
CITY OF MILWAUKEE, WISCONSIN

YEAR 2013

DRAFT

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

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

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Appendix



CITY OF MILWAUKEE, WISCONSIN

2013 Program Year CAPER

DRAFT

The ***CPMP 2013 Consolidated Annual Performance and Evaluation Report*** includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

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

Executive Summary (92.220(b))

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

PY 2013 CAPER Executive Summary:

Introduction

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

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

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

Most activities conducted in 2013 were under the direct control and supported by the following Federal entitlement funds which are administered by the Community Development Grants Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Emergency Solutions Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)**. Other Federal and State funds used for activities include the Gang Reduction Initiative and the Juvenile Accountability Block Grant, among other resources.

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

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

The HUD statutory program goals are:

DECENT HOUSING - which includes:

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

A SUITABLE LIVING ENVIRONMENT - which includes:

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

EXPANDED ECONOMIC OPPORTUNITIES- which includes:

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

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

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

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in monitoring problem properties and organizing efforts to address quality of life issues and encouraged the economic integration and revitalization of neighborhoods. Other priorities addressed in 2013 included integrating crime prevention into a variety of city services and capital improvements and expanding the city's aggressive efforts to combat lead hazards.

The City's **Anti-Poverty Strategy** emphasizes jobs and job creation. City departments utilized a variety of tools in 2013 to work cooperatively with the non-profit sector and the business community to leverage employment and economic activity in the City. In addition, in 2013, several non-profit agencies were funded to provide skilled job training and placement services and others were funded to provide technical assistance to businesses to help create new jobs. The **Driver's License Recovery and Employability Project** was again funded in 2013 to assist residents with driver's license restoration enabling them the ability to seek employment not only in the City of Milwaukee, but also in outlying areas where job growth has been significant. The City also continued the successful Summer Youth Internship Program which utilized Federal funds to provide internship positions in City government for **120** low income youth. The Mayor's Office also spearheaded the expansion of the program to include leveraged funds from the private sector which resulted in several hundred additional positions.

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

In 2013, the City undertook activities as defined in the Housing Strategy in the Five Year Consolidated Plan. These activities included expanded homeownership and access to affordable housing for residents, the elimination of blighted structures, the sale and redevelopment of vacant lots, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also funded programs to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

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

The City also engaged in activities to meet the needs of persons with special needs and the homeless such as: coordinating the expansion of permanent housing and supportive services

options, increasing access to permanent housing and enhancing current data and information systems.

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

Lead-based paint hazards and their abatement continued to be a high priority for the City of Milwaukee. To that end, the following actions took place in 2013: continuous evaluation of lead abatement methods, grants/loans to assist homeowners and landlords in removing lead hazards, collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, education and training for homeowners, landlords and tenants regarding lead poisoning prevention and securing city, state and federal funding to finance lead hazard reduction activities.

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

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

The Community Development Grants Administration continued to promote policies and employed strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City approached planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City also continued to investigate programs and supported initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. Funding allocations in 2013 were designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

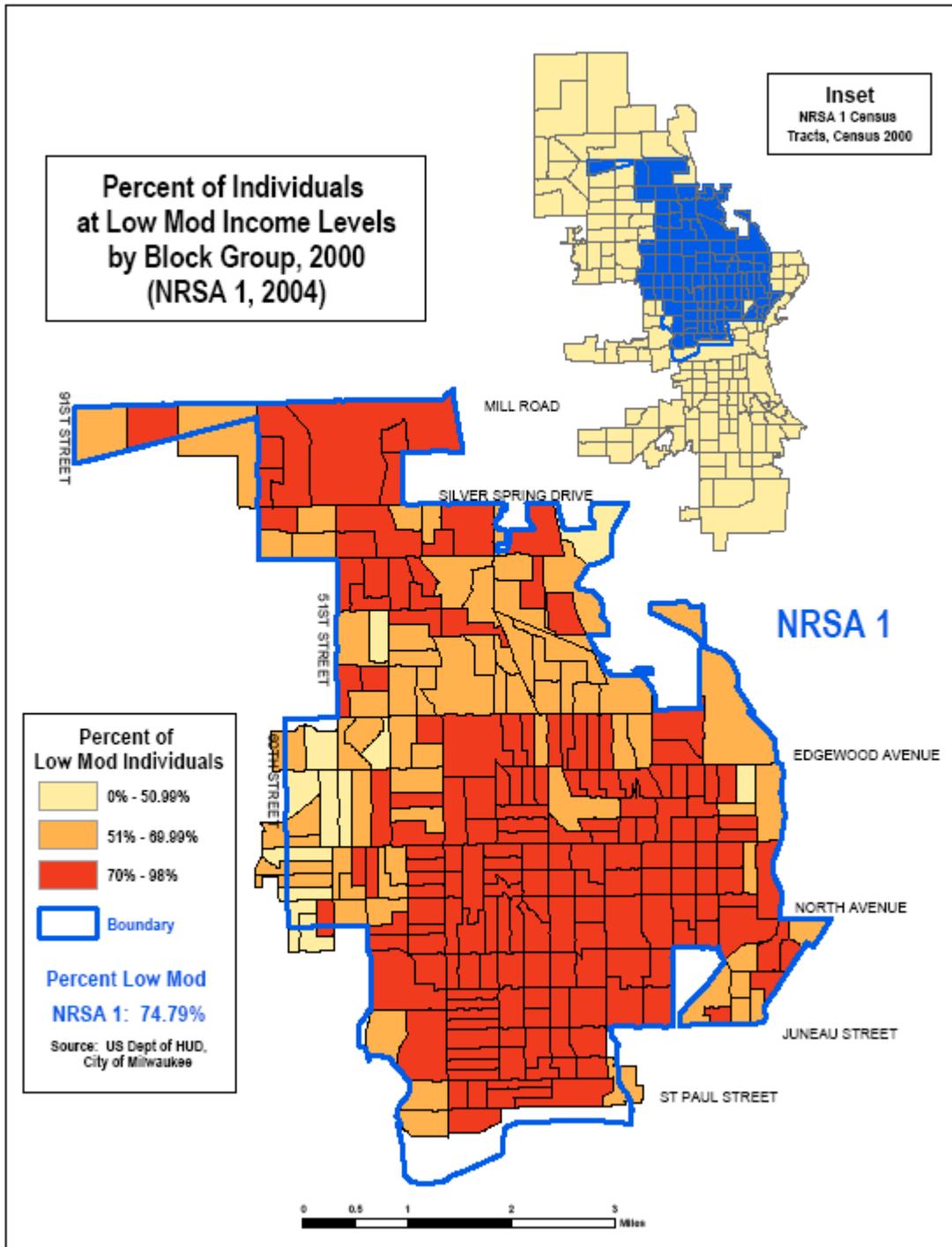
Summary of Resources and Distribution of Funds

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

You are encouraged to include maps in this description.

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

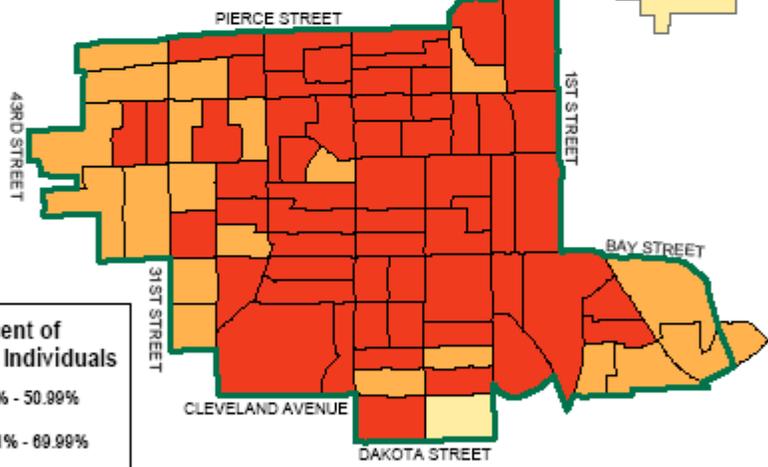
Geographic Distribution: The geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the Neighborhood Revitalization Strategy Areas (NRSAs). Services were also provided to low income residents in non-NRSA census tracts within the City of Milwaukee. The HOPWA funds cover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



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

Inset
NRSA 2 Census
Tracts, Census 2000

NRSA 2



**Percent of
Low Mod Individuals**

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

Percent Low Mod
NRSA 2: 75.98%

Source: US Dept of HUD,
City of Milwaukee



NRSA BOUNDARIES

NRSA 1 CENSUS TRACTS

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

NRSA 2 CENSUS TRACTS

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

Racial/Ethnic Geographic Concentrations

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

Milwaukee's residential segregation has been studied for decades by local and national researchers and policymakers. The tremendous impact on the gaps between Black and Whites as it relates to income, mortgage loan disparity rates and educational attainment, has been cited in numerous national studies. It is important to note the overlay of economic segregation as this impacts employment and other opportunities for Blacks. CDGA-funded programs providing "seed capital" for new economic development activities continued to be a high priority in 2013 as a means of stimulating economic opportunities including job creation for Milwaukee residents in the identified Neighborhood Revitalization Strategy Areas (NRSAs).

CDGA targeted 2013 funding to areas with the greatest need, namely the Neighborhood Revitalization Strategy Areas (NRSAs), which based on *Year 2000* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. Funding was also allocated for low income persons in non-NRSA census tracts within the City of Milwaukee. The major emphasis was on targeting resources to effectuate neighborhood revitalization by integrating housing, economic development and public services in a tightly defined geographic area through a clear and well planned development strategy.

Low Income Concentration

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

(U.S. Census Bureau 2010).

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

NRSA Area	Total Population*	Total Low/Moderate Income Population*	Total Percent Low/Moderate Income Persons	% of Funds Expended
NRSA #1 (North)	216,718	162,104	74.79%	23.6%
NRSA #2 (South)	84,910	64,519	75.98%	9.4%

GENERAL CAPER NARRATIVES

2) Assessment of One Year Goals and Objectives

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

PY 2013 CAPER General Narratives Response #2a

See below and also the following tables: Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives

High Priority Objectives

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

The Consolidated Plan and 2013 Annual Action Plan includes the following high priorities:

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

2013 Key Accomplishments

In 2013, approximately **\$11.8** million in Community Development Block Grant (CDBG) and HOME entitlement dollars was allocated for direct housing and housing-related activities, including owner-occupied housing rehabilitation, acquire/rehab/sell, vacant and blighted homes, new home construction, rental rehabilitation, lead abatement and other categories. This resulted in the completion of **405** units of direct housing and/or rehab activities. Other housing-related activities resulted in the following: homebuyer counseling programs assisted **209** *first-time* low-income homebuyers in closing home mortgage loans, **534** property units received graffiti abatement, **928** landlords received training on

effective property management and various types of tenant assistance, including tenant training, were provided to **1,825** persons.

In 2013, approximately **\$3.7** million in CDBG funds was allocated to anti-crime community development and quality of life related activities including: community organizing and crime prevention, employment services, youth programming, health services, safe havens, driver's license recovery, infant mortality initiatives and community prosecution activities.

The 2013 accomplishments related to anti-crime activities involved **15,558** residents in: resident meetings and neighborhood improvement efforts such as cleanups, establishing new block clubs, and identifying hot spots, (drug houses or nuisance properties) which were referred to the appropriate authorities for action through the Community Prosecution program. In addition, **19,793** youth benefited from a variety of youth employment, educational and recreation initiatives. These varied organizing efforts correlate with the five-year strategy of the Consolidated Plan of increasing resident participation to improve the overall quality of life for residents.

CDGA-funded **Job Training and Placement** and **Job Placement** assisted **357** persons in obtaining employment and the **Special Economic Development** and **Large Impact Development** initiatives led to the creation of **68** new jobs. The Milwaukee Economic Development Corporation Revolving Loan fund continued servicing existing loans for continued job creation.

Other neighborhood improvement and quality of life initiatives undertaken in 2013:

Summer Youth Internship Program – In 2013, the City allocated **\$ 309,000** to enable **120** low income high school juniors and seniors to work in a variety of internship positions throughout City departments. The interns worked 20 hours per week over the course of eight weeks and were connected to the real-life world of work. Team leaders were hired to mentor the interns who also received training each week on personal and professional development. The program was so successful that funding was allocated to continue the program in 2014.

FOCUS & Fire Prevention – A total of **\$165,000** was allocated to install free smoke detectors for **1,341** low income households. In addition, additional services were provided for **2,495** households, including: fire inspections, blood pressure tests, stroke screenings and referrals for additional social services.

Milwaukee Public Library – Teacher in Library/Super Reader Initiative. This program promotes educational development and reading at City libraries & Community Learning Centers in the City of Milwaukee. A total of **\$200,228** was allocated and **9,224** youth were served.

In 2013, approximately **\$2.5** million was allocated in CDBG/ESG funding for mandated and essential services such as homeless shelters and domestic violence prevention programs. Vacant lot/blight removal, brownfields remediation and land management programs received **\$1.4** million to manage and improve vacant lots for eventual redevelopment. Funds were also allocated to city-wide services including: fair housing, graffiti abatement and landlord/tenant programs. In addition, **72** community-based organizations received technical assistance to help strengthen their administrative capabilities and promote efficient services to the residents they serve. Enforcement services were provided to **220** clients to resolve housing and lending discrimination complaints.

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

Not Applicable

3) Affirmatively Furthering Fair Housing

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

PY 2013 General Questions #3a response:

Affirmatively Furthering Fair Housing

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

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

a. Summary of Impediments:

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

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

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

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

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

City of Milwaukee Activities

Fair Housing Ordinance

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

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

City of Milwaukee – Equal Rights Commission

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

The City of Milwaukee ERC was established by ordinance with the broad objective of providing oversight and establishing collaborative working relationships with other organizations in Milwaukee, academia, and the business community to improve the equal rights climate in the City of Milwaukee. The goals are to maintain the City's oversight, investigative and enforcement

capabilities over discriminatory practices not addressed and protected by federal and state laws. The following are the broad functional responsibilities of the new ERC:

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

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

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

Throughout 2013, the Commission held briefings with City departments to further understand department efforts in relation to equal rights issues. In addition, representatives from the Metro Milwaukee Fair Housing Council (MMFHC) presented an overview of their work and expressed continued interest in working with the Commission to streamline the referral process for housing discrimination complaints.

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

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

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

City Subcontracts with Fair Housing Programs

The ***Metropolitan Milwaukee Fair Housing Council (MMFHC)*** received a total of **\$100,144** in 2013 to affirmatively work toward integrated housing patterns by providing: fair housing/fair lending presentations, technical assistance relative to fair housing/fair lending and inclusive communities issues, information relative to buying, renting and selling homes, counseling and investigation services to receive and resolve fair housing/fair lending complaints, and a coordinated community-wide response to the problem of predatory lending.

One of MMFHC's 2013 CDBG-funded program activities is conducting fair housing presentations. Participants are informed about their rights under federal, state, and local fair housing laws, the nature and prevalence of illegal housing discrimination, ways to recognize a possibly discriminatory experience, the remedies available for people who have experienced illegal housing discrimination, and MMFHC's role in ameliorating housing discrimination in the Milwaukee area. Participants are encouraged to follow up with MMFHC if they have additional questions about the fair housing laws or wish to file a complaint about a fair housing violation.

MMFHC greatly exceeded its' 2013 goal of conducting eight fair housing presentations in the City of Milwaukee. MMFHC conducted **19** fair housing presentations in 2013 and informed **455** participants of their rights under federal, state, and local fair housing laws. Of the participants who provided address information to MMFHC, the majority (76%) reside in predominantly minority or racially integrated neighborhoods. Furthermore, 58% of all participants were African-American or Latino, and 66% of all participants were female. Women and people of color are particularly vulnerable to illegal housing discrimination¹, and informing these groups of their rights under fair housing laws is critical in pursuing MMFHC's long-term goals.

MMFHC conducts fair housing presentations in many different settings, generally in the context of a preexisting class or program in which information about fair housing will be valuable to the participants. For instance, MMFHC conducted nine presentations in the Career Youth Development (CYD) First Time Homebuyer classes in 2013, reaching **216** participants who are beginning the process of purchasing their first home. CYD is a social service organization that focuses on personal and economic empowerment for program participants. The vast majority (92%) of these participants were African-American or Latino, and 69% were female. This type of arrangement allows MMFHC to inform consumers of their fair housing rights in a way that reaches vulnerable groups and active consumers in the Milwaukee housing market.

As a result of this program activity, **455** participants were equipped with an understanding of their rights under the fair housing laws and the knowledge necessary to exercise those rights when faced with possible illegal housing discrimination. Through this program activity, MMFHC expands participants' housing choices, contributing to the economic vitality and quality of life within the City of Milwaukee.

MMFHC's Counseling and Investigative Services Program investigated allegations from **47** individual fair housing complainants in 2013, and continued to uncover insidious forms of systemic discrimination in the housing industry. MMFHC conducted tests in the rental, sales, insurance and lending industries throughout its service area. The results of testing activity have been particularly effective in legal action taken pursuant to complaints.

The results of individual complaint activity and systemic cases have included filings with administrative agencies such as the U.S. Department of Housing and Urban Development and the Wisconsin Equal Rights Division, and case resolutions which include monetary and affirmative relief.

MMFHC's Education and Outreach Program activities included the fair housing presentations described above. Additionally, MMFHC provided information and referral services on **265** occasions, and fair housing/fair lending technical assistance to representatives of government agencies, civic and industry groups, and private individuals on **65** occasions throughout 2013. Recipients of technical assistance included Mayor Barrett's office, the City of Milwaukee Department of Neighborhood Services, housing providers, housing consumers, attorneys, advocates, and community-based organizations throughout the City of Milwaukee. Accessing and networking with individuals and groups throughout the community was also an essential component of MMFHC's outreach activities, and **119** such contacts were made in 2013.

MMFHC's Fair Housing Training Services assisted housing professionals in the real estate, insurance and mortgage lending industries and provided contractual fair housing training. In 2013, MMFHC conducted **one** specialized seminar on fair housing issues. This seminar provided in-depth information on fair housing and fair lending laws, procedures, and other related issues to **32** individuals.

