

**CITY OF MILWAUKEE,
WISCONSIN**

YEAR 2016

“DRAFT”

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

Submitted to the local HUD Milwaukee Office

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

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

GENERAL
GRANTEE: City of Milwaukee, Wisconsin
CON PLAN PERIOD: 2014 to 2019

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 **2014-2019 Five-Year Consolidated Plan** and subsequent *Annual Action Plans*. Most activities conducted in 2016 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).

In 2014, the City of Milwaukee submitted the *2014-2019 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.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In 2016, approximately **\$10.9** 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 direct housing and/or rehab activities. Other housing-related activities resulted in the following: homebuyer counseling programs assisted *first-time* low-income homebuyers in closing home mortgage loans, property units received graffiti abatement, landlords received training on effective property management and various types of tenant assistance, including tenant training, were provided to community residents.

In 2016, CDBG funds were 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 2016 accomplishments related to anti-crime activities involved 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, thousands of 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.

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

In 2016, CDBG and ESG funding was allocated for mandated and essential services such as homeless shelters and domestic violence prevention programs. Funds were also allocated to city-wide services including: fair housing, graffiti abatement and landlord/tenant programs. In addition, 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 clients to resolve housing and lending discrimination complaints.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Table 1 - Accomplishments – Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2016 Goals (# units)	FY 2016 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	25	124
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 #affordable rental units complete & code compliant		
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	#affordable units complete & code compliant	100	110
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Affordability	#units constructed & persons with increased accessibility	25	152
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	100	107

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2016 Goals (#units)	FY 2016 Actual (#units)
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	# residential structures inspected for code compliance	5,175	7,133
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	900	1,507
Employment Services	Provide Job Placement/Job Training & Placement services for low income persons	Suitable living environment	Expand economic opportunity	# low income persons trained & placed into jobs	150	537
Youth Services	Increase employment, education, recreation, mentoring, tutoring, safe havens for youth	Suitable living environment	Sustainability	# persons with increased access to services	12,200	17,624
Community Organizing/Neighborhood Planning/Crime Prevention	Facilitate resident/stakeholder involvement in community improvement efforts; crime prevention initiatives	Suitable living environment	Sustainability	# residents & stakeholders engaged in community improvement efforts	3,000	7,521
Community Prosecution Program	Abate neighborhood nuisances; property nuisances & drug houses	Suitable living environment	Sustainability	# properties/ nuisances abated/ resolved	250	523
Driver's License Recovery	Assist low income persons with driver's license recovery & other supportive services	Suitable living environment	Sustainability	# persons obtaining a valid driver's license	100	175
Homebuyer Counseling	Provide homebuyer counseling & other services for 1 st time homebuyers	Suitable living environment	Sustainability	# persons with increased access to services	650	1,227

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2016 Benchmarks (#units)	FY 2016 Actual (#units)
Translation Services	Provide translation services to residents of the target areas	Suitable living environment	Sustainability	# persons with increased access to services	200	371
Special Economic Development	Provide direct financial and other technical assistance to businesses for job creation, job retention and business expansion	Suitable living environment	Expand Economic Opportunity	# jobs created	40	74
Teacher in Library Program	Provide library services for youth to improve academic and reading skills	Suitable living environment	Sustainability	# persons with increased access to services	1,000	1,277
Urban Agriculture/ HOME Gr/OWN Program	Re-purpose foreclosed properties & vacant lots into community gardens and neighborhood pocket parks	Suitable living environment	Sustainability	# persons with increased access to services	500	213
Emergency & Transitional Shelter; Permanent Housing & Supportive Services	Provide emergency shelter & transitional & permanent housing & supportive services to promote housing stability & independence	Suitable living environment	Sustainability	# low income, homeless persons achieving housing stability, safety & independence	6,000	8,121

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The Community Development Grants Administration continued to promote policies and employed strategies with the goal of increasing jobs and household income. To this end, the City approached planning and program development efforts in a comprehensive manner. 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 2016 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.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	HOPWA	ESG
White	905	85	0	0
Black or African American	2,639	87	0	0
Asian	278	6	0	0
American Indian or American Native	27	0	0	0
Native Hawaiian or Other Pacific Islander	0	0	0	0
Total	3,849	178	0	0
Hispanic	329	74	0	0
Not Hispanic	3,520	104	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As the data shows, the overwhelmingly majority of persons served were Black, followed by White, Hispanic, Asian and American Indian or American Native. U.S. census data shows that the poverty rate among Milwaukee's Black population far exceeds any other race category. As such the City of Milwaukee has consistently targeted resources to the most impoverished populations.

