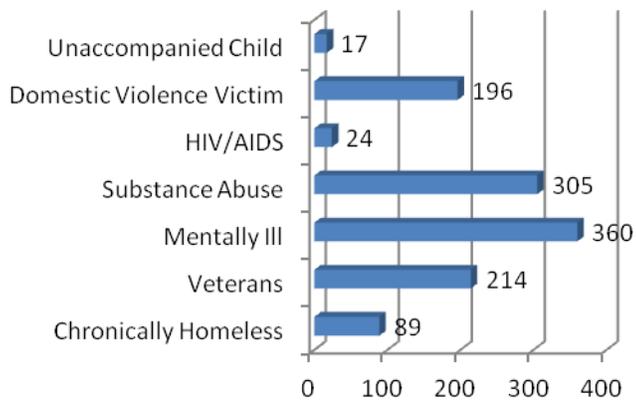
Important Notes:

- A total of 261 surveys were completed the night of the July PIT, of which 241 were legible and completed to the point where they could be entered into the HMIS.
- From the surveys, it was determined that there were 172 unsheltered homeless on the night of the July PIT. This is a 51% increase in unsheltered homeless from January 2012 (114 172).
 - Madison and Appleton experienced similar increases, with both seeing their unsheltered homeless more than double from January to July.
- A 5.7% increase in the overall PIT count from January 2012 to July 2012
- Most subpopulation data remained relatively the same, except for DV and CH data:
 - DV victims increased 11.4% from Jan 2012 to July 2012
 - CH decreased 31% from Jan 2012 to July 2012
- Homeless households with both adults and children increased 15.3% from Jan 2012 to July 2012

Subpopulations - Jan 2012



Subpopulations - July 2012



2011 Point in Time Survey of Milwaukee's Homeless Citizens

The Point in Time (PIT) Survey is a national census of homeless people conducted on a single night the last week of January. The 2011 PIT was conducted in Milwaukee on January 26, 2011. Counted were homeless people living on the street and other places not fit for human habitation as well as those in emergency shelters and transitional housing. The PIT was coordinated by the Milwaukee Continuum of Care and made possible through the participation of 34 homeless service providers, the Milwaukee Police Department, and over 70 volunteer interviewers.

Total Number of Homeless People: The PIT counted 1,466 homeless adults and children on January 26, 2011. This one- night number represents about 30% of the total number of homeless people annually (in all of 2010, there was a total of 4,762). The 2011 PIT homeless count represents a 12% decrease from the 2009 PIT count of 1,660. *The PIT only includes people who are homeless on the night of the survey. It does not include people at risk of homelessness like those who are doubled up or are precariously housed.*

Interview/Survey Population: *A total of 816 homeless people were interviewed in-depth about the experience of being homeless. Interviews were conducted face-to-face by trained volunteers; the results have been tallied and are presented in this document.*

Demographic Characteristics: The interviewed homeless population (816) had a mean age of 41.9 years. The population was 42% female, 58% male. Race/ethnic origin was as follows: African American 63%, Caucasian 26%, Hispanic/Latino 4%, and two or more races 4%, other 2%, Native American 2%, and Asian <1%. Single adults comprised 76%, adults in households (families) 24%. Lesbian, gay, bisexual, or questioning status (LGBQ) status was reported by 5%.

Causes of Homelessness: Unemployment (27%), low or no income (21%), and roommate or family conflict (14%) were the three most frequently cited reasons for current homelessness. Homeless people were asked if they had been discharged from an institution within the past 6 months with no place to stay: hospital/health care facility 12%, mental health facility 6%, jail 8%, prison 3%, and foster care 1%.

Residence Last Year: Most (80%) of homeless reported having lived in the City of Milwaukee one year ago; 4% lived in Milwaukee suburbs; 5% lived elsewhere in Wisconsin; and 11% lived out of state.

Length/Frequency of Homelessness: One out of five (22%) interviewed had been homeless less than 1 month, 1 to 3 months 22%, 4 to 6 months 15%, longer than 6 months but less than 1 year 12%, 1 to 3 years 19%, and more than 3 years 10%. Nearly half (48%) had been homeless one time in the past 3 years, twice 22%, three times 11%, and 4 or more times 14%; 5% reported don't know/not sure. Of those interviewed, 26% were identified as chronically homeless.

Disability Status: Mental illness was reported by 39%, medical conditions 39%, alcohol abuse 26%, drug abuse 22%, developmental disability 5%, learning disability 11%, HIV/AIDS 3%.

Education and Employment: Most (75%) of homeless were high school graduates. More than a third (38%) had some training or education beyond high school; 7% had college degrees. At the same time, most (78%) were currently unemployed; and had been unemployed for a long time. The great majority (81%) of unemployed homeless had been without jobs for more than six months. Of those with jobs, most (62%) worked only part time; 28% worked full time.

Veteran Status: One out of four homeless people interviewed (26%) was a veteran.