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

MMFHC's Fair Lending Program worked to address fair lending issues in a variety of ways. Fair Lending staff conducted intake of **8** allegations regarding mortgage rescue scams in 2013. Fair Lending Program staff helped consumers pursue remedies in mortgage rescue scam cases, including the filing of complaints with agencies such as the Wisconsin Department of Financial Institutions. Where appropriate, cases were referred to Legal Aid, other attorneys, lenders and/or housing counseling agencies.

Fair Lending Program staff were active leaders in Take Root Milwaukee (TRM; formerly known as the Milwaukee Homeownership Consortium), chairing TRM's Foreclosure Outreach Workgroup and participating as a member on the TRM Resource and Oversight Committee. TRM offers services to consumers seeking to purchase a home, including educational programs, referrals to housing counseling agencies and trusted lenders, and financial assistance. TRM also operates a hotline for consumers facing foreclosure, offering referrals to free and confidential foreclosure counseling agencies.

Fair Lending Program staff continued to convene a citywide group called the CRA Caucus. The CRA Caucus works to find ways to encourage lenders to live up to their commitments under the Federal Community Reinvestment Act (CRA). During 2013, members of the CRA Caucus provided input and technical assistance to national policy-makers interested in strengthening the Community Reinvestment Act and the Consumer Financial Protection Bureau. CRA Caucus members also worked with lenders to learn about their policies and loan products, to provide them with information on the credit needs of the community, and to help them address those needs.

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

MMFHC's Inclusive Communities Program staff work to support inclusionary housing policies and racial and economic integration throughout Wisconsin. Inclusive Communities staff provided technical assistance to numerous community organizations, developers, and local policymakers in 2013. (These instances of technical assistance are included in the 65 instances of technical assistance referenced above). Recipients of these services included the City of Milwaukee Housing Trust Fund Advisory Committee, City of Milwaukee staff members, Legal Action of Wisconsin, and the Greater Milwaukee Association of Realtors.

The **Legal Aid Society of Milwaukee (LASM)**, Inc., received a total of **\$37,356** in CDBG funds and represented vulnerable inner city residents who have been victims of predatory lending practices. Through its' A-LINE Project, the economic viability of clients has been increased and, in turn, the city neighborhoods in which clients live. Some 2013 successes include:

In 2013, the Legal Aid Society of Milwaukee (LASM) predatory lending project continued to be highly effective in reducing the number of foreclosures and combating predatory lending in the City of Milwaukee. Through LASM's representation of vulnerable inner city residents who are facing foreclosure and have been victims of predatory lending practices, there have been successes in increasing the economic viability of clients and, in turn, the city neighborhoods in which clients live. In 2013, LASM continued to work hard to combat predatory lending practices and assist homeowners in foreclosure as follows:

Legal Aid Society provides direct representation to the victims of predatory mortgage lending practices and mortgage foreclosure rescue scams. In 2013, Legal Aid Society opened 225 new cases (168 within City of Milwaukee and 57 in Milwaukee County suburban communities). The following are several of the issues addressed in litigation of mortgage foreclosure cases:

In 2013, one of the legal issues homeowners are facing continues to be obtaining loan modifications under President Obama's *Making Home Affordable Program (HAMP)*, the National Mortgage Settlement, or other modification programs available. Many lenders are abusing this program by unfairly denying loan modifications to homeowners and keeping homeowners in temporary loan modification programs without converting to a permanent modification as the lender agreed to do. LASM has successfully worked with numerous clients to get unfavorable loan terms modified into affordable loans and raise significant legal issues regarding the failure of lenders to meet the terms of loan modification agreements made with homeowners. The following is an example of one such case: A Milwaukee family obtained a permanent loan modification. They made 5 timely payments under the modification. After the fifth payment, the mortgage servicer began returning the payments and commenced a foreclosure action. Legal Aid Society filed defenses against the action claiming breach of contract and breach of accord and satisfaction. After pursuing the action, the lender offered an affordable settlement to the homeowner, and the family is able to continue to reside in their home.

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

LASM represented a homeowner in an appeal of the circuit court's decision to award summary judgment to the lender. The issues raised on appeal were real party in interest, standing to sue and insufficient proof of the amount owed. LASM won the appeal. The homeowner is still in his home and Milwaukee County judges are beginning to look at these cases differently, requiring proper and sufficient proof of the elements for judgment. *Bank of America v. Minkov*, 2012AP2643, Wisconsin Court of Appeals (unpublished).

LASM has successfully challenged foreclosure actions on the grounds that the mortgage loans were unconscionable. Many of the loans being foreclosed upon were what is commonly referred to as predatory loans and LASM seeks to obtain judgment that the terms are so unfair that the loan agreement is unenforceable.

A Milwaukee homeowner who is totally disabled and bedridden was foreclosed on. LASM raised the affirmative defense of unconscionability of the underlying loan transaction and other defenses. After extensive litigation, the lender has granted the homeowner a compassionate dismissal under the terms of which the foreclosure will be dismissed, and the mortgage will be released.

LASM has continued to work with the City of Milwaukee and the Metro Foreclosure Mediation Program to promote mediation as an alternative for homeowners to work on loan modifications. LASM serves on the Mayor's Milwaukee Foreclosure Partnership Initiative Steering Committee and the Board of Directors of the Metro Foreclosure Mediation Program. LASM represents an increasing number of homeowners in the mediation process which is very effective in obtaining loan modifications for homeowners early in the foreclosure proceedings.

LASM has addressed the issue of lender walk aways, a practice in which lenders, after bringing actions for foreclosure, simply walk away from properties they no longer want. The homeowners are left on the hook, and city neighborhoods experience increased blight. LASM filed a friend of the court brief in an important Wisconsin appeals court case confronting

this lender practice. The Court of Appeals held that lenders must proceed to sheriff's sale of vacant properties within 5-weeks of the entry of the judgment. *Bank of New York v. Carson*, 2013AP544 (published).

LASM has continued its class action challenging the unconscionable practices of auto title lenders in our community. After many years, LASM has settled its claims against Wisconsin Auto Title Loans Inc., a "title loan" lender requiring borrowers to use their car as collateral. LASM's claims challenged the illegal "packing" of the loans with overpriced memberships in roadside assistance "clubs. WATL has fought the legal claims at every turn, requiring an immense effort to fight constant motions. Over 22,000 Wisconsin residents will receive compensation for the premiums they paid for the roadside assistance clubs. Legal Aid continues to represent Milwaukee residents in credit card, illegal automobile repossessions, and other consumer matters.

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

LASM serves on numerous community and legal committees which study and make recommendations to protect consumer rights in Wisconsin and nationally.

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

Annual Review of Lending Practices by City Comptroller

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

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

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

Section 504 of the Rehabilitation Act of 1973

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

SECTION 8 – Rent Assistance Program

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

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

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

Community Organizing to Strengthen Milwaukee Neighborhoods

Community organizing is recognized as an important component in strengthening Milwaukee neighborhoods through resident action on crime prevention and housing blight. In 2013, **\$810,000** in CDBG funds was awarded to neighborhood organizations to undertake activities to make Milwaukee neighborhoods safer, cleaner and more attractive, which is essential to any effort to affirmatively promote fair housing choice. A total of **10,249** residents were directly involved in these activities.

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

Homebuyer Counseling & Other Homebuyer Assistance Activities

A total of **\$350,000** was allocated for homebuyer counseling, post purchase education and other homebuyer assistance activities which resulted in **209** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

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

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

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

2013 Block Grant Awards used to Reduce Housing Impediments	
CDBG Funded –Activity	2013 Allocation
Community Organizing/Crime Prevention/NSP	\$810,000
Home Buying Counseling Program	\$350,000
Metropolitan Milwaukee Fair Housing Council / Legal Aid Society	\$137,500
TOTAL	\$1,297,500

Source: 2013 CDGA Program Records

4) Address Obstacles to Meeting Underserved Needs

Identify actions taken to address obstacles to meeting underserved needs.

PY 2013 General Questions #4 response:

The City of Milwaukee engaged in the following initiatives in 2013:

- ❖ Supported the efforts of the Metropolitan Milwaukee Fair Housing Council & the Legal Aid Society.
- ❖ Supported changes in the Move to Opportunity Program to:
 - *Open the program to residents other than occupants of public housing and HUD-funded projects.
 - *Expand the jurisdiction of the program to all "non-impacted" census tracts in the metropolitan area.
 - * Required recipients to maintain residence in "non-impacted" areas for the length of the subsidy.
 - * Continued the efforts of the Rent Assistance Program. Solicited new property owners in non-traditional areas; counseled tenants on housing choice and housing opportunities; and, continued outreach to property owner organizations.
- ❖ Continued to review the Comptroller's monitoring of local lending activities as authorized by the Socially Responsible Investments Ordinance.
- ❖ Continued the Summer Youth Internship Program for Milwaukee's low income unemployed youth.
- ❖ Funded job training and placement programs to improve job seekers' skills to employer needs; funded job placement programs that provided transportation to jobs in outlying communities.
- ❖ Funded the *Driver's License Employability & Restoration Project* which enabled **783** persons to obtain their driver's license and seek employment in outlying areas.
- ❖ Improved coordination between economic development agencies and social service providers to target social service and other resources to residents.

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

PY 2013 General Questions #5 response:

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

Key components of the Housing strategy are:

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

2013 Key Accomplishments:

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

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

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

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

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

Neighborhood Improvement Programs (NIPs)

In 2013, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Department of City Development

Home Rehabilitation and Neighborhood Development

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

The City of Milwaukee's Housing Strategy places a strong emphasis on clustering and targeting resources to achieve the maximum impact on City Neighborhoods. DCD utilizes the HOME Rehab and Rental Rehabilitation Program to implement this strategy through Targeted Investment Neighborhoods (TINs). The TIN Program is a neighborhood revitalization strategy in which DCD, working with neighborhood partners, focus resources in a defined geographic area in an effort to stabilize and increase owner occupancy, strengthen property values and improve the physical appearance and quality of life in the neighborhood. In 2013, DCD operated 9 TINs.

Recognizing economic hardship and community needs, DCD made program changes to the HOME Rehab program in 2010. Prior to 2010, interest rates varied from 0% to 6% and assistance was available only in TINs. Beginning in 2010, all loans carried an interest rate of 0% and assistance was available to income-eligible clients anywhere in the CDBG target area.

The *Rental Rehabilitation Program* offers forgivable loans to responsible rental property owners. The landlord must match Rental Rehab dollars on at least a dollar for dollar basis with their own funds and agree to rent the unit to low-income families. Landlords are screened for their records of owning and managing property in the City and once rehabilitation is complete, units are inspected to ensure they are adequately maintained. Prior to approving a Rental Rehab loan, DCD underwrites each project to ensure that the landlord has the capacity to complete the proposed project and that there is a market demand for the housing units. At the onset of 2013, the Rental Rehabilitation program was available only to responsible investors in TIN neighborhoods. During the course of the year, as the City continued to implement strategies to address the growing inventory of tax foreclosed properties in central city neighborhoods, the program was expanded to allow experienced investors purchasing tax foreclosed properties in the CDBG area to apply as well.

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

During 2013, DCD and NIDC initiated **68** loans to rehabilitate **89** units of housing through the HOME Rehab, Rental Rehab, HELP and TID loan programs. Additionally, the Department utilized NSP funds to assist with the rehabilitation of **34** foreclosed properties containing **58** units of housing through the NSP Homebuyer Assistance, Rental Rehabilitation and Acquisition/ Rehabilitation Programs. In the NSP Large Rental Project and New Construction programs, the Department utilized NSP funds to assist in the rehabilitation or construction of **317** high quality rental units. These projects all involved foreclosed land or residential properties and to the greatest extent possible, were targeted to complement other NSP and CDBG funded neighborhood initiatives.

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

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

- Partnerships with other City Departments including the Milwaukee Police Department (MPD), Department of Neighborhood Services (DNS) and Department of Public Works (DPW) to coordinate outreach and enforcement activities.
- Working with community based organizations and resident groups in the nine TINs and the nine neighborhoods participating in the Healthy Neighborhoods Initiative.
- Utilizing grant funds provided by Fannie Mae and Freddie Mac to assist with small scale Community Improvement Projects in TIN neighborhoods, highlight foreclosure prevention and stabilization opportunities and market housing resources available in City neighborhoods.
- Assisting with the completion of more than 40 Community Improvement Projects, leveraging more than \$150,000 in outside funds. Examples included the 3rd Annual "Bloom and Groom" to provide discounted flowers to residents in 16 neighborhoods, multiple projects to "re-activate" vacant lots, including the "TypeFace" public art installation, construction of the Arlington Heights Bandshell in the Silver City neighborhood, lighting improvements at the Merrill Park Tot Lot and the "Artistic Board Up" project to improve the appearance of multiple foreclosed properties in targeted neighborhoods.

City of Milwaukee Foreclosure Initiative

In 2013, DCD continued its work to implement the recommendations and plan of the Milwaukee Foreclosure Partnership Initiative (MFPI). Formed in 2008, by Milwaukee Mayor Tom Barrett, the MFPI's mission is to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis. The strategy includes *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes. Accomplishments during 2013 included:

- DCD continued work in the Milwaukee Homeownership Consortium ("Take Root Milwaukee"), an MFPI initiative that was formed by the City in 2009 to promote and preserve homeownership. Forty-six members are participating in the Consortium, including banks, nonprofit housing counseling agencies, government, realtors, foundations and non-profits.
- In 2013, the consortium sponsored over 175 homeownership and foreclosure intervention events assisting hundreds of families in purchasing homes and saving their home from foreclosure. Take Root is a recognized resource in the community – in 2013, over 2,200 calls came into the Take Root Help Hotline and over 3,500 individuals attended Take Root sponsored outreach events and workshops.
- DCD continued to work with local lenders to ensure access to capital to support home buying and foreclosure redevelopment efforts in City neighborhoods. Partnerships with US Bank and Pyramax Bank provided mortgage financing for homeowners purchasing foreclosed properties. DCD worked with the Wisconsin Housing and Economic Development Authority to launch a new home improvement loan program that will also provide rehabilitation financing for the purchase of City owned tax foreclosed properties. Finally, DCD submitted a competitive application to the Federal Home Loan Bank of Chicago and received an Affordable Housing Program Grant of \$262,500 to support the families purchasing City owned tax foreclosed properties for homeownership.
- At year end, DCD was part of a multi-department effort to create a strategic plan for addressing a significant increase in the number of properties coming into City ownership through the tax foreclosure process. In 2014, DCD will implement homebuyer assistance, rental rehabilitation and lease option programs to assist in the responsible disposition of tax foreclosed properties for homeownership as well as responsible rental property ownership.

Other Housing Initiatives

SECTION 8 – Rent Assistance Program

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

Housing Trust Fund

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

In 2013, a competitive application process was conducted and the City of Milwaukee received numerous responses to its Housing Trust Fund Request for Proposals. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties.

2013 HOUSING TRUST FUND ALLOCATIONS

Applicant	Project Category	Award Amount
<p><u>United Community Center</u> New construction of 15 bed community based residential facility</p>	New Construction	\$100,000
<p><u>Common Bond Communities</u> New construction of 41 units of affordable rental units to very low income families</p>	New Construction	\$125,000
<p><u>Dominican Center for Women</u> Rehabilitation of owner-occupied homes with the primary focus on the health, safety and code issues.</p>	Homeownership/ Owner-Occupied	\$44,509
<p><u>Layton Blvd. West Neighbors</u> This project was funded to provide homeownership opportunities for low-income households. The project will rehabilitate vacant and foreclosed homes. Additional funding sources may include NSP funds. This is the fourth round of funding for this project.</p>	Homeownership/ Foreclosure	\$60,000
<p><u>Milwaukee Christian Center</u> This project was funded to rehabilitate owner-occupied homes with the primary focus on health, safety, and code issues.</p>	Homeownership/ Owner-Occupied	\$76,800

Summary of Progress

Comparison of Actual Housing Accomplishments with Proposed Goals for the 2013 CDGA Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 Benchmarks (#units)	FY 2013 Actual (# units)
Acquire/Rehab/Sell	Expand the supply of affordable housing units for low income persons through acquisition/rehab/sale activities	Decent Housing	Affordability	# affordable units complete & sold to eligible persons	65	71
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	154
Milwaukee Builds Housing Apprenticeship Program	Provide apprenticeships in home repair and home construction.	Decent Housing	Affordability	#affordable units complete & sold to eligible persons	4	2
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/Accessibility	#units constructed & persons with increased accessibility	25	82
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	420	534
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	320

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 Bench marks	FY 2013 Actual (#units)
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	5,056
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	1,341
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	2,814
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	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	10

Examples of Successful Major Housing Projects

<u>Project Name/Description</u>	<u>Funding</u>	<u># Units proposed</u>
<p><u>Scattered Sites III</u> This project is promoting safe, clean, affordable, and energy efficient housing on Milwaukee's north side. Single family homes have been developed at 24 different city owned vacant lots. The project will provide more suitable housing for a neighborhood with income lower than the Milwaukee County average and housing stock that is generally older and has significant deferred maintenance.</p>	\$500,000 (HOME)	11/HOME
<p><u>Riverworks Apartments</u> This project converted a former industrial building in the Riverwest area to 36 affordable rental units, utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. This area of the city has received minimal LIHTC and HOME investments in the past and that makes this a catalytic project for the area.</p>	\$330,000 (HOME)	11/HOME
<p><u>Milwaukee Builds/YouthBuild Program</u> This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Two(2) were completed in 2012 with three (3) other units in progress.</p>	\$285,330 (CDBG) \$400,000 (HOME)	4 HOME/CDBG
<p><u>Autumn West</u> This project involves the construction of 21 units of transitional affordable rental housing, utilizing Community Development Block Grant Emergency Assistance funds and HOME funds. Vacant parcels of land were assembled and HOME funds are being used to assist in the construction. Location: North 34th Street and W. Lisbon Avenue</p>	\$825,000 (HOME)	7/HOME

6) Leveraging Resources

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

PY 2013 General Questions #6a response:

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

The housing rehabilitation projects leverage funds from the private sector mostly in the form of funds borrowed from lenders providing construction financing and permanent financing. State of Wisconsin Low Income Housing Tax Credits directly provide a needed subsidy in low-income rental projects by selling the credits to investors. HOME funds are sometimes combined with CDBG funds and/or private funds. Economic development funds have complimented projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. In 2013, the High Intensity Drug Trafficking Areas (HIDTA) program was again funded to compliment similar CDBG-funded activities.