CR-15 - Resources and Investments

Identify the resources made available

Source of Funds	Resources Made Available
CDBG	\$14,561,809
HOME	\$4,462,403
HOPWA	\$595,704
ESG	\$1,333,236

Narrative

Many activities identified in the Consolidated and Annual Action Plan are under the direct control and supported by the following Federal entitlement funds which are administered by the Community Development Grants Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA)**. Other Federal and State funds were also be used for proposed activities.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Narrative Description
City of Milwaukee	64	Local jurisdiction boundaries
NRSA AREA #1	26	Central City-North Side- at least 70% of total population is low/moderate income
NRSA AREA #2	10	Central City-South Side at least 70% of total population is low/moderate income

Narrative

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.

There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the Milwaukee Metropolitan Statistical Area(MMSA). According to the *U.S. Census, 2010*, there is a pattern of concentration of all minorities within the area generally considered to be the "central city." The concentration still remains greatest for African Americans and has been noted by several local and

national research studies. Most marked is the concentration of African Americans within the city limits and the fact that only 1.5% of the suburban population of the four-County Milwaukee Metropolitan Area is Black.

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

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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 utilized CDBG funds to match the use of the ESG funds. Also, in addition to CDBG funds, other State funds and non-governmental funds were used in conjunction with shelter related activities.

The housing rehabilitation projects leveraged 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 provided a needed subsidy in low-income rental projects by selling the credits to investors. HOME funds were sometimes combined with CDBG funds and/or private funds. Economic development funds have complimented projects from the Department of Justice, which directly impacts community security and safety issues.

CR-20 - Affordable Housing

Evaluation of the jurisdiction's progress in providing affordable housing.

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2016 Goals (# units)	FY 2016 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	25	124
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 #affordable rental units complete & code compliant		
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	#affordable units complete & code compliant	100	110
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Affordability	#units constructed & persons with increased accessibility	25	152
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	100	107

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2016 Goals (#units)	FY 2016 Actual (#units)
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	# residential structures inspected for code compliance	5,175	7,133
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	900	1,507
Homebuyer Counseling	Provide homebuyer counseling & other services for 1 st time homebuyers	Suitable living environment	Sustainability	# persons with increased access to services	650	1,227

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

In 2013, City has enacted an ordinance which allows the City to use their Tax Incremental Financing (“TIF”) authority to subsidize affordable housing. The ordinance allows the City to extend the life of TIF districts for one additional year, and dedicate the additional year of incremental revenues to finance affordable housing projects throughout the City. The City of Milwaukee is the State’s first municipality to enact this ordinance using the State’s enabling legislation.

The City also continues to provide funding and staff to the City of Milwaukee Housing Trust Fund. The Housing Trust Fund has been able to address some of the city’s housing needs through gap financing and other means for the last several years. Increasing homeownership, increasing the supply of quality rental housing opportunities and providing housing opportunities for the homeless are three of the trust fund’s goals.

The City’s Strong Neighborhoods Initiative is assisting the City and local nonprofits in more effectively addressing the housing foreclosure crisis and its impacts on our neighborhoods. Neighborhoods of color are disproportionately harmed by the foreclosure crisis.

Department of City Development

Home Rehabilitation and Neighborhood Development

The Department of City Development (“DCD”) and its affiliated Neighborhood Improvement Development Corporation (“NIDC”) assist homeowners and responsible property owners in 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 resident involvement and improved perceptions of the quality of life in Milwaukee’s neighborhoods.

During 2016, through its various housing loan and grant programs, DCD and NIDC initiated **200** loans and grants to rehabilitate **321** units of housing.

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 its HOME funded 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 2016, DCD operated 10 TINs.