2013 CDGA Grants

Community Development Block Grant (CDBG)	HUD Entitlement Grant	15,225,290
HOME Investment Partnership (HOME)	HUD Entitlement Grant	4,412,594
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	1,049,252
Homelessness Prevention Funds	State of Wisconsin Emergency Solutions Grant	394,110
Transitional Housing Program	State of Wisconsin Emergency Solutions Grant	100,000
Emergency Solutions Grant	State of Wisconsin Emergency Solutions Grant	200,164
Housing Opportunities for Persons with AIDS (HOPWA)	HUD Entitlement Grant	554,247
Juvenile Accountability Block Grant (7/1/12-6/30/13)	State of Wisconsin-Office of Justice Assistance	38,332
High Intensity Drug Trafficking Area(HITDA) (01/01/2012-12/31/2013)	U.S. Dept.-Office of National Drug Control Policy	692,954
Milwaukee Youth Construction Training-Project A	U.S. Dept. of Labor	238,755
Growing Milwaukee	U.S. Dept. of Labor	381,000
Port Grant- (2013-ends 8/31/2015)	U.S. Dept. of Homeland Security	188,716
Port Grant- (2011- ends 8/31/2014)	U.S. Dept. of Homeland Security	337,344
Port Grant-(2012 -ends 8/31/2014)	U.S. Dept. of Homeland Security	301,873
Housing Trust Fund	City of Milwaukee, Wisconsin	400,000
Neighborhood Stabilization Program (NSP 3)	Dodd-Frank Act	2,687,949
Neighborhood Stabilization Program (NSP 3)-State	Dodd-Frank Act	1,506,250
Northwest Side Community Development Corp.	State of Wisconsin-Dept. of Commerce- Emergency Assistance Program-(CDBG-EAP)	905,601
Autumn West Project	State of Wisconsin-Dept. of Commerce- Emergency Assistance Program-(CDBG-EAP)	1,500,000

Continuum of Care – City of Milwaukee	Continuum of Care	50,000
Continuum of Care – Milwaukee County	Continuum of Care	50,000
Continuum of Care – HUD Planning	Continuum of Care	138,825

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

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

As can be seen in the following examples, in 2013, CDGA continued its concerted effort to coordinate and maximize federal grant funds with public and private investments, with the goal of significantly enhancing the viability of Milwaukee neighborhoods and meeting the priorities established in the HCD 5-year Strategy.

- Linking job creation to the City’s housing development efforts: The City’s housing development projects effectively linked job creation to their CDBG/HOME-funded programs. Neighborhood Improvement Project (NIP) housing rehabilitation programs promoted the development of small contractors, particularly minority, women and disadvantaged business enterprises.
- The City’s *Receivership Program* is an interdepartmental effort of the Department of Neighborhood Services, City Attorney’s office and the Milwaukee Police Department to abate nuisances or blighted properties, which threaten to destroy a neighborhood by forcing property values down. Court and other actions are initiated against problem and nuisance properties.
- CDBG/HOME funds also enhanced public-private partnerships between the City, non profit organizations and the private sector such as the City’s *Summer Youth Internship Program*, *Homebuyer Assistance Program* and *HACM’s* homeownership initiatives.
- In 2013, through the combined efforts of Federal, State and local anti-drug and law enforcement agencies, the City again received a grant from the United States Office of National Drug Control Policy to combat drug trade and use. The *High Intensity Drug Trafficking Area (HIDTA)* grant, administered by the City on behalf of the *Safe and Sound Program*, is a Federal project funded through the Office of National Control Policy and represents a coordinated approach to combating local drug trafficking and drug use. The *Safe and Sound Program* utilizes tough law enforcement and prevention by offering after school and weekend safe havens that provide educational, social and recreational activities for youth.

c. Describe how matching requirements were satisfied.

PY 2013 General Questions #6c response:

ESG was matched utilizing a mix of CDBG, local, state, federal and other resources to address the needs of the homeless including, but not limited to: State of Wisconsin, United Way, volunteers, private donations, in-kind contributions, FEMA and Milwaukee County ESG. There was no HOME match required in 2013 due to Fiscal and Severe Distress Declarations for the City and County of Milwaukee.

CITIZEN PARTICIPATION

7) Provide a summary of citizen comments.

a. Provide a summary of citizen comments.

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

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

PY 2013 Citizen Participation #7a response:

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

Citizen input into the 2013 CAPER. In accordance with the regulations of the U.S. Department of Housing and Urban Development, the City of Milwaukee prepared a "draft" of the 2013 CAPER Report covering the City's Community Development Program from January 1, 2013 through December 31, 2013. The public comment period for review of the Report was ***February 24, 2014 through March 26, 2014.*** CDGA published the availability of this report on the City's website and in the following publications on the dates listed and has submitted copies for public review at local libraries, CDGA offices and the City Legislative Reference Bureau.

- 1) Milwaukee Journal/Sentinel, February 14, 2014
- 2) Port Publications/Ozaukee Press, February 20, 2014 (*HOPWA*)
- 3) The Waukesha Freeman, February 18, 2014 (*HOPWA*)
- 4) Milwaukee Community Journal, February 12, 2014
- 5) El Conquistador, February 14, 2014
- 6) West Bend Daily News, February 18, 2014 (*HOPWA*)

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

PY 2013 Citizen Participation #7b response:

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

8) Institutional Structure

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

PY 2013 Institutional Structure #8 Response:

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

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

The long-term goal of a NRSA is greater self-sufficiency for neighborhood residents and other stakeholders. The City utilized NRSA's in 2013 as a tool for community reinvestment in response to the community's distress.

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

Structure 1

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

Many 2013 funded activities were under the direct control and funded by the Community Development Grants Administration. As was stated previously, these activities were primarily funded by Community Development Block Grant, HOME, HOPWA and Emergency Shelter grant funds. Funded activities were implemented by the responsible organization and monitored by the CDGA.

Structure 2

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

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

Structure 3

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

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

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

Structure 4

Activities carried out by Non-City Organizations

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

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

Priorities Addressed in 2013:

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

MONITORING

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

PY 2013 Monitoring #9a response:

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2013 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

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

The long-term outcomes expected from these strategies are:

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

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2013 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

Performance – Based Measurement System for funded Activities

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

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

Monthly performance reports were required of all funded groups. In addition, a bi-annual report was also required explaining the data source, along with an assessment on how the selected outcomes led and/or contributed to one or more of CDGA's Long Term Outcomes, as listed on the previous page. Funded agencies were also required to submit a final 2013 year end report detailing their accomplishments and providing a self assessment of their funded activities.

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

Components of CDGA's Performance Measurement System:

Activity Workplan Components

(contractual requirement of funded agencies)

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

Outcome Measurement Workplan Components

(contractual requirement of funded agencies)

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

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

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

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

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

Monitoring

Lead Agency: The agency responsible for oversight and monitoring of these Federal funds and ensuring that these activities are implemented is the Community Development Grants Administration. The oversight body for CDGA is the City of Milwaukee Community and Economic Development Committee of the Milwaukee Common Council. All actions taken by the Committee were ratified by the Milwaukee Common Council and the Mayor. In 2013, the CDGA solicited and evaluated applications from all interested parties through an open and competitive Request for Proposal (RFP) process. Recommendations for funding were made to the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

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

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

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

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

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

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

Response:

Inspections - The inspections of HOME assisted projects is an ongoing process. In 2013, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability. In addition, CDGA partnered with DNS for oversight of housing production properties, utilizing the services of certified DNS building inspectors to ensure compliance with housing codes.

What is the status of your grant programs?

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

Response:

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

ANTI-POVERTY STRATEGY

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

PY 2013 Antipoverty Strategy #10 response:

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

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

Actions undertaken in 2013 to reduce poverty and increase economic vitality:

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

Summary of Progress

Comparison of Actual Accomplishments with Proposed Goals for the 2013 Program Year

Program Category	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 Benchmarks	FY 2013 Actual (#units)
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	357
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	55
Economic Development- 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	13
Economic Development- 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	13
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	19,793
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	10,249
Public Services- Community Prosecution Program	Abate neighborhood nuisances & drug houses through prosecution	Suitable Living Environment	Sustainability	# properties & nuisances abated/resolved	100	1,938
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	783
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	209
Public Services- Teacher In Library Initiative-Summer Super Reader	Promote educational development and reading at City Libraries & Community Learning Centers	Suitable Living Environment	Sustainability	#low income youth with improved reading skills	6,000	7,192

SELF EVALUATION

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

**If not using the CPMP Tool: Use Table 1C, 2C, 3A*

**If using the CPMP Tool: Use Summary of Specific Annual Objectives.*

(The following IDIS Reports will be reviewed to determine satisfaction of this requirement: PR03, PR06, PR23, PR80, PR81, PR82, PR83, PR84, PR85)

PY 2013 Self-Evaluation #11 response:

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2013 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

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

The long-term outcomes expected from these strategies are:

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

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2013 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

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

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

Key Activities and Sample Indicators:

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

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

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

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

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

IMPROVE QUALITY OF LIFE FOR RESIDENTS & STAKEHOLDERS

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

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

EXAMPLES OF SUCCESSFUL OUTCOMES

ACTIVITY CATEGORY	PROPOSED GOAL	OUTCOMES
Owner occupied housing rehabilitation programs	Correction of health, safety & other building code violations	Building code violations abated for 154 property units; improved quality of life for homeowners; increase in property values
Homebuyer Counseling	Educate potential first time homebuyers on the home-buying process; credit repair and budgeting	209 low income clients successfully purchase their first home; increasing access to affordable and decent housing and furthering stability in Milwaukee neighborhoods
Employment Services	Participants are trained and placed in jobs	357 low income residents are trained and placed in jobs; contributing to economic vitality
Youth Services	Teen Pregnancy Prevention/youth development	Of 1,240 girls served by Pearls for Teen Girls in 2013, 99.6% avoided pregnancy; 95% of seniors graduated from high school & 91% of graduating seniors were accepted into college; improving their quality of life

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

PY 2013 #12 Response:

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

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

PY 2013 #13 Response:

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

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

AFFORDABLE HOUSING

14) Evaluate progress in meeting its specific affordable housing objectives, including:

- a) Comparison of proposed numeric goals (from the strategic plan and annual plan) with the actual number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period.**
- b) Report the number of households served meeting the Section 215 requirements of affordable housing**
- c) Describe efforts to address worst case needs**
- d) Description of efforts to address the accessibility needs of persons with disabilities.**

PY 2013 CAPER Affordable Housing #14 response:

a. See the following tables: *Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives*, located in the Additional Files Folder.

b. See *Annual Housing Completion Goals table* located in the Additional Files Folder.

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

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

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

PUBLIC HOUSING

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

PY 2013 Public Housing #15 response:

Progress in Meeting the Mission and Goals Described in the 5-Year 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 maintains two separate wait lists for its public housing program: 1) the family wait list, which has 12,068 persons (115 of whom requested an accessible unit) as of December 31, 2013, and 2) the elderly/near elderly/disabled wait list, which includes 885 persons (60 of whom requested an accessible unit) as of December 31, 2013. 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.

Ongoing.

2) Submit funding applications for low income housing tax credits, the Affordable Housing Program and other sources to support HACM property renovation/development.

Submitted for the 2013 round. Will submit again for 2014 allocation.

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

Ongoing.

4) Refinance VETs housing Series 2002 bond issue.

Ongoing.

5) Pursue Capital Fund Financing Program.

Ongoing.

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.

Ongoing.

Add: Submit a 2013 Choice Neighborhood Implementation grant to support the Housing Authority's Transformation Plan for the Westlawn development and its neighborhood.

Status: The Housing Authority submitted a CNI application for Westlawn by the September 10, 2013 deadline.

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).

Sold 6 homes, acquired 15 foreclosed homes and rehabilitated 13 homes utilizing NSP funds.

8) Continue to work with Neighborhood Stabilization Program (NSP) utilizing NSP sales proceeds to acquire/rehab foreclosed properties for rent/sale.

Ongoing.

9) Continue Section 32 Homeownership Program and sell 8 homes to eligible families.

Sold 6 homes (4 NSP).

10) Continue Section 8y Homeownership program and convert 10 households from rental to homeownership.

Ten Section 8 families have purchased homes.

11) Continually assess current business process and implement improvements by leveraging technology.

Ongoing.

12) Use "Force Account Labor", which includes HACM's carpenters, painters and HVAC technicians, to perform work funded through the Capital Fund Grant.

Ongoing.

13) Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents.

During 2013, HACM continued existing partnerships with other organizations that offer training and employment opportunities, including Milwaukee Community Service Corps, Wisconsin Regional Training Partnership/Big Step, Milwaukee Area Technical College, Milwaukee Area Workforce Investment Board, Adult Build, Milwaukee Job Corps and others. HACM continues to look for additional training and employment opportunities for 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.

Ongoing.

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.

Ongoing.

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.

Rapid Re-housing has ended. All additional referrals are on hold due to sequestration, referral acceptance will resume once sequestration ends.

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

Ongoing.

18) Continue to work with contractors to achieve 30% new hires being public housing and/or other Section 3 residents.

During the recent redevelopment of the east side of Westlawn, a total of 33% of new hires for all bid packages were Section 3 residents, or if only counting unique unduplicated workers who worked on multiple jobs, a total of 25% were Section 3 residents.

19) Continue partnerships with Friends of Housing to support HACM's management activities.

Ongoing.

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.

The program received an additional 30 VASH vouchers in August 2013 for a total of 185. There are currently 138 VASH clients under contract.

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.

During 2013, 181 Housing Authority and Rent Assistance residents completed the "Make Your Money Talk" program, a 12-hour financial literacy program offered by the Wisconsin Women's Business Initiative Corporation, and 81 graduates established a savings account. Participants saved a total of \$307,000, which is matched 2:1, resulting in total savings of \$921,000. Twenty-one (21) persons in 2013 used their savings accounts to purchase a home, start a business, or return to school.

22) Secure funding for the next phase of the Westlawn redevelopment, which includes relocation, demolition, and new construction.

Ongoing.

23) Continue to implement Westlawn Redevelopment Plan.

Ongoing.

24) Continue to participate in the City's Continuum of Care.

Ongoing.

25) Continue to provide staff support to the Supportive Housing Commission.

Ongoing.

26) Open the Section 8 wait list upon voucher availability.

Due to sequestration, no applications were processed in 2013 so there was no need to open the waitlist.

27) Maintain "High Performer" status under the Section 8 Management Assessment System, and re-gain "High Performer" status under Public Housing Assessment System.

Maintained 'high performer' status with a SEMAP score of 97%

28) Continue the HACM Educational Initiative.

HACM continues the Education Initiative with 133 families living in Highland Homes and Scattered Sites with a total of 378 youth. The 2012-13 high school graduation rate for program participants was 89%.

29) Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit.

Ongoing. An energy audit was awarded to EMG Corporation.

30) Maximize use of cost-effective sustainability features in new construction/redevelopment.

Ongoing. A Green Physical Needs Assessment (GPNA) is being done by EMG Corporation.

31) Designate special purpose units to enhance services for residents.

Ongoing. Special purpose units were designated in several developments for service providers such as SET Ministry (service coordinators), the development's Resident Organization, and others.

32) Provide support for a 2013 event sponsored by the HACM Resident Advisory Board.

The RAB has not scheduled an event for 2013.

33) Submit an application for Moving-To-Work or its successor program.

Ongoing.

34) Secure a line of credit for the development or revitalization of housing.

Ongoing.

35) Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs.

Ongoing.

36) Continue HACM's educational scholarship program and award 20 scholarships.

During 2013, 18 scholarships were awarded to HACM residents.

37) Pursue development and general contractor opportunities.

Ongoing. A request for proposals for construction management software is in progress. All development opportunities are vetted as they are received.

38) Continue to implement asset based property management.

Ongoing.

39) Implement organizational goals established by the Performance Management design team.

Ongoing.

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.

This has been completed however, a re-evaluation on the feasibility of this will be done.

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 public housing needs. Two specific examples of the City's partnership with the Housing Authority is the City's participation in the Choice Neighborhoods Implementation grant and the Neighborhood Stabilization Program. The Department of City Development is the Neighborhood Implementation Entity for the Choice Neighborhoods grant, and If the Housing Authority receives a Choice Neighborhoods grant, the City will provide Community Development Block Grant funds to support eligible activities in the Westlawn Transformation Plan. The Housing Authority was a subgrantee on the Neighborhood Stabilization Program (NSP) grant and is continuing to work with the Department of City Development on the implementation plan to address abandoned and foreclosed properties in the City of Milwaukee. As of 12/31/2013 the Housing Authority completed the acquisition/rehab of 15 homes, of which 11 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 2014.

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”.

BARRIERS TO AFFORDABLE HOUSING

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

PY 2013 Response #16: Barriers to Affordable Housing

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

Key components of the Housing strategy are:

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

2013 Accomplishments:

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

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

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

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

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

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

Neighborhood Improvement Programs (NIPs)

In 2013, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Department of City Development

Home Rehabilitation and Neighborhood Development

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

stabilized or increased assessments, increased neighborhood investment and improved perceptions of the quality of life in Milwaukee's neighborhoods.

The City of Milwaukee's Housing Strategy places a strong emphasis on clustering and targeting resources to achieve the maximum impact on City Neighborhoods. DCD utilizes the HOME Rehab and Rental Rehabilitation Program to implement this strategy through Targeted Investment Neighborhoods (TINs). The TIN Program is a neighborhood revitalization strategy in which DCD, working with neighborhood partners, focus resources in a defined geographic area in an effort to stabilize and increase owner occupancy, strengthen property values and improve the physical appearance and quality of life in the neighborhood. In 2013, DCD operated 9 TINs.

Recognizing economic hardship and community needs, DCD made program changes to the HOME Rehab program in 2010. Prior to 2010, interest rates varied from 0% to 6% and assistance was available only in TINs. Beginning in 2010, all loans carried an interest rate of 0% and assistance was available to income-eligible clients anywhere in the CDBG target area.

The *Rental Rehabilitation Program* offers forgivable loans to responsible rental property owners. The landlord must match Rental Rehab dollars on at least a dollar for dollar basis with their own funds and agree to rent the unit to low-income families. Landlords are screened for their records of owning and managing property in the City and once rehabilitation is complete, units are inspected to ensure they are adequately maintained. Prior to approving a Rental Rehab loan, DCD underwrites each project to ensure that the landlord has the capacity to complete the proposed project and that there is a market demand for the housing units. At the onset of 2013, the Rental Rehabilitation program was available only to responsible investors in TIN neighborhoods. During the course of the year, as the City continued to implement strategies to address the growing inventory of tax foreclosed properties in central city neighborhoods, the program was expanded to allow experienced investors purchasing tax foreclosed properties in the CDBG area to apply as well.

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

During 2013, DCD and NIDC initiated **68** loans to rehabilitate **89** units of housing through the HOME Rehab, Rental Rehab, HELP and TID loan programs. Additionally, the Department utilized NSP funds to assist with the rehabilitation of **34** foreclosed properties containing **58** units of housing through the NSP Homebuyer Assistance, Rental Rehabilitation and Acquisition/ Rehabilitation Programs. In the NSP Large Rental Project and New Construction programs, the Department utilized NSP funds to assist in the rehabilitation or construction of **317** high quality rental units. These projects all involved foreclosed land or residential properties and to the greatest extent possible, were targeted to complement other NSP and CDBG funded neighborhood initiatives.

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

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

- Partnerships with other City Departments including the Milwaukee Police Department (MPD), Department of Neighborhood Services (DNS) and Department of Public Works (DPW) to coordinate outreach and enforcement activities.

- Working with community based organizations and resident groups in the nine TINs and the nine neighborhoods participating in the Healthy Neighborhoods Initiative.
- Utilizing grant funds provided by Fannie Mae and Freddie Mac to assist with small scale Community Improvement Projects in TIN neighborhoods, highlight foreclosure prevention and stabilization opportunities and market housing resources available in City neighborhoods.
- Assisting with the completion of more than 40 Community Improvement Projects, leveraging more than \$150,000 in outside funds. Examples included the 3rd Annual "Bloom and Groom" to provide discounted flowers to residents in 16 neighborhoods, multiple projects to "re-activate" vacant lots, including the "TypeFace" public art installation, construction of the Arlington Heights Bandshell in the Silver City neighborhood, lighting improvements at the Merrill Park Tot Lot and the "Artistic Board Up" project to improve the appearance of multiple foreclosed properties in targeted neighborhoods.

City of Milwaukee Foreclosure Initiative

In 2013, DCD continued its work to implement the recommendations and plan of the Milwaukee Foreclosure Partnership Initiative (MFPI). Formed in 2008, by Milwaukee Mayor Tom Barrett, the MFPI's mission is to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis. The strategy includes *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes. Accomplishments during 2013 included:

- DCD continued work in the Milwaukee Homeownership Consortium ("Take Root Milwaukee"), an MFPI initiative that was formed by the City in 2009 to promote and preserve homeownership. Forty-six members are participating in the Consortium, including banks, nonprofit housing counseling agencies, government, realtors, foundations and non-profits.
- In 2013, the consortium sponsored over 175 homeownership and foreclosure intervention events assisting hundreds of families in purchasing homes and saving their home from foreclosure. Take Root is a recognized resource in the community – in 2013, over 2,200 calls came into the Take Root Help Hotline and over 3,500 individuals attended Take Root sponsored outreach events and workshops.
- DCD continued to work with local lenders to ensure access to capital to support home buying and foreclosure redevelopment efforts in City neighborhoods. Partnerships with US Bank and Pyramax Bank provided mortgage financing for homeowners purchasing foreclosed properties. DCD worked with the Wisconsin Housing and Economic Development Authority to launch a new home improvement loan program that will also provide rehabilitation financing for the purchase of City owned tax foreclosed properties. Finally, DCD submitted a competitive application to the Federal Home Loan Bank of Chicago and received an Affordable Housing Program Grant of \$262,500 to support the families purchasing City owned tax foreclosed properties for homeownership.
- At year end, DCD was part of a multi-department effort to create a strategic plan for addressing a significant increase in the number of properties coming into City ownership through the tax foreclosure process. In 2014, DCD will implement homebuyer assistance, rental rehabilitation and lease option programs to assist in the responsible disposition of tax foreclosed properties for homeownership as well as responsible rental property ownership.

Other Housing Initiatives

SECTION 8 – Rent Assistance Program

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

Housing Trust Fund

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

In 2013, a competitive application process was conducted and the City of Milwaukee received numerous responses to its Housing Trust Fund Request for Proposals. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties. *See following page for 2013 Housing Trust Fund Allocations.*

2013 HOUSING TRUST FUND ALLOCATIONS

Applicant	Project Category	Award Amount
<p><u>United Community Center</u> New construction of 15 bed community based residential facility</p>	New Construction	\$100,000
<p><u>Common Bond Communities</u> New construction of 41 units of affordable rental units to very low income families</p>	New Construction	\$125,000
<p><u>Dominican Center for Women</u> Rehabilitation of owner-occupied homes with the primary focus on the health, safety and code issues.</p>	Homeownership/ Owner-Occupied	\$44,509
<p><u>Layton Blvd. West Neighbors</u> This project was funded to provide homeownership opportunities for low-income households. The project will rehabilitate vacant and foreclosed homes. Additional funding sources may include NSP funds. This is the fourth round of funding for this project.</p>	Homeownership/ Foreclosure	\$60,000
<p><u>Milwaukee Christian Center</u> This project was funded to rehabilitate owner-occupied homes with the primary focus on health, safety, and code issues.</p>	Homeownership/ Owner-Occupied	\$76,800

Summary of Progress

Comparison of Actual Housing Accomplishments with Proposed Goals for the 2013 CDGA Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 Benchmarks (#units)	FY 2013 Actual (# units)
Acquire/Rehab/Sell	Expand the supply of affordable housing units for low income persons through acquisition/rehab/ sale activities	Decent Housing	Affordability	# affordable units complete & sold to eligible persons	65	71
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	154
Milwaukee Builds Housing Apprenticeship Program	Provide apprenticeships in home repair and home construction.	Decent Housing	Affordability	#affordable units complete & sold to eligible persons	4	2
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/ Accessibility	#units constructed & persons with increased accessibility	25	82
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	420	534
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	320

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 Bench marks (Citywide)	FY 2013 Actual (#units)
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	5,056
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	1,341
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	2,814
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	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	10

Examples of Successful Major Housing Projects

<u>Project Name/Description</u>	Funding	# Units proposed
<p><u>Scattered Sites III</u> This project is promoting safe, clean, affordable, and energy efficient housing on Milwaukee's north side. Single family homes have been developed at 24 different city owned vacant lots. The project will provide more suitable housing for a neighborhood with income lower than the Milwaukee County average and housing stock that is generally older and has significant deferred maintenance.</p>	\$500,000 (HOME)	11/HOME
<p><u>Riverworks Apartments</u> This project converted a former industrial building in the Riverwest area to 36 affordable rental units, utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. This area of the city has received minimal LIHTC and HOME investments in the past and that makes this a catalytic project for the area.</p>	\$330,000 (HOME)	11/HOME
<p><u>Milwaukee Builds/YouthBuild Program</u> This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Two(2) were completed in 2012 with three (3) other units in progress.</p>	\$285,330 (CDBG) \$400,000 (HOME)	4 HOME/CDBG
<p><u>Autumn West</u> This project involves the construction of 21 units of transitional affordable rental housing, utilizing Community Development Block Grant Emergency Assistance funds and HOME funds. Vacant parcels of land were assembled and HOME funds are being used to assist in the construction. Location: North 34th Street and W. Lisbon Avenue</p>	\$825,000 (HOME)	7/HOME

LEAD BASED PAINT

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

PY 2013 #17 Lead-Based Paint response:

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

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

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) continued efforts to prioritize the approximately 83,794 housing units as representing the epicenter of the childhood lead poisoning prevention problem in Milwaukee, with 31,486 listed as owner-occupied.

The program's 2012 data analysis shows 3.3% of children tested in Milwaukee for lead exposure were identified as lead poisoned. Although great strides have been made in reducing the prevalence rate, the current scope of the problem is greater than the State of Wisconsin's rate of 1.7%.

II. Priority Program Goals/Objectives

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

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

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

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

A listing of homes abated and or made lead-safe is maintained by the Health Department. The number of units that are now in the registry are 16,671 (5/1997-11/13), of which 75 were CDBG funded in 2013 with the Lead Based Paint Prevention and Abatement Program.

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

Accomplishments in 2013 include:

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

IV. Actions undertaken in 2013 to evaluate and reduce lead-based paint hazards:

- **Screening (blood lead testing):** In 2013, MHD CLPPP continued to enter lead level results into a database for collaboration with the State of Wisconsin. Providers, including daycare and Headstart locations forward lead level results to MHD for data entry into the Statewide system.
- **Laboratory Analysis:** The MHD CLPPP Chemistry Laboratory continued to analyze blood lead, dust lead, soil and paint chip samples for all properties receiving MHD CLPPP intervention.
- **Surveillance:** The lead poisoning prevalence rate for 2012 is 3.3% a slight decrease from the 3.4% in 2011.
- **Care Coordination:** Comprehensive home visit services were provided to children newly identified as cases with elevated blood lead levels of 10ug/dl. MHD Public Health Nurses provided medical management for **155 children** that were identified as a new poisoning in 2013 (January-November). Additionally, the CDC lowered the level of concern to 5mcq/dL and in 2013 MHD sent approximately 3,400 letters to parents/guardians as educational outreach that their child has been identified to have lead poisoning and provided recommendations for medical follow-up and identification of possible sources of exposure.
- **Target Area:** The Target Area for our Primary Prevention Program has been 102,112 pre-1978 housing units compared with the overall City of Milwaukee's 194,881 pre-1978 units. Of the 102,112 units, the City of Milwaukee Health Department is focusing on the highest risk 83,794 homes that were built pre-1950.

- **Lead-safe units funded:** A total of **75** units were completed in a lead safe manner using CDBG funds.
- **Lead-Poisoning Investigations: 207** investigations were conducted by Lead Risk Inspectors to identify lead hazards that required remediation.
- **Health/Housing Partnerships:** The Milwaukee Health Department continued to identify multiple opportunities for health-housing partnerships to eradicate childhood lead poisoning in the City of Milwaukee; Department of Neighborhood Services (DNS) Building Code Compliance Program, the Dept. of City Development (DCD) in-rem (tax foreclosure), SDC and Layton Boulevard West Neighborhood as examples and provided monitoring for lead safe work practices and lead clearances for **147** housing units.
- **Prevention of Disabilities in Children:** An increase in housing foreclosures has increased the instability in the rental market resulting in chronically lead poisoned children becoming more vulnerable to hazardous conditions. In response, the program is working with community partners to identify and provide outreach to owners of multi-family units for program participation. Additionally, the Milwaukee Health Department's Childhood Lead Poisoning Prevention Program continued to support the Milwaukee Public Schools (MPS) and Headstart Programs by providing blood lead testing, attending Health Fairs and working with IEP staff to provide blood lead results for learning interventions.

18) Identify actions taken in 2013 to address homelessness.**New ESG: Include an evaluation of the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

- (a) Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs;
- (b) Addressing the emergency shelter and transitional housing needs of homeless persons;
- (c) Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again; and
- (d) Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are:
 - (i) Likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions);
 - (ii) Receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

PY 2013 Homeless #18 Response:

Persons with special needs as well as the homeless are an important concern for the City as it is recognized that addressing the needs of all citizens, regardless of their circumstance, is an essential component to strengthening neighborhoods. The City of Milwaukee supports an integrated, coordinated system of homeless services that is coordinated through the mechanisms of the Milwaukee Continuum of Care and the Shelter Task Force. To that end, in 2012 the City of Milwaukee took on the responsibility of Lead Agency for the Milwaukee CoC which will ensure that the system continues to be a stable, well-functioning continuum which effectively serve homeless individuals and families. The City's leadership over the CoC continued in 2013.

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

A key sub-committee of the Milwaukee Continuum of Care, the Milwaukee Shelter Task Force, is made up of the executive directors of emergency homeless shelters. This group is the vehicle that ensures the coordination of services and recommends the efficient allocation of resources across the system.

The shelters utilized a mix of private and Local, State and Federal governmental resources to address the needs of the homeless, including, but not limited to: Milwaukee County, United Way, Outreach Community Health Center, State of Wisconsin-Dept. of Health and Human Services, State Shelter Subsidy Grants, State ESG, HUD CoC Program funds, private donations, and in-kind volunteer donations.

Homeless Needs

19) Identify actions taken in 2013 to address the needs of homeless persons.

PY 2013 #19 Response:

Milwaukee has a well-developed and coordinated system of services to address the needs of homeless persons. This was further enhanced in 2013 with the implementation of a CoC-wide Coordinated Entry System that began for homeless families in 2013. Milwaukee does not address homelessness simply by the provision of emergency shelter. Critical system components include:

- Rapid Re-Housing
- Homelessness Prevention
- Street Outreach
- Information and Referral & Service Coordination
- Provision of Emergency Shelter
- Homeless Management Information System

Response: 2-1-1 @ IMPACT: Telephone information and referral to persons seeking shelter and assistance with other basic needs is provided by IMPACT 2-1-1. Year-end data provided by 2-1-1 indicated that there were 20,155 shelter-related needs identified by callers to 2-1-1 during 2013. Of all the callers to 2-1-1 in 2013, 15.4% presented the need for shelter. This is slightly higher than 2012 when the percentage of shelter callers was 14.6% of total callers. Note that in October of 2013 the Coordinated Entry System for families seeking shelter was directly coordinated via 2-1-1 @ IMPACT.

Calls to IMPACT 2-1-1: 2012 and 2013

<u>Service Type</u>	<u>Year 2012</u>	<u>Year 2013</u>	<u>Percent change</u>
Crisis nursery	390	396	1.5% increase
Domestic violence shelter	1,371	1,438	4.8% increase
Emergency shelter	18,023	18,036	Slight increase
Runaway/youth shelter	302	285	1.3% decrease
Total	20,086	20,155	0.3% increase
All calls	138,026	131,087	5.0% decrease
Percent shelter-related calls	14.6%	15.4%	Increased % of all calls

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

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

a. Outreach Community Health Center conducts general street outreach to adults at 7 meal sites and 17 encampments/known locations, daily M-TH, and Friday, early AM. In 2013, 3,326 unsheltered homeless were reached, using trust building and motivational interviewing to connect them to services.

b. The PATH Program is a federal grant received by Outreach Community Health Center which then partners with the Community Advocates Homeless Outreach Nursing Center (HONC). Both OCHC’s PATH outreach workers and the three HONC workers conduct outreach specifically to people with mental illness. Both OCHC and HONC record enrollment utilizing *ServicePoint* and in 2013, 315 were enrolled. All (100%) of these enrollees are documented as having mental illness.

c. Walker's Point-Pathfinders Street Beat operates 5 days/week, stopping at 20 intersections, scouting 20+ known locations, and traversing the city. In 2013, Street Beat contacted 5,250 youth on the street. These youth received resource and referral information about a variety of services including sexual exploitation and abuse prevention and risk reduction information. Of the total number of youth contacted on the street, 117 were engaged in service encounters with project staff; these youth received additional assistance relative to survival resources, sexual abuse and exploitation prevention, basic needs, and transportation assistance.

d. The Drop-In Center, established at Pathfinders in 2010, works in partnership with Street Beat. The Drop-In Center is Street Beat's home base and is the primary place to which street youth are referred. At the Drop-In Center, youth receive basic needs assistance such as food, laundry, showers, and clothing and hygiene supplies. Youth seeking to leave the streets and obtain permanent housing are connected to the Drop-In Center Lead Case Manager for longer-term assistance and support. In 2013 the Drop-In Center served 526 youth.

Emergency Shelter: In 2013, the Milwaukee shelter system provided services to 4,289 people. Of the total, 2,845 were single individuals (66%) and 1,444 persons in households/families (34%).

Emergency shelter for families/households included services provided by Cathedral Center, Salvation Army Emergency Lodge, Rescue Mission, Pathfinders, Walker's Point, La Causa and Community Advocates Family Support Center. Persons in households/families (N=1,444) had a total of 39,674 nights in shelter. This represents an average length of stay of 27.5 nights for persons in households/families. Emergency shelter for single individuals included services provided by Cathedral Center, Salvation Army Emergency Lodge, Guest House of Milwaukee, Hope House of Milwaukee, and Milwaukee Rescue Mission. Single individuals (N=2,845) had a total of 93,595 nights in shelter for an average length of stay of 32.9 nights.

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

Homeless Assistance: Homelessness Prevention and Rapid Re-housing assistance were provided through both ESG funded and SSVF funded programs. These programs provided housing search assistance and financial assistance, including rental assistance, security and utility deposits, utility payments to help homeless people quickly access permanent housing. In 2013 there were 225 families and 1,499 singles assisted with Rapid Re-Housing. In 2013 there were 314 families and 412 singles assisted with Homelessness Prevention.

10-Year Plan Implementation: The 10-Year Plan to End Homelessness was officially approved by the Common Council of the City of Milwaukee and signed by Mayor Tom Barrett in October 2010. The 10-Year Plan was the result of a year-long planning process that involved over 100 individuals and organizations in a focused effort to significantly enhance the prevention of homelessness, improve employment and behavioral health services for homeless people to address barriers to permanent housing, and create new permanent housing with supportive services inventory to house people with disabilities.

The Milwaukee Continuum of Care is using the 10-Year Plan to enlist the involvement of business, government, faith community, foundations, advocates, educational institutions, and homeless services providers in a coordinated effort to achieve key measurable annual progress. The 10-Year Plan to End Homelessness includes specific action steps and annual outcome measures and can be accessed at www.milwaukeeccoc.org. Following is a summary of the primary elements of the 10-Year Plan and the Continuum of Care's progress to date on the plan.

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

Pillar 1: Prevention and Emergency Services

The 10-Year Plan for Prevention and Emergency Services emphasizes the early provision of services aimed at preventing stays in emergency shelter in the first place and rapidly re-housing people if they become homeless and must use shelter resources. Milwaukee has an extensive emergency shelter system with 452 shelter beds for single adults and 263 beds available for persons in families (including child only families). The 10-Year Plan assumes that Milwaukee's existing emergency shelter inventory will stay in place but will be used differently in the future. Essentially, the approach adopted by the Plan is one that moves resources to an earlier point of intervention before people come into emergency shelter. A variety of prevention services and pre-shelter interventions are planned with the implementation of Coordinated Entry. Once people become homeless, the plan includes activities aimed at rapidly re-housing them so they are able to find, secure and maintain permanent housing.