HOME Rehabilitation loans are available to eligible owner occupants in TIN areas. The loans are partially forgivable with a focus on exterior and energy efficiency upgrades. Technical assistance is also provided

to homeowners to prepare a scope of work, assist in obtaining bids and monitoring the construction process.

The *Rental Rehabilitation Program* is also operated in TIN areas and provides 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 at an affordable monthly rate. Landlords are screened for their records of owning and managing property in the City and once rehabilitation is complete, units are inspected to ensure they are adequately maintained. Prior to approving a Rental Rehab loan, DCD underwrites each project to ensure that the landlord has the capacity to complete the proposed project and that there is a market demand for the housing units.

This loan activity is supplemented with additional housing rehabilitation programs and initiatives operated by DCD and NIDC. 2016 activity includes:

- Tax Incremental District funded loans that provided homeowners resources for exterior home repairs in a number of targeted areas.
- Through a partnership with a local foundation and a national lender, DCD and NIDC developed the Healthy Neighborhoods Minor Home Improvement Pilot Program to assist homeowners make exterior repairs and curb appeal updates to their homes. This pilot was targeted in three neighborhoods through the Healthy Neighborhoods Initiative. In 2016, the pilot initiated 48 projects.
- Creation of a \$1.2 million tax incremental district to provide assistance to the Welford Sanders Lofts project, the adaptive reuse and historic renovation of an industrial building into 58 affordable housing units and 38,000 square feet of office and industrial space prioritized for tenants who focus on workforce development and assisting residents who face barriers to employment. The project represents a total investment of over \$20 million.

STRONG Neighborhoods Initiative

In 2016, DCD operated complementary programs carried out under the City's Strong Neighborhoods Plan to help preserve property values, prevent foreclosures, and reduce the City's inventory of tax foreclosed properties. City funding is used to operate these programs.

Accomplishments during 2016 included:

- Continued operation of the STRONG Homes Loan program. The program was created in response to the aftermath of the foreclosure crisis which resulted in a decline in residential property values with many Milwaukee homeowners having difficulty obtaining conventional financing to make essential repairs to their homes. The program offers low interest loans to existing homeowners to make critical repairs and correct code violations on their properties.
- Continued operation of the Homebuyer Assistance Program which provides forgivable loans and technical assistance for property renovation to owner occupant purchasers of City owned properties and the lease-to-own program which assists tenants living in City owned homes rehabilitate and purchase the properties they are living in.

- Conducting significant outreach activities to promote programming – including over 40 events - monthly information sessions, homebuyer fairs, community meetings, broker outreach events and homebuyer counseling agency briefings.
- Continued work with local lenders to ensure access to capital to support home buying and foreclosure redevelopment efforts in City neighborhoods. Partnerships with US Bank, Pyramax Bank and Northshore Bank provided mortgage financing for homeowners purchasing and renovating foreclosed properties.
- Implementation of the Milwaukee Challenge fund, a new scattered site redevelopment program. Through an RFQ process, DCD selected two development partners to purchase, rehab, and either resell or rent 30 city-owned properties in two targeted neighborhoods. Development teams include a neighborhood based organization to help identify houses for development, market and promote homeownership opportunities, and provide assistance to the developer regarding needs and conditions in the neighborhood.
- Finalized a development agreement for the Re-Invest City Homes (RICH) program. Through an RFQ process, DCD selected a developer to purchase, rehab, and resell 15 city-owned properties. Upon the resale of the property to a qualified owner occupant, RICH funds will be used to provide low interest mortgages to homeowners for the purchase of the renovated homes.

Quality of Life Initiatives

In addition to “bricks and mortar” housing rehabilitation activity, DCD engaged in a number of 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 ten TINs and the seven neighborhoods participating in the Healthy Neighborhoods Initiative.
- Supporting neighborhood groups organize and promote homeownership opportunities through partnerships with real estate professionals, homeownership counselors, and lending partners using community meetings, real estate tours, and other marketing methods.
- Assisting with the completion of more than 35 Community Improvement Projects, leveraging more than \$130,000 in outside funds. Examples included the 6th Annual “Bloom and Groom” where 21 neighborhoods and over 600 residents planted flowers to enhance their homes and neighborhoods, multiple projects to “re-activate” vacant lots through public art and community gardens, multiple community mural design and installation projects, water catchment systems to supply community gardens with free water, porch and address lighting projects, and neighborhood identity and branding projects including neighborhood gateway signage.