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

- **Improved Discharge Planning:** Ensure that people leaving institutions such as health care facilities, mental health care, jails and correctional facilities and the foster care system are not discharged to the shelter or to the street through the development of a signed Memoranda of Understanding with discharging institutions with monitoring conducted by the Continuum of Care Homeless Management Information System.

Progress: The CoC's Discharge Planning workgroup worked in 2013 to ensure that people are not discharged to shelter from health care facilities, mental health care, jails, corrections or the foster care system. They are working on appropriate discharge protocols with each of these groups.

- **Homeless Connect:** Conduct an annual Project Homeless Connect that will provide homeless and near-homeless people with direct access to information and services on housing, benefits, employment, legal services, health care, mental health care, clothing, hygiene, and other services; and provide an opportunity to involve community volunteers and businesses in homeless services.

Progress: The Continuum of Care has sponsored three Homeless Connect events; in October 2013, the event was conducted at Marquette University, drawing nearly 300 homeless people and including a variety of critical resources including a Job Fair, health screenings, benefits information, and more.

- **Outreach:** Establish a homeless prevention system that utilizes 2-1-1 and street outreach to provide information, assessment, triage, shelter diversion, and referral to housing and support services including behavioral health services to prevention/shorten shelter stays.

Progress: The Coordinated Entry System began for families in October of 2013 with over 5000 calls in the first few months of implementation.

- **Best Practices:** Establish best practices for landlords, shelters, and other homeless service providers to ensure high quality services focused on rapid re-housing.

Progress: The Continuum of Care and its subcommittees, and the Shelter Task Force, meet regularly to share information, receive training, and develop solutions to shared problems.

Pillar 2: Economic Support and Employment

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

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

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

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

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

Progress: A Job Fair was conducted as part of the 2013 Homeless Connect and there were 6 different booths related to direct employment and to providing resume assistance.

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

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

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

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

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

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

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

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

- **Sustainable Funding:** Secure annual funding in the Wisconsin state budget to fund supportive services for individuals and families living in permanent supportive housing projects that are supported by the Continuum of Care.
Progress: The Continuum of Care, through its former lead agency Community Advocates, has been instrumental in the establishment of a statewide homeless coalition to develop strategies to address this growing resource need.
- **SOAR:** Implement an expanded SOAR (SSI/SSDI Outreach, Access and Recovery) that will pair a SOAR specialist with case management to significantly increase the number of people able to secure SSI/SSDI.
Progress: A SOAR Work Group was established in 2011; additional work on expanding SOAR to homeless service providers has continued in 2013.
- **Best Practices:** Develop best practice standards for permanent supportive housing which incorporate recovery principles; and conduct regular monitoring of permanent supportive housing to assure compliance with those standards.
Progress: The Continuum of Care is gathering information from other cities regarding best practice standards.
- **Peer Support:** Expand the successful resident manager and peer support specialist models to new permanent supportive housing developments.
Progress: Empowerment Village and other new permanent supportive housing projects incorporate trained peer support as a fundamental service component. The Continuum of Care continues to encourage developments which replicate this successful model.
- **Advocacy:** Advocate for the interests of the homeless in the development of community plans and system improvement initiatives, specifically in the areas of identifying alternative and sustainable sources of revenue for homeless services, improving access to mainstream benefits and supportive services, integrating substance abuse and mental health services, and consumer involvement in policy and program decision-making.
Progress: The Continuum of Care has been involved in the mental health system redesign commissioned by Milwaukee County as well as other advocacy efforts during the past year.

Pillar 4: Permanent Housing

The 10-Year Plan for Permanent Housing emphasizes the use of existing and planned financial resources to significantly expand the availability of permanent supportive housing for homeless people, especially people with mental illness and other disabilities. Milwaukee's current permanent housing inventory for homeless people includes 1,020 units for individuals and 83 units (237 beds) for persons living in families. The 10-Year Plan looks to existing sources and mechanisms to increase the number of permanent supportive housing units by 1,260 over the next ten years. The Plan elements assume shared responsibility involving the Continuum of Care's Bonus Project resource through the U.S. Department of Housing and Urban Development, and commitments from the State of Wisconsin (WHEDA), Milwaukee County, and the City of Milwaukee.

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

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

Progress: A total of 67 new permanent supportive housing units are in development in 2013; these units are designated for Veterans and families.

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

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

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

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

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

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

Project Homeless Connect: The Third Project Homeless Connect was held October 17, 2013, from 10:00 a.m. to 3:00 p.m., at the Alumni Union at Marquette University. Project Homeless Connect is a national model that has been implemented in cities all over the U.S. The concept is to bring a variety of important resources under one roof to allow homeless people immediate and easy access. Milwaukee's Homeless Connect involved over 200 volunteers who assisted nearly 300 homeless people access the services offered by sixty agencies that had booths and services set up on-site including shelters, City of Milwaukee Health Department, meal sites, mental health resources, veterans services, dental screening, legal consultation, assistance with obtaining birth certificates, medical and mental health screenings, HIV/STI screenings, clothing bank, hygiene item bank, Emergency Assistance, and Social Security appointments. This year, the Job Fair was expanded.

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

PY 2013 #20 Response:

In 2013, 63% of the individuals/families leaving Milwaukee transitional housing programs successfully transitioned to permanent housing. In addition, 92% of the people in permanent supportive housing programs stayed in permanent housing for six months or more or were moved out of PSH into other permanent housing.

In addition to this high level of performance for HUD-supported transitional and permanent housing programs, Milwaukee emergency shelters have embarked on an enhanced effort to rapidly re-house people who become homeless and must use emergency shelter.

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

PY 2013 #21 Response:

NOFA: This year, the Milwaukee Continuum of Care received a total of **\$10,638,209** under the 2012 NOFA. This includes \$5,706,366 to support permanent supportive housing, \$3,912,917 to support transitional housing and safe havens, and \$702,883 to support supportive services and homeless outreach. The Milwaukee Continuum of Care continues to seek opportunities to apply for additional Federal resources to support the continuum of homeless services.

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

Specific Homeless Prevention Elements

22) Identify actions taken to prevent homelessness.

PY 2013 #22 Response:

Response: Efforts to prevent homelessness have continued even without the successful Homeless Prevention and Rapid Re-housing Program (HPRP). These efforts are supported with State Homelessness Prevention and ESG Homelessness Prevention dollars. In 2013 there were 314 families and 412 singles assisted with Homelessness Prevention.

Landlord/Tenant Mediation Services are provided by Community Advocates and include a range of housing services including landlord/tenant dispute resolution, case management, and the provision of short-term direct rental assistance. Other prevention programs are run by Guest House of Milwaukee, Legal Action, Pathfinders, Walker's Point, St. Aemelian-Lakeside, the Salvation Army and Walker's Point.

Emergency Shelter Grants

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

PY 2013 #23a Response:

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

Milwaukee Emergency Shelter Inventory: 2013

<u>Operating Agency</u>	<u>Program</u>	<u>Individuals</u>	<u>Families</u>
Casa Maria	Emergency Shelter	2	10
Cathedral Center	Cathedral Center	32	19
Community Advocates	Milwaukee Women's Center Refuge		20
Community Advocates	Family Support Center		40
Guest House of Milwaukee, Inc.	Guest House	39	
Hope House of Milwaukee, Inc.	Hope House	13	
La Causa	Crisis Nursery		12
Rescue Mission	Safe Harbor	250	
Rescue Mission	Joy House		65
Salvation Army	Emergency Lodge	74	46
Sojourner Family Peace Center	Sojourner Truth House	7	35
Pathfinders, Inc.	Pathfinders		8
Walker's Point Youth and Family Center	Runaway and Teen Shelter		8
VA Administration	Domiciliary 123	35	
Total		452	263

Milwaukee Transitional Housing Inventory: 2013

<u>Operating Agency</u>	<u>Program</u>	<u>Individuals</u>	<u>Families</u>
AIDS Resource Center of Wisconsin	Wisconsin Home	26	
Center for Veterans Issues	Vets Place Central	90	
Center for Veterans Issues	Boudicca House	13	6
Community Development Partners, Inc.	Project Restore Transitional Housing	5	72
Day Star, Inc.	Day Star	10	
Guest House of Milwaukee, Inc.	Guest House Transitional Housing	40	
Guest House of Milwaukee, Inc.	GPD	7	
Outreach Community Health Center	Faith Transitional Housing		86
Outreach Community Health Center	Family Abodes		115
Hope House of Milwaukee, Inc.	Hope House Transitional Housing	14	38
Meta House, Inc.	Meta House Transitional Housing	11	40
Milwaukee Rescue Mission	Transitional Housing	25	20
My Home Your Home, Inc.	Lissy's Place	14	
Salvation Army	Winter Star	30	
Veterans Administration	VA Mental Health	9	
Walker's Point Youth and Family Center	Transitional Housing	16	26
YWCA of Greater Milwaukee	Transitional Housing		82
Total		310	485

Homeless Discharge Coordination

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

PY 2013 #23b Response:

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

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

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

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

When individuals are released from **Corrections**, the Milwaukee Region of the Department of Corrections has an established protocol which requires probation agents to complete a release plan for each offender that includes the identification of adequate community housing. When no housing option is available, probation agents are allowed to purchase housing in a rooming house or similar environment while the search for safe and permanent housing continues. The Sheriff's Office, in charge of the operation of the local jail and House of Correction, does not provide discharge planning. However, because of the short stays in both facilities, offenders generally return to the pre-incarceration housing situation.

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

Summary of Progress

**Comparison of Actual Housing Accomplishments with
Proposed Goals for the 2013 Program Year**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 Benchmarks (#units)	FY 2013 Actual (#units)
Emergency & Transitional Shelter & supportive services	Provide emergency shelter & transitional housing & supportive services to promote housing stability & independence	Suitable Living Environment	Availability/ Accessibility	# low income, homeless persons achieving housing stability, safety & independence	(CDBG funds) 5,802	(CDBG funds) 8,437
					(ESG funds) 5,600	(ESG funds) 9,322

See also IDIS reports in the Appendix for further detail on **new ESG reporting requirements for the new Interim Regulations**: 1) the number of persons assisted; 2) the types of assistance provided; and, 3) the project outcomes data.

Matching Resources

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

PY 2013 #24a response: ESG Matching Resources

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

Match Requirements for ESG Funds

Agency	Source of Match	Amount
Cathedral Center	Milwaukee County; In-kind lease	\$130,000
Community Advocates	United Way	\$38,559
Daystar Secondary Housing for Battered Women	Cash Match	\$4,517
Guest House Emergency Shelter	State Shelter Subsidy Grant	\$89,000
HOPE House	State Shelter Subsidy Grant; Milwaukee County DHHS Emergency Housing	\$40,482
La Causa Family Center	United Way	\$5,015
Legal Action	Legal Services Corp.	\$21,754.26
Pathfinders Milwaukee, Inc.	United Way	\$12,185
Salvation Army	Program Dollars	\$223,077
Sojourner Family Peace Center	Charitable Donations	\$71,199
St. Aemilian-Lakeside	Lakeside Foundation	\$18,100

25) State Method of Distribution

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

Not applicable to the City of Milwaukee, Wisconsin

26) Activity and Beneficiary Data

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

PY 2013 CAPER ESG #26a response:

See IDIS reports

NON-HOMELESS SPECIAL NEEDS

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

PY 2013 Non-Homeless Special Needs #27 response:

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

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

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

The Community Development Grants Administration, in its efforts to address the accessibility needs of persons with disabilities and the special needs of the elderly, undertook the following in 2013:

Actions undertaken in 2013:

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

See also Section on Housing Opportunities for Persons with AIDS (HOPWA) as it relates to additional 2013 activities for Non-homeless special needs populations.

Summary of Progress

Comparison of Actual Accomplishments with Proposed Goals for the 2013 Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 Benchmarks (#units)	FY 2013 Actual (# units)
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	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	82
Employment Services	Provide Job placement & Job Training & Placement services	Suitable Living Environment	Sustainability	#low income persons trained & placed in jobs	10	5
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	See HOPWA section

COMMUNITY DEVELOPMENT

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

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

**If not using the CPMP Tool: Use Table 2A, 3B, 2B, 1C, 2C, 3A)*

**If using the CPMP Tool: Use Need/Housings, Needs/Community Development, Annual Housing Completion Goals, Summary of Specific Annual Objectives.*

PY 2013 Assessment # 28a response:

Housing and Community Development: High Priority Objectives

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

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

The data, as presented in the 2013 CAPER Report, supports the fact that the City, through its funded activities, addressed priorities as established in the Consolidated Plan 5-Year Strategy.

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

CHART A

PROGRAMS PROMOTING SAFE, WELL-MAINTAINED NEIGHBORHOODS

Consolidated Plan Priority	Funded Activity	Funding Allocations	Actions Undertaken
Blight Elimination	<ul style="list-style-type: none"> *Acquire/Rehab/Sell; New home construction; rental units *Brownfields remediation *Land management, Demolition/Spot Acquisition 	<p>In 2013, CDBG/HOME funds were allocated to purchase private and city in-rem vacant/blighted homes for rehabilitation and sale to low/moderate owner occupants. \$169,553 was allocated to remediate brownfields and \$1.2M was allocated for land management, spot acquisition/ demolition of nuisance/blighted properties</p>	<p>A total of 71 units were rehabbed or constructed under the Acquire/ Rehab/Sell/New Construction/ Rental program.</p> <p>Blighted properties were acquired for reuse/redevelopment under the Demolition/Spot Acquisition program.</p>
Strengthen Milwaukee's Communities through citizen participation	<ul style="list-style-type: none"> * Crime Prevention * Employment services * Drug house abatement * Youth diversion * Youth safe havens * Tenant/landlord training/ Assistance * Neighborhood Planning * Block clubs * Neighborhood cleanups * Nuisance property abatement * Community Prosecution * Youth Employment 	<p>In 2013, the City allocated more than \$3.7M to nonprofit organizations for various organizing, anti-crime and quality of life initiatives to improve the quality of life for residents.</p>	<p>New block clubs were established; drug houses and other nuisance activities were referred for action, 19,793 youth benefited from youth programming, employment, safe havens and Summer Youth programs; 10,249 residents participated in neighborhood strategic planning; cleanups, crime prevention initiatives and other neighborhood improvement efforts; 2,814 participated in landlord/ tenant programs; 1,938 nuisances/ criminal activities were abated through Community prosecution; 783 were served through the Driver's Licenses Recovery Program; 1,064 cleanups were conducted through target areas.</p>
Employment Services	<ul style="list-style-type: none"> *Job training & placement programs *Special economic development (assistance to businesses) 	<p>In 2013, the City allocated more than \$1.7M for job creation and job training and placement programs</p>	<p>A total of 357 residents benefitted from Job Placement and Job Training and placement programs; 68 new jobs were created under Special Economic Development & Revolving Loan programs.</p>
Eliminate Graffiti on Public & Private Property	<p>Graffiti Abatement Program</p>	<p>\$80,000 in CDBG funds was allocated to abate Graffiti on public and private property.</p>	<p>A total of 534 property units received graffiti abatement.</p> <p>(1 unit = 100 square feet)</p>
Expand City Efforts to Combat Lead Hazards	<p>City-Wide Lead Abatement/Prevention Program</p>	<p>\$1,357,993 in CDBG funds was allocated for lead abatement/prevention efforts</p>	<p>320 properties received lead prevention/abatement/services.</p>

Source: 2013 CDGA Program Files

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

PY 2013 #28b Response:

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

Acquire/ Rehab/ Sell/New Home Construction

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

Neighborhood Improvement Programs (NIPs)

In 2013, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Rental Rehabilitation Loan Program

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

Homebuyer Counseling Programs

A total of **\$350,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **209** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

Buy in Your Neighborhood Program

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

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

HOME OWNERSHIP AND RENTAL HOUSING PROGRAMS

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

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

CDBG and HOME Funded Activities		Actions Undertaken In 2013
Owner-Occupied Neighborhood Improvement Projects	These programs provided forgivable loans to low-income homeowners for home repair work. In 2013, over \$4.6M in CDBG and HOME funds was allocated.	154 units in need of major repair were brought into compliance with City building codes.
Housing Production (Acquire/Rehab/Sell, New Construction; New rental)	The Housing Production programs acquired abandoned or distressed properties, rehabbed them and resold them to owner occupants. The program included a home-ownership training component that included finance, budgeting, homeowner's insurance and home maintenance. In 2013, \$2.9M in CDBG and HOME funds was allocated.	34 units of housing were constructed and/or rehabbed.
Rental Rehabilitation	This program provides forgivable loans to landlords for rehab of rental units occupied by low/moderate income households. Approximately \$1.1M was allocated to the program in 2013.	37 rental rehab units were completed.
Homebuyer Counseling	In 2013, \$350,000 in CDBG funds was allocated to assist first-time homebuyers and to provide post purchase education and counseling.	209 first-time home buyers closed on home mortgage loans.
Fair Housing & Fair Lending programs	A total of \$137,500 in CDBG funds was allocated to address discriminatory housing and lending practices in Milwaukee.	220 fair housing/fair lending complaints were investigated.
Property Management/Landlord/Tenant Programs	A total of \$122,500 was allocated to the Landlord Tenant Compliance & Tenant Assistance Program to assist landlords on effective property management. Tenants received training through tenant training seminars and were assisted with rent withholding/abatement.	2,814 landlords & tenants participated in these programs.

Source: 2013 CBGA Program Records

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

PY 2013 LMI Benefit #28c response

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

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

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

29) Changes in Program Objectives

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

PY 2013 #29a response:

The Community and Economic Development Committee, which is the official oversight body governing Federal Block Grant funds, adopted the **2013 Funding Allocation Plan** in September 2012, which determined the various 2013 funding categories. Funding recommendations were subsequently approved by the Community and Economic Development Committee in October 2012 and ratified by the Milwaukee Common Council and Mayor Tom Barrett.