Section 3 Contractors

DCD and NIDC worked to maximize the participation of local small, minority, and/or women owned firms on all rehabilitation projects. In 2016, over 65% of rehabilitation administered by NIDC was carried out by Section 3 contractors.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City has experienced over the past several years, a decrease in funding allocations. Despite this, the City has consistently met its' annual and 5-year Consolidated Plan housing goals, particularly in the area of housing rehabilitation.

Discuss how these outcomes will impact future annual action plans.

The City will continue to implement its' housing strategy which focuses on the preservation and creation of affordable owner-occupied and rental housing units. However, the production and rehab of housing units will undoubtedly be impacted federal funding allocations. Nonetheless, the City will continue to seek additional resources and leverage to compliment its' housing production strategy.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach to people who are homeless or who are at risk of homeless is conducted via the Milwaukee Continuum of Care's **Coordinated Entry** system operated by 211/IMPACT. Coordinated Entry was established in September 2013 after two years of intensive planning by a CoC work group. The system is a call-based system that receives calls from people seeking assistance and assesses their needs using a Vulnerability Index (VI). The VI assesses current homeless status, income, health, mental health, substance abuse and other factors critical to establishing priority for shelter. The overall goal of Coordinated Entry is to assure that those most in need are prioritized for services.

Coordinated Entry is widely publicized in the Milwaukee community via 211 cards and posters at emergency shelters, police substations, meal sites, day shelter, nonprofit entities, hospital emergency departments, and behavioral health providers. Coordinated Entry information is also posted on the websites of IMPACT, United Way and the Continuum of Care. All materials are in Spanish and English.

Evidence that the CoC has been successfully in getting the word out about the availability of homeless assistance is evidenced by the fact that Coordinated Entry received 58,751 calls in 2016; of this number, 31% were connected to resources for shelter and housing.

Outreach specifically to people who are unsheltered has been significantly improved in 2016 by continued work of an **outreach collaborative** organized by the Milwaukee County Housing Division and including Outreach Community Health Centers, Community Advocates, Milwaukee Police Department, Coordinated Entry, Milwaukee Homeless Veterans Initiative, City of West Allis, Medical College of Wisconsin, Milwaukee County Behavioral Health Division, Pathfinders and several faith-based groups. The Collaborative uses Google Maps to 'pin' locations across the county and contacts are entered into HMIS (Homeless Management Information System).

Outreach workers provide triage by doing assessments on the street. A partnership with the Milwaukee Public Library has resulted in the provision of private rooms to allow outreach workers to meet with unsheltered homeless to assess vulnerability, use motivational interviewing techniques to engage them in the consideration of housing and services and complete paperwork to establish homelessness and qualify for housing services. The collaborative partners with the Milwaukee Police Department's Homeless Outreach Team (HOT Team) to coordinate outreach to all parts of the City of Milwaukee. The City of West Allis and its Mobile Integrated Health Initiative is also a partner. The Collaborative also works with Milwaukee County Parks to insure access to all of Milwaukee County. All outreach efforts have come together to coordinate schedules and triage to ensure that the most vulnerable, unsheltered homeless are connected to services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter and transitional housing providers serving Milwaukee's Continuum of Care include Hope House of Milwaukee, Guest House of Milwaukee, Cathedral Center, the Salvation Army of Milwaukee, Community Advocates, Pathfinders, Walker's Point, La Causa, Milwaukee Rescue Mission and Joy House.

Families experiencing homelessness were provided with shelter services through Hope House of Milwaukee, Cathedral Center, Community Advocates and Joy House. Single men experiencing homelessness were served with shelter services by Guest House of Milwaukee, the Salvation Army of Milwaukee and Milwaukee Rescue Mission. The Milwaukee Rescue Mission does not have time restricted shelter stays. Single women experiencing homelessness were served with shelter services through Cathedral Center and the Salvation Army of Milwaukee. Unaccompanied youth experiencing homelessness were served with shelter services through Pathfinders, Walker's Point, and La Causa.