2013 FUNDING ALLOCATION PLAN

Community Development Policies and Outcomes

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

2013 Community Development Funded Activities

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

- ❖ Streamline the process, making it more "customer friendly."
- ❖ The City will consider the goals and objectives established in the CDGA Consolidated Strategy and Five Year Plan and the City of Milwaukee's Citywide Strategic Plan in setting the priorities and goals for 2013 funding.
- ❖ The Community and Economic Development Committee and the Milwaukee Common Council will approve the strategic issues and goals corresponding to the allocation of federal grant funding.
- ❖ Establish a balanced decision-making process including neighborhood residents, business entities and other stakeholders, subrecipients, community-based organizations and elected officials.
- ❖ Maintain the creation of new and vibrant economic engines such as assistance to small businesses, special economic development projects to create jobs and and Large Impact Development economic development initiatives.
- ❖ In the Job Training & Placement categories, place a high emphasis on skilled trades training.
- ❖ Continue the policy to provide technical assistance to CHDOs, allow CHDOs to use CHDO operating proceeds to increase capacity and help provide agency operating capital.

30) Assessment of Efforts in Carrying Out Planned Actions

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

PY 2013 #30a response:

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

2013 CDGA GRANTS

Community Development Block Grant (CDBG)	HUD Entitlement Grant	15,225,290
HOME Investment Partnership (HOME)	HUD Entitlement Grant	4,412,594
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	1,049,252
Homelessness Prevention Funds	State of Wisconsin Emergency Solutions Grant	394,110
Transitional Housing Program	State of Wisconsin Emergency Solutions Grant	100,000
Emergency Solutions Grant	State of Wisconsin Emergency Solutions Grant	200,164
Housing Opportunities for Persons with AIDS (HOPWA)	HUD Entitlement Grant	554,247
Juvenile Accountability Block Grant (7/1/12-6/30/13)	State of Wisconsin-Office of Justice Assistance	38,332
High Intensity Drug Trafficking Area(HITDA) (01/01/2012-12/31/2013)	U.S. Dept.-Office of National Drug Control Policy	692,954
Milwaukee Youth Construction Training- Project A	U.S. Dept. of Labor	238,755
Growing Milwaukee	U.S. Dept. of Labor	381,000
Port Grant- (2013-ends 8/31/2015)	U.S. Dept. of Homeland Security	188,716
Port Grant- (2011- ends 8/31/2014)	U.S. Dept. of Homeland Security	337,344
Port Grant-(2012 -ends 8/31/2014)	U.S. Dept. of Homeland Security	301,873
Housing Trust Fund	City of Milwaukee, Wisconsin	400,000
Neighborhood Stabilization Program (NSP 3)	Dodd-Frank Act	2,687,949
Neighborhood Stabilization Program (NSP 3)-State	Dodd-Frank Act	1,506,250
Northwest Side Community Development Corp.	State of Wisconsin-Dept. of Commerce- Emergency Assistance Program-(CDBG-EAP)	905,601
Autumn West Project	State of Wisconsin-Dept. of Commerce- Emergency Assistance Program-(CDBG-EAP)	1,500,000
Continuum of Care – City of Milwaukee	Continuum of Care	50,000
Continuum of Care – Milwaukee County	Continuum of Care	50,000
Continuum of Care – HUD Planning	Continuum of Care	138,825

Business Mitigation	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program -(CDBG-EAP)	1,350,000
Environmental Workforce Development & Job Training Grant	U.S. Environmental Protection Agency	200,000
Milwaukee Metropolitan Sewerage District(KK River & Falk Project)	State of Wisconsin-Dept. of Commerce-Emergency Assistance Program -(CDBG-EAP)	8,200,000
Jobs for the Future	U.S. Dept. of Labor-Workforce Investment Act-Green Jobs Innovation Fund	901,200
Pathways Out of Poverty-Jobs for the Future	U.S. Dept. of Labor-Workforce Investment Act & American Recovery & Reinvestment Act	1,200,000

PY 2013 #30b Response:

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

2013 - Certifications of Consistency with the Consolidated Plan

Applicant	Project	Federal Program
Housing Authority of the City of Milwaukee	Victory Manor (Westlawn Transformation Plan)	Choice Neighborhood Implementation Grant
Select Milwaukee	Housing Counseling	HUD Comprehensive Housing Counseling
Center for Veteran's Issues	Veteran's Opportunity Integration Development(VOID) Exchange	Continuum of Care Supportive Housing Program
Center for Veteran's Issues	Project Outreach II	Continuum of Care Supportive Housing Program
Center for Veteran's Issues	Operation Turning Point	Continuum of Care Supportive Housing Program
City of Milwaukee	Planning	Continuum of Care Supportive Housing Program
Community Advocates	Rapid Re-Housing for Families	Continuum of Care Supportive Housing Program
Community Advocates	MWC Second Stage Services	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Safe Haven	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Permanent Supportive Housing	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Permanent Supportive Housing II	Continuum of Care Supportive Housing Program
Community Development Partners	2012 Permanent Housing/ 2011 Transitional Housing	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc III-C	Continuum of Care Supportive Housing Program

Guest House of Milwaukee	Homelinc-I	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-III-Expansion	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-IV	Continuum of Care Supportive Housing Program
Heartland Housing	Capuchin Apartments	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Rapid Re-Housing for Families	Continuum of Care Supportive Housing Program
Mercy Housing	Johnson Center	Continuum of Care Supportive Housing Program
Meta House, Inc.	Meta House Transitional Housing-Phase I	Continuum of Care Supportive Housing Program
Meta House	Meta House Transitional Housing-Phase II	Continuum of Care Supportive Housing Program
Meta House	Meta House Permanent Housing-Phase III	Continuum of Care Supportive Housing Program
Milwaukee County	Milwaukee County Safe Havens	Shelter Plus Care
Milwaukee County	Shelter Plus Care Program	Shelter Plus Care
Milwaukee County	Mercy Housing SPC	Shelter Plus Care
My Home, Your Home, Inc.	Lissy's Place	Continuum of Care Supportive Housing Program
Outreach Community Health Centers	Family Abodes	Continuum of Care Supportive Housing Program
Outreach Community Health Centers	Family Assistance in Transition from Homelessness (FAITH)	Continuum of Care Supportive Housing Program
St. Aemilian-Lakeside, Inc.	St. Aemilian- Permanent Supportive Housing	Continuum of Care Supportive Housing Program
St. Catherine's Residence, Inc.	Permanent Housing for Homeless Women with a Disability	Continuum of Care Supportive Housing Program
Salvation Army	Respite	Continuum of Care Supportive Housing Program
Salvation Army	Winterstar Transitional Housing	Continuum of Care Supportive Housing Program
Salvation Army	ROOTS	Continuum of Care Supportive Housing Program
State of Wisconsin	HMIS	Continuum of Care Supportive Housing Program
Walker's Point Youth & Family Center	Transitional Living Program for Homeless Youth	Continuum of Care Supportive Housing Program
YWCA of Greater Milwaukee	Transitional Housing-CHANGE	Continuum of Care Supportive Housing Program

PY 2013 #30c Response:

(c) The City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction. Information provided in the 2013 CAPER shows that the City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction.

31) For Funds Not Used for National Objectives

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

PY 2013 National Objectives #31a response:

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

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

PY 2013 National Objectives #31b response:

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

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

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

PY 2013 Anti-Displacement and Relocation # 32a response

(a) The use of CDBG and HOME funds can trigger relocation in two types of acquisition: housing production administered by CBOs and acquisition of properties by the Redevelopment Authority of the City of Milwaukee. In the administration of its Housing Production Program, the City of Milwaukee minimizes the potential for displacement by requiring that only vacant properties be acquired. To ensure compliance with the URA, agencies must have a relocation strategy approved by the Department of City Development's Relocation Specialist, even though no relocations occurred in 2013.

Spot acquisition and Acquire/Rehab/Sell activities have been restricted to vacant lands, eyesores and property that is suitable for rehabilitation. In 2013, there were no displacements from these activities.

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

PY 2013 # 32b response

Not applicable to the City of Milwaukee, Wisconsin.

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

PY 2013 # 32c response

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

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

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

PY 2013 Low/Mod Jobs #33a response

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

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

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

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

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

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

PY 2013 Low/Mod Jobs #33b response:

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

Parcel Assistant	Mechanic
Carpenter Apprentice	Bindery Worker
Construction Wireman	Buffer
Barista	Fabricator
Customer Service Representative	Fork Lift Operator
Personal Care Worker	Lead Teacher
Electrical Installer	Painter
Press Operator	Wood Floor Technician
Substance Abuse Counselor	Service Technician
Warehouse Worker	Childcare Counselor
Cashier	Die Caster
Flagger	Bus Driver

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

Coast In Bikes	FAQ Home Improvement
Freedom Home Healthcare, LLC	SLG Services
Creative Family Services	Adkins Family Enterprises, LLC
Riverwest Filling Station	The Commission, LLC
Dairyland Buses	Clean Tec
Open Doors Learning Center	Blue Jacket, LLC
Sweet Black Coffee	Carmel Development Center
All Seasons Lawn and Landscaping	Pupusemia Suyapa, LLC
Shine Auto Body, LLC	PDL Towing Services, LLC
JCP Construction	Café Corazon,
Wolf Peach	Craftsman Restoration Guild
AMRI Counseling Services	The Children's Palace Learning Center
Mega Cleaning, LLC	Glu 8 A Cleaning Services, LLC
Nunez Consulting Services, LLC	
La Tienoitá Quisquella	
Oguis Auto Repair	

Sample Listing of Employers Hiring Area Residents in 2013

Wheaton Franciscan Healthcare Uihlein Electric Company Masterson JC Penney's Warehouse Sunlite Plastics Bauer Raether Builders Plastic Molded Concepts FedEx Smartpost Walgreens Letrea Building Company Snider Painting Company ConAgra Foods Pace Industries Affordable Electric Signicaak Investment Castings Arandell Corporation WE Energies Super Steel, Inc.	Staff Electric Company American Cable and Assembly Buy Seasons, Inc. Dairy Land Buses, Inc. National Tissue Potawatomi Bingo Casino Empire Level Manufacturing Corp. Brookfield Rehabilitation Specialists Zablocki VA Medical Center Barlotta Restaurant Group Glass Block Company Milwaukee Journal Sentinel Walgreens Applebee's Kettle Moraine Coatings, Inc Masterlock Randstad Piggly Wiggly Family Dollar
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c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

PY 2013 Low/Mod Jobs #33c response:

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

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

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

PY 2013 Low/Mod Limited Clientele #34a response:

CDGA did not undertake any activities in 2013 which served a limited clientele not falling within one of the categories of presumed limited clientele low/moderate income benefit.

35) Program income received:

a. Detail the amount repaid on each float-funded activity.

PY 2013 #35a response:

Not applicable.

b. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

PY 2013 #35b response:

Housing Rehabilitation: \$ 1,730,107
Economic Development: \$ 196,687
Other: \$ 0

c. Detail the amount of income received from the sale of property by parcel.

PY 2013 #35c response:

Not applicable.

36) Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

a. The activity name and number as shown in IDIS;

PY 2013 #36a response:

Not applicable.

b. The program year(s) in which the expenditure(s) for the disallowed activity (ies) was reported;

PY 2013 #36b response:

Not applicable.

c. The amount returned to line-of-credit or program account; and

PY 2013 #36c response:

Not applicable.

d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

PY 2013 #36d response:

Not applicable.

37) Loans and other receivables

a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

PY 2013 #37a response:

Not applicable

b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

PY 2013 #37b response:

Total number of loans: 3,111
Principal balance: \$41,855,062

c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

PY 2013 #37c response:

Total number of loans: 2,825
Principal balance: \$27,030,112

d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

PY 2013 #37d response:

Total number of loans: 931
Total amount: \$5,093,366

e. Provide a list of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

PY 2013 #37e response:

Not applicable.

38) Lump sum agreements

a. Provide the name of the financial institution.

PY 2013 #38a response:

Not applicable.

b. Provide the date the funds were deposited.

PY 2013 #38b response:

Not applicable.

c. Provide the date the use of funds commenced.

PY 2013 #38c response:

Not applicable.

d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

PY 2013 #38d response:

Not applicable.

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA's)

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

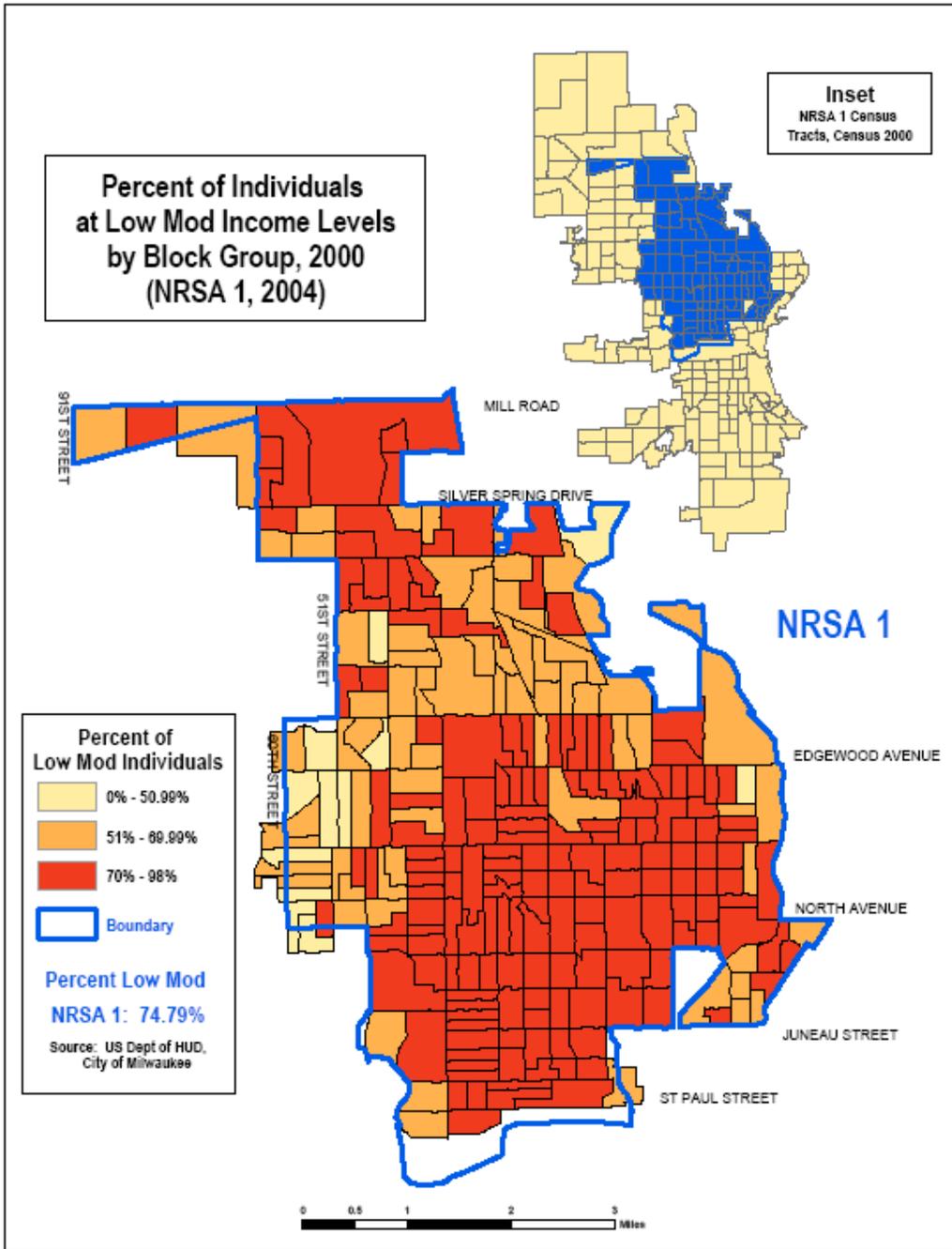
PY 2013 NRSA's #39 response:

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

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

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

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



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

Inset
NRSA 2 Census
Tracts, Census 2000

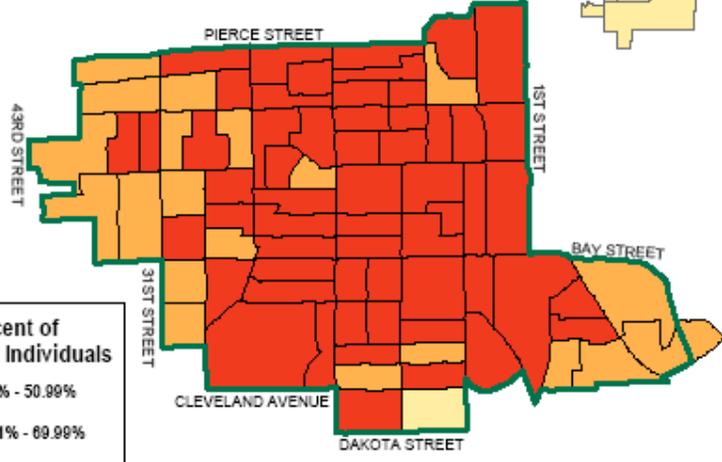
NRSA 2

**Percent of
Low Mod Individuals**

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

Percent Low Mod
NRSA 2: 75.98%

Source: US Dept of HUD,
City of Milwaukee



NRSA BOUNDARIES

NRSA 1 CENSUS TRACTS

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

NRSA 2 CENSUS TRACTS

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

Key Accomplishments in NRSA 1

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **41** new jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **15,076** youth such as: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **357** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **8,963** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services were provided to **1,252** persons, resulting in **159** mortgage loans for first-time homebuyers.
- 7) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 8) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 9) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.

Summary of NRSA 1 Accomplishments

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2013 Benchmarks	2013 Actual
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/ Rehab/Sell, New construction, Fresh Start Youth Housing Program, Neighborhood Improvement Program(NIP).	Decent Housing Affordability	# housing units complete & available for low income persons	200	178
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	45	41
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	2,700	10,249
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Prosecution Unit.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	650	2,226
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/ community /safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	9,500	15,076

Key Accomplishments in NRSA 2

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **14** new full-time jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **4,593** youth in the areas of: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **1,221** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services were provided to **239** persons, resulting in **50** mortgage loans for first-time homebuyers.
- 7) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 8) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 9) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.

Summary of NRSA 2 Accomplishments

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2013 Benchmarks	2013 Actual
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/ Rehab/Sell, New construction, Fresh Start Youth Housing Program, Neighborhood Improvement Program(NIP).	Decent Housing Affordability	# housing units complete & available for low income persons	50	54
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	40	14
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	300	1,221
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Prosecution.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	125	239
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/community/safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention.	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	3,000	4,593

HOME INVESTMENT PARTNERSHIPS

40) Assessment of Relationship of HOME Funds to Goals and Objectives

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

PY 2013 CAPER HOME Progress Evaluation #40 a,b response:

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

Program	HOME Funds	Units Completed
Owner Occupied Rehab Neighborhood Improvement Program (includes non-profit NIP agencies & DCD Owner-Occupied Rehab)	\$2.6M	154 HOME units completed
Acquire/Rehab/Sell & New Construction/ Rental Program	\$2.9M	36 HOME units completed
Rental Rehabilitation	\$799,467	37 HOME units completed

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

PY 2013 HOME #40c response:

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

41) HOME Match Report

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

There was no HOME match requirement for Year 2013 due to Federal Disaster Declarations for the City and County of Milwaukee, Wisconsin.

42) HOME MBE and WBE Report

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

PY 2013 HOME #42a response:

See Report located in the *Appendix*.

43) Assessments

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

PY 2013 Assessments #43a response:

Inspections - The inspections of HOME assisted projects is an ongoing process. In 2013, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability.

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

PY 2013 Affirmative Marketing #43b response:

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

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

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

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

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

Acceptable marketing methods included:

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

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

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

The City of Milwaukee is committed to providing and promoting racial and economic integration in any housing development or federally assisted program. It undertakes affirmative steps to reach beneficiaries from all racial and ethnic groups, persons with disabilities and families with children and to reach a broad range of income eligible beneficiaries for appropriate housing opportunities. In 2013, the City of Milwaukee helped achieve these goals by:

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

c. Describe outreach to minority and women owned businesses.

PY 2013 Outreach #43c response:

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

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

In 2013, Minority, Disadvantaged and Women-owned businesses utilized the EBE Revolving Loan Pool resulting in new job creations and new business certifications.

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

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

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

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

Key Components:

Emerging Business Enterprise (EBE):

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

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

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

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

Prevailing Wage

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

Apprenticeship Ratio

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

First Source Employment Program

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

Local Business Enterprise Program

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

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

44) Specific HOPWA Objectives

Assessment of Relationship of HOPWA Funds to Goals and Objectives.

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

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

a. Grantee and Community Overview

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

b. Annual Performance under the Action Plan

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

c) Barriers or Trends Overview

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

HOPWA EXECUTIVE SUMMARY

In 2013, the City of Milwaukee received **\$554,247** in HOPWA entitlement funds for the four-County Milwaukee Metropolitan area which comprises Milwaukee, Ozaukee, Waukesha, and Washington counties. In Program Year 2013, there were no HOME funds used for HOPWA activities.

CDGA conducted an annual Request for Proposal process which was advertised in local newspapers covering the four County Metro Milwaukee area. Proposals were reviewed and scored based on a set of scoring criteria. Recommendations of CDGA were voted on by the Community and Economic Development Committee, the official oversight body of the allocation and use of Federal funds. The actions of the Committee were ratified by the full Milwaukee Common Council and Mayor. Year 2013 HOPWA contracts were awarded to Richard's Place (located in Waukesha) and the AIDS Resource Center of Wisconsin.

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

Richard's Place, Inc. provides supportive living services to persons with HIV/AIDS including two four-bedroom 24-hour supportive care homes for persons with serious health issues related to AIDS, including availability of end-of-life hospice care; 10 transitional living apartments for individuals and families with children with HIV/AIDS providing on-site supportive services; and 40-plus individuals/households with HIV/AIDS receiving case management services to ensure they maintain optimum health in an independent living environment. Richard's Place primarily serves indigent people.

Households to be served generally have incomes less than 30% of the HUD established median income for the Milwaukee EMSA, are unemployed, under-employed or unable to sustain employment due to illness or other chronic health problems attributable to their HIV/AIDS infection. Based on previous participation, it is anticipated 90% will require assistance with at least one of the following additional special needs: mental illness, alcohol abuse, drug abuse or domestic violence. The need for the supportive living services provided by Richard's Place continues to increase, but also changes over time. Infection rates as reported by the Center for Disease Control (CDC) and the State of Wisconsin Division of Public Health have fluctuated over time and are currently increasing slightly. People are still being infected due to lack of information or their incorrect perception of their degree of risk. While medications have increased the newly infected person's ability to remain relatively healthy and control their HIV infection, Richard's Place still serves many people who have become drug resistant over time and/or individuals who have been unable to maintain proper drug adherence and other healthy life style changes. This is sometimes due to lack of income/resources and/or persistent drug and alcohol addictions and/or long term HIV infection of 20 years or longer. All clients served through residential programs will be either homeless or at risk of becoming homeless.

Individualized residential care is provided with 24-hour supervision including the following services:

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

AIDS Resource Center of Wisconsin(ARCW) - ARCW is a non-profit statewide social service agency with a singular mission to confront and defeat the AIDS epidemic in Wisconsin and has been a provider of HIV prevention and education, care, treatment and research programs throughout Wisconsin for over 20 years. ARCW provides HIV prevention programs, comprehensive health, social services and housing services for people with AIDS/HIV, HIV clinical research and HIV advocacy.

ARCW offers a broad range of services to meet an individual's needs, including: emergency shelter, residential housing, supportive housing, rent assistance and housing counseling services. Care and Treatment Programs include: Medical care, dental care, social work case management, mental health counseling and treatment for drug and alcohol addictions, housing assistance, legal assistance, food service and transportation assistance.

Project Accomplishment Overview

Richard's Place - Richard's Place utilized HOPWA funds for administration costs and the funds to cover nutritional services and supportive service costs to operate the Richard's Place Transitional Housing facility that provided supportive services, outreach and case management services to clients. Richard's Place utilized funds for administration costs, and funds to cover nutritional services and supportive services costs at the Richard's Place Transitional Housing facility that provided supportive services and case management to **8** unduplicated clients, and for operating costs in the Permanent Housing facility that served **4** unduplicated individuals.

The objectives established by Richard's Place for the 2013 program year included the following:

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

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

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

Aids Resource Center of Wisconsin(ARCW) - ARCW remained fully compliant with the objectives outlined in the Consolidated Plan and Action Plan for the Milwaukee metropolitan area, which includes Milwaukee, Washington, Ozaukee and Waukesha counties. ARCW provides comprehensive health, social services, including housing services, for people living with HIV/AIDS, HIV prevention programs, advocacy, and clinical research. In 2013, ARCW continued to offer a broad range of housing services to meet individual client needs, including transitional residential housing, rent and utility assistance, and housing counseling services that includes budgeting guidance. Through the transitional housing program that is provided at Wisconsin House, ARCW's single-occupancy facility in Milwaukee, residents also received supportive services such as case management, transportation assistance, life-skills training, job search assistance, and access to legal assistance, food and nutrition counseling, and referrals and follow-up for medical, mental health and AODA treatment, and oral health care. Clients accessing housing services were also able to access other community housing assistance programs, as appropriate to their needs, through referral mechanisms. ARCW maintains close collaborative relationships with housing entities such as county-based public housing authorities, Richard's Place (in Waukesha), Salvation Army, UMOS, Guest House, Hope House, and local emergency shelters. ARCW is also an active participant in the Continuum of Care throughout the State, including the Milwaukee area CoC.

ARCW remained fully compliant with the objectives outlined in the Consolidated Plan and Action Plan for the Milwaukee metropolitan area, which included the counties of Milwaukee, Washington, Ozaukee and Waukesha. ARCW provides comprehensive health care, social services and housing services for people with HIV/AIDS, HIV prevention programs, and HIV advocacy.

In 2013, ARCW and contracted partners offered a broad range of housing services to meet individuals' needs, including tenant-based resident assistance, transitional residential housing, rent and utility assistance, and housing counseling services (which includes budgeting guidance). Through ARCW's housing program provided at Wisconsin House, ARCW's single-occupancy facility in Milwaukee, residents also received supportive services such as case management, transportation assistance, and life-skills training, access to legal assistance, food and nutrition counseling, and referrals and follow-up for medical, dental, mental health, and AODA treatment services. Clients accessing housing services were also able to access other housing assistance programs available in the community, as appropriate to their needs, through referral mechanisms. ARCW maintains close collaborative relationships with housing entities, including county-based public housing authorities, Richard's Place (in Waukesha), Salvation Army, UMOS, Hope House, and local emergency shelters. ARCW is also an active participant in Continuum of Care (CoC) throughout the State, including the Milwaukee area CoC.

The following outlines the individual goals and objectives that guided ARCW's housing action plan:

1.1 Reduce housing costs for low-income persons living with HIV disease.

Through the STRMU program, ARCW provided rent and utility assistance to 116 unduplicated clients using CDGA HOPWA funds appropriated in 2013.

While this was lower than projected, all clients completing an application packet were assessed for eligibility for the short term program. Those meeting eligibility criteria were assisted, ensuring that these individuals and households were provided with financial assistance that increased their likelihood of maintaining their current housing. Over 95% of households receiving rent assistance were able to maintain their housing and avoid eviction. Access to HOPWA funds is an essential tool necessary to effectively intervene for households living with HIV at high risk for homelessness. HOPWA rent assistance provides an essential resource to help case managers contain the crisis and to work with clients to create a housing plan to increase long-term stability. Disrupting the cycle of housing instability is essential for clients that are identified as eligible for long-term Section 8 housing. Qualifying for these programs requires a consistent rental history that is free of evictions. The process to access these units can be lengthy. Use of HOPWA rent assistance re-establishes stability, preserves rental history, and provides the time that it necessary to assist clients with this process. Every client that applies for HOPWA funds is assessed for eligibility for subsidized housing and is provided 1:1 assistance with completing the application process.

1.2. Reduce incidence of homelessness among the HIV-positive population in the metro service area.

In addition to the housing stability provided through STRMU, a total of 21 homeless individuals received facility-based housing assistance through the Wisconsin House. Many of these individuals had no other housing option available to them due to past rental history, lack of income and employment, recent release from incarceration, or other barriers. A total of 2,467 overnights were made available to the 21 individuals who resided at Wisconsin House at some point throughout the grant year, averaging 117 overnights per resident. All residents of Wisconsin House also had full access to supportive services, which included a comprehensive assessment of their current health, housing, legal, and case management needs, and family and employment situation. They were also provided education on treatment options and referrals for needed care and treatment, HIV/AIDS prevention services, and transportation assistance. Residents also had access to meals and nutritional support; a total of 6,774 meals were provided. Wisconsin House continues to experience facility issues. The number of sleeping rooms available has decreased over the years, but the program continues to keep up with current demand. ARCW continues to search for alternative facility sites.

1.3. Provide safe housing options.

An average of 21.25 clients per month, residing in the four county metro area, received housing counseling that included income/expense budget analysis and review of affordable housing options. Clients were counseled on their current living circumstances and provided with guidance and information that would assist them in maintaining safe housing or link them to community resources and programs that would strengthen their ability to retain safe and affordable housing. Several clients received counseling multiple times throughout the year, as their individual circumstances changed.

1.4. Reduce incidence of hunger and malnutrition.

As previously stated, residents of Wisconsin House have access to a meal program that provides three nutritiously sound meals per day. In 2013, 6,774 meals were served at Wisconsin House to residents. Additionally, every eligible client who is served by the HOPWA-funded housing assistance programs is automatically referred to ARCW's food pantry program, if they are not already enrolled. Over 80% of clients who received housing services through C-HOPWA in 2013 were also enrolled in the food pantry program. This entitled them to also receive education on sound nutrition, safe food handling, smart food budgeting and purchasing, and meal preparation, all designed to improve their understanding of the role nutrition plays in HIV treatment, and to better prepare them for independent living.

1.5. Reduce the incidences of opportunistic infections and reduce the impact of disease on the individual and community.

ARCW staff provides a holistic approach to meeting the individual needs of each client. While those who ask for housing assistance are provided with housing counseling, advocacy, education and application assistance, they also receive education on the importance of adherence to medical care. For those living with HIV, adherence to specialty medical care is the factor that determines whether or not clients will live and live with health. Program staff ensures that barriers to medical care are addressed and encourages clients to continue with care and medications as prescribed. Ninety-nine percent of clients assisted with C-HOPWA funds were active in medical care in 2013. This helped ensure they were maintaining good health, reducing their chance for opportunistic infections and other detrimental affects on their lives and health. This, in turn, reduces the impact of HIV disease on communities, health care systems, and benefit systems.

1.6. Provide access to respite care to persons needing practical and supportive services.

In 2013, Elena's House, through its subcontract with ARCW for C-HOPWA funds, provided long-term transitional housing services to seven individuals who required a higher level of care. Elena's House is a four bedroom community residential facility located in the western part of Milwaukee County that provides housing and supportive services to clients who present with physical and/or mental impairments. Each resident has his/her own bedroom and shares a communal kitchen and bathroom. Residents participate in communal access to meals, transportation, support groups, and social activities.

Richard's Place

Stable Transitional Housing with In-house Supportive Services: Richard's Place original goal was to assist 8 clients through in-house supportive services while in residence at Richard's Place Transitional Housing. Richard's Place was not able to obtain that goal due to the number of issues and needs the clients living in the Transitional Housing Program had. However, during the program year 3 individuals were able to move into their own apartments. Two individuals obtained employment and were able to move into independent living. The third individual who lives on SSI also moved into his own apartment and all three continue to maintain independent living. Seven individuals were served through in-house supportive services while in residence at Richard's Place.

Stable Permanent Housing with In-house Supportive Services: Richard's Place original goal was to assist 5 clients through in-house supportive services while in residence at Richard's Place Permanent Housing. During the program year 4 persons were served through in-house supportive services while in residence at Richard's Place. The original goal of 5 that was anticipated was not met because all four of the individuals receiving supportive services in Richard's Place Permanent Housing continue to need ongoing services.

Outcomes Assessed

The goals and objectives of the housing programs administered by ARCW in 2013 were in line with the CDGA Consolidated Plan to address homelessness and housing needs in the Milwaukee metropolitan area. A project sponsor of CDGA HOPWA funding, ARCW is a statewide, non-profit health and social service agency whose mission is to confront and defeat the AIDS epidemic in Wisconsin. Using a holistic approach to care, ARCW provides comprehensive health and social services, including housing services, for people with HIV/AIDS, as well as undertaking education and prevention efforts to reduce new infections throughout the State. As stated earlier, ARCW offers transitional housing through its Wisconsin House facility and also subcontracts with Elena's House for other transitional housing care. Additionally, direct financial support is available through HOPWA funds to support short-term rent and utility costs. In addition to C-HOPWA funds, ARCW administers two other HUD-funded Special Projects of National Significance (SPNS) to address long-range needs of the area homeless or at-risk population, and also administers State HOPWA funds outside of the Milwaukee metro area.

All services provided to clients seeking assistance for housing-related costs are well documented in electronic files maintained in ARCW's *Provide Enterprise* database. In addition to the documentation of interventions provided to clients, this database also contains information on client demographics, assessment records, income source, employment history, previous housing addresses, household makeup, and identified goals and action steps needed, in the form of a service plan. Any financial assistance is based on fair market values, household size, and client income level. Checks are requested via ARCW's ACCESS database and made payable to the landlord or utility company. Check copies are maintained by the agency's finance department. ARCW housing staff also gathers and report pertinent data in the HMIS Service Point system.

Using HOPWA funds available through CDGA, ARCW was able to provide financial support through STRMU to an unduplicated total of 116 households in 2013. Many other households in the service area received housing counseling. Services to the 116 households included financial assistance to clients to ease their financial burden related to rent and utility costs, to prevent evictions, to house homeless individuals who have no other housing options, and to keep clients and their families in safe housing. Assistance can last up to two months so that extremely low-income clients earning less than 80% of county median income can better meet their housing needs. The breakdown of assistance provided in 2013 was:

- 116 unduplicated households received STRMU assistance;
- 21 unduplicated individuals received financial and supportive services through the Wisconsin House program;
- 7 unduplicated individuals received housing through Elena's House, a subcontracted housing facility; and
- 166 unduplicated households received housing counseling, many of them more than once throughout the year.

Staff working with clients on housing issues help keep clients in housing by providing budget counseling and advocacy, assisting in accessing entitlements programs, and making needed referrals for other resources, such as medical care, mental health care, substance use treatment, dental care, legal services and food. Case managers also provide holistic, supportive means to assist HIV-positive individuals to address other psychosocial issues that, if left unaddressed, can present a barrier to successful health practices and maintenance.

By assisting clients and their families in accessing basic needs, such as housing and food, clients are more apt to begin to address their health care needs and to develop stronger and healthier responses to the physical and emotional demands associated with addressing their HIV infection.

Clients who are able to reduce their viral load count, by remaining in care and staying compliant with their course of therapy, significantly reduce the number of opportunistic infections they experience, and thus reduce their dependence on emergency care and its associated costs. Clients who are able to improve their health are better equipped to remain in or to join the workforce, which in turn helps them to sustain their housing and remain independent longer. Without the assistance that is made available through HOPWA funding, many clients would face loss of housing, which in turn could contribute to downward spiraling of circumstances that would adversely affect not only their individual lives, but also impact neighborhoods and society as a whole.

The targeted goal was to serve 160 households eligible for HOPWA-based short term rent and utility assistance (STRMU). The program fell short by meeting 73% of goal for the reporting year. The reduction in households receiving C-HOPWA assistance can be attributed to a number of important factors.

This grant year demonstrated an increase in households eligible for and accessing long term subsidized housing units. This increase in eligibility was related to clients who now qualified for subsidized units reserved for ages 55 and above. During the previous grant year these individuals could not access subsidized units because there were no units available for disabled individuals or families under the age of 55. Although these households did not receive HOPWA-based rent assistance payments, they did receive assistance from program staff for completing the process for accessing subsidized housing. The advocacy and education provided to clients from program staff improved the success of applications submitted and led to improved access to long-term affordable housing, thus meeting the overall outcome of HOPWA-based programs.

Another reason that fewer clients were assisted this year is related to the application process. A number of clients were likely eligible for C-HOPWA assistance, but failed to follow through in submitting all of the required paperwork to determine eligibility and proceed with assistance. Program staff work diligently to assist clients and provide follow-up to obtain needed application materials. Despite these reminders, some clients do not follow through and therefore assistance cannot be provided.