Emergency shelter and transitional housing providers reported on destination for 3,049 persons. Providers reporting destination include: Hope House of Milwaukee, Guest House of Milwaukee, Cathedral Center, the Salvation Army of Milwaukee, Community Advocates, Pathfinders, Walker's Point and La Causa.

In 2016, the Milwaukee Continuum of Care provided **emergency shelter services** to 5,868 homeless people including 4,110 adults and 1,758 children, 484 which were unaccompanied children. Of the total number of adults (4110) 3447 were single adults and 663 were adults with children. There were a total of 2921 adult men, 1185 adult women and 4 adult transgender persons experiencing homelessness that resided in one or more of the homeless shelter system in Milwaukee. Of the children experiencing homelessness, 828 were male, 928 were female and 2 were transgender. Of the 5,868 homeless people reported as receiving emergency services, 1446 were White, 4073 were Black/African American, 25 were Asian, 58 were American Indian or Alaskan Native, 12 were Native Hawaiian or Other Pacific Islander, and 254 reported multiple races. 5387 reported non-Hispanic/Latino ethnicity while 481 reported as being Hispanic/Latino. (Note: This data does not include persons served by the Milwaukee Rescue Mission.) It is important to note that not all homeless people who seek emergency shelter are able to be placed in one of Milwaukee's emergency shelters. Since the establishment of Coordinated Entry, callers to 211 are prioritized based on a Vulnerability Index, a brief assessment instrument that looks at level of homelessness, mental health, substance abuse, physical health problems and other factors in order to prioritize need and place the most in need into shelter. Families who are not referred to shelter are connected to prevention services with the goal of helping them avoid an episode of homelessness and regain housing stability.

Emergency shelters and transitional housing providers were called upon to respond to significant needs evidenced by the homeless population (adults and children) including mental illness 861, alcohol abuse 105, drug abuse 139, both alcohol and drug abuse 179, chronic health condition 394, HIV/AIDS 16, developmental disability 162, and physical disabilities 506. Emergency shelters addressed these needs through on-site case management services aimed primarily at addressing each individual's unique needs and barriers to obtaining and maintaining permanent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Length of time homeless: The prioritization of those most vulnerable by the Coordinated Entry system has resulted in people with more serious needs being admitted to shelter. In the CoC, 5,456 people were reported as participating in shelters in 2016. Though people with more serious needs are being admitted to shelter, the majority of those people who are reported to enter shelter have stays of 0-7 days (1,820 persons or 33%). 1,013 persons, or 19% of those reported, had 8 to 14 day shelter stays. 297 persons, or 5% of those reported, had 15 to 21 day shelter stays. 262 persons, or 5% of those reported, had 22-30 day shelter stays. 836 persons, or 15% of those reported, had 31-60 day shelter stays. 601 persons, or 11 % of those reported, had 61-90 day shelter stays. 442 persons, or 8% of those reported, had 91-180 day shelter stays. 138 persons, or 3% of those reported, had 181-365 day shelter stays. 24 persons had 366-730 day shelter stays. 23 persons had 731-1095 day shelter stays.

The CoC is working to reduce the length of time homeless by significantly increasing the inventory of Rapid Re-Housing (RRH) beds for families which will enable families to leave shelter more quickly and/or to avoid shelter altogether to enter RRH. The CoC covered 398 year-round RRH beds for Families in 2016. The Housing First Initiative, a collaborative of the City of Milwaukee and Milwaukee County, focuses on quickly identifying and engaging people who are homeless and unsheltered to place them in permanent housing, thus further reducing the length of time homeless for the single population.

Access to affordable housing: In 2016, 3,049 people had a destination reported as they exited the CoC homeless services system from the following providers: Hope House of Milwaukee, Guest House of Milwaukee, Cathedral Center, the Salvation Army of Milwaukee, Community Advocates, Pathfinders, Walker's Point and La Causa. Of those 3,049 reported 1,088, or 36%, went to a permanent housing destination. Permanent housing destinations include rental by client with no subsidy, rental by client with VASH subsidy, rental by client with GPD subsidy, rental by client with other subsidy, and permanent housing for formerly homeless. 322 persons went to a rental by client with no subsidy, or 27% of those reported who went to a permanent housing destination. 14 persons went to a rental by client with VASH subsidy, or 1% of those reported who went to a permanent housing destination. 1 person went to a rental by client with GPD subsidy. 389 persons went to a rental by client with other subsidy, or 33% of those reported who went to a permanent housing destination. 43 persons went to permanent housing for formerly homeless persons, or 4% of those reported who went to a permanent housing destination.