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

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

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

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

Barriers or Trends Overview and Recommendations

The barriers that continued to be experienced are closely related to the slow economic recovery and how this impacts housing markets. Clients served by this program are continuing to encounter a shrinking market of affordable housing units as the state continues to be a renter's market. Less home ownership resulting from high rates of foreclosures have increased the demand for rental units. This increase in competition for affordable rental housing increases the impact of obstacles that can cause landlords to choose to not rent to clients who have criminal histories, poor credit, and/or low income. Another factor is the willingness of landlords to be open to working with the program. Clients who are unable to compete for affordable units must settle for higher priced, less desirable options. For clients dealing with low incomes, this sets in motion a cycle that can be extremely difficult to break and is not easily resolved by budgeting and financial counseling interventions.

The characteristics of this cycle center on the lack of affordable units and increasing energy costs. Clients will have to settle on a rental unit which may cost up to 80% of their household income. This leaves little room in their available income to address regular monthly expenditures as well as the inevitable emergencies that will compromise their ability to pay monthly rent. Without intervention, this would lead to eventual eviction and homelessness. Access to HOPWA-funded rent assistance is an essential component to effectively intervene in this cycle and offer a resource to prevent homelessness. Ninety five percent (95%) of those clients accessing HOPWA funds were able to maintain housing units that met HQS standards. This means that not only did these clients avoid the cycle of homelessness, but they maintained access to safe, sanitary, and stable housing units.

Lack of access to subsidized housing units is also a significant barrier to achieving long-term housing stability. As a part of the application process, every household is assessed for eligibility for subsidized housing. Case managers provide 1:1 assistance in completing this process. In spite of an increase of clients accessing subsidized housing units during the grant year, for households with minor children and single households under age 55 there are little to no subsidized units available. This creates a significant barrier for clients to achieve housing stability without access to HOPWA-based rent assistance.

For clients that have experienced the challenge of meeting basic needs with very low income, often times they will not meet the requirement of stable credit and rental history. To survive on very low income often clients must juggle bills, fall victim to predatory loans, and frequently make late payments. All of these strategies have significant negative effect on their credit history. Declining health and delayed processing for social security disability benefits have also impacted household credit and rental histories. Clients who experience declining health that makes them unable to maintain stable employment means trying to make it without income while their application for disability benefits are processed. The bottom line is that these households are faced with the dire economic situation of trying to survive with no or little income for many months, if not years.

Additional barriers to accessing subsidized housing are experienced by clients who have a criminal history. Often these clients will not meet eligibility requirements for subsidized housing and will have limited options for affordable housing. To address these barriers, program staff and clients create a housing service plan to account for these obstacles, establish goals, and develop steps to achieve those goals. Comprehensive budgeting and consumer education is also provided to assist client in understanding the requirements of accessing subsidized housing and identifying areas of focus to improve credit history and avoid predatory loans. Access to HOPWA assistance is an essential component in this process because it disrupts the cycle of housing instability, strengthens client rental history, and makes them a better candidate for subsidized housing.

Recommendations for Program Improvements

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

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

Provide funding for tenant-based supportive housing and/or permanent supportive housing available in the community where they reside. Intensify the case management services for clients in Shelter Plus Care Programs. Case management agencies who provide HIV case management services generally have higher case loads and are not equipped to offer the span of time and the training resources needed to provide intensive, ongoing interventions. Increase employment and education opportunities for persons with low employable skills. Advocate for more low-income housing opportunities. Develop guidelines for Housing Authorities which would prevent them from automatically excluding persons with certain criminal records after the passage of a certain time coupled with a demonstration of changed behavior.

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

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

ARCW has added psychiatric services to its roster of services, and increased the hours of availability of the psychiatrist and other counseling services. Many clients living with HIV/AIDS are living with many other diagnoses, including mental health conditions. Access to psychiatric care, in addition to mental health therapy, is an essential part of the care system than can ensure stability. This care is often unattainable for those without insurance and with low incomes. As with all ARCW services, psychiatric care is offered regardless of the client's ability to pay. Ensuring that clients can combine mental health therapy with psychiatric care is an important factor in maintaining their stability and health.

ARCW also offered many support groups in 2013. Besides groups offered by the Behavioral Health Program, Case Managers offered two support groups at ARCW's office in downtown Milwaukee. One group was for women, which addressed topics including safer sex and healthy nutrition. The second group was an educational group open to all clients that focused on job readiness, with topics such as resume writing, interviewing, and budget counseling. Educational sessions were also offered to residents of Wisconsin House throughout the year. The session topics included budget counseling and healthy living.

A Community Health Center opened in Waukesha in early 2013 that serves the underinsured in need of medical care. This helps those individuals living with HIV/AIDS who are unable to go to downtown Milwaukee due to transportation issues or simply just want to be seen by someone closer to their home. This also helps a great deal for many people that Richard's Place provides case-management to and who live in their own homes or apartments throughout Waukesha County as well as those who do not qualify for other benefits and who also live in one of the two Supportive Housing Programs provided by Richard's Place.

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

ARCW is the largest provider of comprehensive HIV services in Wisconsin. In addition to being able to offer clients medical, mental health, oral health, and substance abuse treatment, ARCW can provide immediate access to other needed services such as legal assistance, food and nutrition counseling, financial assistance, education on HIV disease and treatment options, transportation assistance, emotional support, and employment readiness counseling, all available within the agency and offered statewide.

ARCW staff also coordinates needed care for individuals who apply for housing assistance resources through its ongoing collaborations and partnerships within the communities it serves. ARCW is an active participant in CoC throughout Wisconsin, including the Milwaukee metro area, Dane County CoC, Eau Claire area CoC and the Balance of State CoC. ARCW adheres to the National Minority AIDS Councils' 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. ARCW partners with UMOS, 16th Street Community Health Center, Children's Hospital of Wisconsin, the Women's Shelter, Milwaukee Health Services, and other entities to provide a centralized avenue for housing counseling and assistance for persons living with HIV/AIDS. ARCW has an active subcontract with Elena's House for the operation of a housing facility. ARCW also collaborates with other area housing providers such as Public Housing Authorities in all four metro counties, numerous emergency shelters, Richard's Place, Salvation Army, St. Benedict's, St. Catherine's, Guest House, Hope House, and others.

Richard's Place participates in the Waukesha County local Continuum of Care activities and planning process through participation in the Waukesha County Housing Action Coalition that includes client members and low income advocates from several different agencies. Richard's Place also participates in the Waukesha Housing Authority Annual Planning Process and Waukesha County Community Block Grant Consolidated Plan, both of which include public consultation through annual public hearings. Collaborative efforts with related programs included coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families. Richard's Place works collaboratively with Waukesha County DHHS, Waukesha County Health Department, Milwaukee Metro area medical providers, AIDS Resource Center of Wisconsin (ARCW), Elena House and many of the AIDS Service Providers operating throughout the State of Wisconsin. House meetings are held twice a month at which time clients are able to voice collectively if there is an issue or problem that needs to be addressed. All clients are referred to appropriate agencies, i.e; Social Security, AIDS Drug Assistance Program based on need and eligibility.

OTHER NARRATIVE

Community Housing Development Organizations (CHDOs)

In compliance with the HUD regulations, 15% of the City's HOME allocation was set-aside for CHDOs for HOME-funded housing production and rehab activities. The following is a list of certified CHDOs in 2013:

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

Reprogramming Funds: Additional activities similar to activities identified in the 2013 Annual Action Plan and Consolidated Plan were funded in July, 2013 through a Reprogramming funding cycle. The reprogramming funds represent unspent funds from prior years.

-END of Narrative Section-

APPENDIX

Year 2013 Annual Housing Goals Table

ANNUAL AFFORDABLE HOUSING COMPLETION GOALS

Grantee Name: City of Milwaukee- Wisconsin Program Year: 2013 (Submitted with Year 2013 CAPER Report)	Expected Annual Number of Units To Be Completed	Actual Annual Number of Units Completed	Resources used during the period			
			CDBG	HOME	ESG	HOPWA
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	21	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	50	37	<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	58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HOME OWNER GOALS (Sec. 215 Only)						
Acquisition of existing units	6	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Production of new units	8	2	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Rehabilitation of existing units	100	154	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance		5	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Total Sec. 215 Affordable Owner	114	174	<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	13	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units	9	23	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units	150	191	<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"/>
Homebuyer Assistance		5	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Combined Total Sec. 215 Goals*	165	232	<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	58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	114	174	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Overall Housing Goal	165	232	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

Annual Performance Report
HOME Program
HUD Form 40107

**Annual Performance Report
HOME Program**

**U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development**

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting	Ending	
	1/1/2013	12/31/2013	3/28/2014

Part I Participant Identification

1. Participant Number	2. Participant Name		
	City of Milwaukee; Community Development Grants Administration		
3. Name of Person completing this report	4. Phone Number (Include Area Code)		
Steven L. Mahan, Director	414-286-3647		
5. Address	6. City	7. State	8. Zip Code
200 East Wells Street; Room 606	Milwaukee	Wisconsin	53208

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
0	0	0	0	0

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	52			28	16
2. Dollar Amount	\$1,436,615			\$635,307	\$550,695
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	52	0	52		
2. Dollar Amount	\$1,436,615	0	\$1,436,615		
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	0					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	0	
2. Businesses Displaced	0	
3. Nonprofit Organizations Displaced	0	
4. Households Temporarily Relocated, not Displaced	0	

Households Displaced	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
5. Households Displaced - Number	0				
6. Households Displaced - Cost	0				

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

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

1) Facilitate the Production of Affordable Housing

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

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

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

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

Neighborhood Improvement Programs (NIPs)

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

Department of City Development

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

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

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

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

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

SECTION 8 – Rent Assistance Program

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

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 3,300 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 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 2013 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.

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.

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.

HOME Match Reduction



2014 JAN 30 PM 2:47

U.S. Department of Housing and Urban Development
Milwaukee Field Office
Suite 1380
310 West Wisconsin Avenue
Milwaukee, WI 53203-2289
<http://www.hud.gov/local/ml/>

January 29, 2014

Steven L. Mahan, Program Director
Community Development Grants Administration
City of Milwaukee
200 E. Wells Street, Room 606
Milwaukee, WI 53202

Dear Mr. Mahan:

SUBJECT: Fiscal Year (FY) 2013 HOME Match Reduction

This correspondence is to notify the City of Milwaukee of HUD's approval of a 100 percent reduction in the match requirement for HOME funds due to Fiscal Distress for Fiscal Year (FY) 2013. The regulations regarding this match reduction are located at 24 CFR 92.222.

If you or your staff has any questions regarding this letter, please feel free to contact Senior Community Planning and Development (CPD) Representative Michael Martin at (414) 935-6639.

Sincerely,

Sernorma L. Mitchell
Director, 5ID

Enclosures

cc: Sharon Robinson, Director of Administration

Public Notice of CAPER Availability
& Newspaper Ads/Notification

CITY OF MILWAUKEE - COMMUNITY DEVELOPMENT PROGRAM

**PUBLIC NOTICE OF AVAILABILITY
OF YEAR 2013
CONSOLIDATED ANNUAL PERFORMANCE
& EVALUATION REPORT**

In accordance with regulations of the U.S. Department of Housing and Urban Development(HUD), the City of Milwaukee has prepared and will submit to HUD a Consolidated Annual Performance and Evaluation Report(CAPER)covering the City's Community Development Program from January 1, 2013 through December 31, 2013. This report is to be used by HUD in reviewing program performance as well as considering the City's program for continued funding.

The comment period for review of this report is from Feb. 24, 2014 through March 26, 2014. At your request, your comments will be forwarded to HUD, as required by Federal regulations. Copies of the Performance Report are available for public inspection at the Community Development Grants Administration Office, Room 606, City Hall, 200 East Wells Street, Milwaukee, WI. 53202, during regular office hours from 8:00 A.M. to 4:45 P.M. Monday through Friday. In addition, copies of this report will be on file with the Legislative Reference Bureau in Room B-11, City Hall and the following Milwaukee Public Libraries: Main Library, 814 W. Wisconsin Ave., Capitol, 3969 N. 74th St., Center St., 2727 W. Fond du Lac Ave., Zablocki, 3501 W. Oklahoma Ave., Forest Home, 1432 W. Forest Home Ave.

The report can also be accessed at
www.city.Milwaukee.gov/CommunityDevelopment310.htm.



2014 FEB 19 PM 2:12

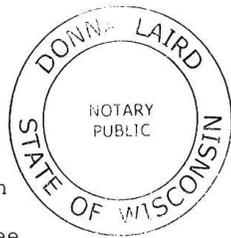
AFFIDAVIT OF PUBLICATION

0004344150

MILWAUKEE CITY OF P0922415 151-0
Community Block Grant Administratic
200 E. Wells St.
City Hall-Room 606 attn Hettie Whit
Milwaukee, WI 53202

Patti Guerrero hereby states that she is authorized by Journal Communications Inc. to certify on behalf of Journal Sentinel Inc., publisher of the Milwaukee Journal Sentinel and The Sunday Journal Sentinel, public newspapers of general circulation, printed and published in the city and county of Milwaukee; published in the Daily Edition of the Milwaukee Journal Sentinel on 2/14/2014; that the Milwaukee Journal Sentinel and The Sunday Journal Sentinel are newspapers printed in the English language and that said printed copy was taken from said printed newspaper(s).

Patti Guerrero
Patti Guerrero



State of Wisconsin

County of Milwaukee

Subscribed and sworn before me this 17 day of FEB, 2014.

Donna Laird

Notary Public State of Wisconsin

My Commission Expires 02-17-14
DONNA LAIRD
NOTARIZED
COMMISSION
EXPIRES 10*09*16

Milwaukee Community Journal 2/12/14

**CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT PROGRAM**

**PUBLIC NOTICE OF AVAILABILITY
OF YEAR 2013**

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

In accordance with regulations of the U.S. Department of Housing and Urban Development(HUD), the City of Milwaukee has prepared and will submit to HUD a Consolidated Annual Performance and Evaluation Report(CAPER)covering the City's Community Development Program from January 1, 2013 through December 31, 2013. This report is to be used by HUD in reviewing program performance as well as considering the City's program for continued funding.

The comment period for review of this report is from Feb. 24, 2014 through March 26, 2014. At your request, your comments will be forwarded to HUD, as required by Federal regulations. Copies of the Performance Report are available for public inspection at the Community Development Grants Administration Office, Room 606, City Hall, 200 East Wells Street, Milwaukee, WI. 53202, during regular office hours from 8:00 A.M. to 4:45 P.M. Monday through Friday. In addition, copies of this report will be on file with the Legislative Reference Bureau in Room B-11, City Hall and the following Milwaukee Public Libraries: Main Library, 814 W. Wisconsin Ave., Capitol, 3969 N. 74th St., Center St., 2727 W. Fond du Lac Ave., Zablocki, 3501 W. Oklahoma Ave., Forest Home, 1432 W. Forest Home Ave.

The report can also be accessed at
www.city.Milwaukee.gov/CommunityDevelopment310.htm.



EL Conquistador 2/14/14

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NEWS

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AFFIDAVIT OF PUBLICATION

State of Wisconsin Circuit Court Waukesha County PROOF OF PUBLICATION

Account Name: Milwaukee, City of ACCT Number: 169721
Telephone Number: 414-286-3647
Address: Community Block Grant Administ
200 E. Wells St., Room 606
Milwaukee, WI 53202

IN THE MATTER OF: CAPER Ad
AD Number: 95907014
AD Cost: 34.20

**CITY OF MILWAUKEE
COMMUNITY
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I, Teri Dahnke, 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.

2/18/14

Signed: Teri Dahnke

Teri Dahnke, Billing Coordinator

STATE OF WISCONSIN SS.
WAUKESHA COUNTY

Personally came before me, this date of February 18, 2014

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

Signed: Nancy Bellin

Nancy Bellin

Notary Public, Wisconsin

My Commission expires: 10/5/14



HOUSING PHOTOS

NEIGHBORHOOD IMPROVEMENT PROGRAM

Owner-Occupied Rehabilitation



5320 N. 45th Street – “Before”



5320 N. 45th Street – “After”



3038 N. 29th Street – “Before”



3038 N. 29th Street – “After”



3748 N. 25th Street – “Before”



3748 N. 25th Street – “After”

NEIGHBORHOOD IMPROVEMENT PROGRAM

Owner-Occupied Rehabilitation



3292 N. 9th Street – “Before”



3292 N. 9th Street – “After”



2472 N. 40th Street – “Before”



2472 N. 40th Street – “After”



3618 N. 56th Street – “Before”



3618 N. 56th Street – “After”

PHOTOS:

SPECIAL ECONOMIC DEVELOPMENT –
BUSINESS ASSISTANCE
&
JOB TRAINING & PLACEMENT

SPECIAL ECONOMIC DEVELOPMENT-BUSINESS ASSISTANCE



AMRI Counseling

Located on 40th and Capitol Drive, AMRI Counseling is a Wisconsin State Certified Clinic providing quality mental health counseling, substance abuse treatment, and an array of support services for individuals of all ages. WWBIC has assisted the owner, Lakeia Jones, since early 2011, and the business received a loan in late 2012. They officially opened with a ribbon cutting ceremony in early 2013. Throughout 2013, Lakeia has received a great deal of one-on-one counseling by WWBIC staff and volunteers on a variety of topics. She received marketing assistance, creating a new logo, brochures, and electronic marketing materials.



Coast in Bikes

Coast in Bikes is a start-up business owned by Carolyn Weber and Tristan Klein. The business operates out of the Walkers Point neighborhood and encourages sustainable transportation by providing bicycle rental, repair services, used & new bicycle sales, bicycle part and accessory sales, and bicycle tours. WWBIC provided Coast in Bikes with a small business loan that helped them open their business. WWBIC will continue to provide one-on-one assistance. The business has created two jobs so far, and the owners hope to expand by opening a hostel in the future.



Blue Jacket

Blue Jacket, established in June 2013, is a Great Lakes themed restaurant in Walker's Point. Owner Laura Van Heijningen has received assistance in the form of a small business loan from WWBIC as she has opened her business. She also received one-on-one counseling on creating and updating her business plan and reviewing her financials. After her business opened, she received assistance on marketing her business, particularly with the use of social media.



Jose & Zular Rodriguez; Owners

**Oguis Auto Repair
3607 N. Richards Street
Milwaukee, Wisconsin**



George & Wendy Mireles; Co-Owners

**Café Corazon
3129 N. Bremen Street
Milwaukee, Wisconsin**

Job Training & Placement