Despite the relatively high percentage of system exiters who obtain permanent housing, this is an area of major challenge for the CoC since there is a critical shortage of affordable housing units in the Milwaukee area. There have been several successful efforts to establish new permanent supportive housing but these units are subsidized, typically by ongoing rent assistance combined with cash benefits via SSI or SSDI. Unsubsidized affordable rental units are in short supply and this is a major challenge for the system.

Returns to homelessness: The strategies put in place to address length of time homeless will address the rate of return. These include increased Rapid Re-Housing capability for families and the Housing First Initiative for single individuals. In addition, the Shelter and Transitional Housing Task Force continues to work with the Milwaukee County Behavioral Health Division to improve access to crisis mental health services and facilitate enrollment of eligible people into the Comprehensive Community Services (CCS) program. This is expected to have a significant effect on the cycling of some individuals with serious mental illness in and out of the homeless services system.

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

Discharge planning: The Milwaukee Continuum of Care has invested substantial efforts into improving discharge planning from major institutions with the goal of preventing discharges to homelessness. Most successful has been Milwaukee County's establishment of a dedicated staff position to intervene in the discharge process of people with special needs who are being discharged from the Milwaukee County House of Correction, Milwaukee County Behavioral Health Division and local hospitals. This staff person works with available system and private resources to transition vulnerable individuals to safe and permanent housing situations. This hands-on approach has been very successful in preventing discharges to homelessness, especially for people with mental illness. Also key to the discharge issue is the role played by Coordinated Entry as an increasing number of institutions access this resource to connect with services to prevent homelessness. Discharges from institutions are monitored via APRs generated by HMIS. At this point in time, each of these institutions have discharge protocols that are intended to prevent discharges to homelessness either as a result of state or federal statute (mental health facilities, hospitals and foster care) or policy (corrections).

Collaboration with other services: **Collaboration with other services:** The CoC has been at the center of the development of the Housing First which housed a total of 40 chronically homeless single adults in 2016. Relative to **social services**, including behavioral health services, the CoC, through the Shelter and Transitional Housing Task Force, has worked in partnership with the Milwaukee County Behavioral Health Division to address barriers to service delivery for homeless people with mental illness and substance use disorders. This work is expected to result in increased numbers of homeless people being enrolled in CCS which will provide ongoing case management and support services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In 2016, the Housing Authority of the City of Milwaukee (HACM) undertook activities to increase the availability of decent, safe, and affordable housing; maximized the number of affordable units available to the PHA within its current resources; promoted self-sufficiency and asset development of families and individuals; conducted activities to affirmatively further fair housing; increased awareness and targeted PHA resources among families of races and ethnicities with disproportionate needs and to families with disabilities; and targeted available assistance to the elderly and families at or below 30% and 50% of AMI.

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 Neighborhood Stabilization Program (NSP) and the Choice Neighborhoods Implementation grant (CNI).

The Housing Authority was a sub-grantee on the 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 12/31/2016, HACM completed the acquisition/rehab of 13 homes, of which all have been sold to income-eligible families. An additional foreclosure has been acquired for rehab in the CNI neighborhood. This NSP partnership complements HACM's Section 8(y) Homeownership Program through which HACM is proposing to convert 15 Housing Choice Vouchers to homeownership in 2017.

On September 28, 2015, the City of Milwaukee and HACM were awarded a \$30 million HUD Choice Neighborhoods Implementation (CNI) grant to support a locally-driven, comprehensive strategy to transform Westlawn, once Wisconsin's largest public housing development, and the surrounding neighborhood via strategies in four areas:

Housing: Develop quality sustainable mixed-income housing.

People: Through case management, develop positive employment, health, and educational outcomes for Westlawn families to increase self-sufficiency.

Education: Provide neighborhood families with a high quality educational pathway from cradle to college/career.

Neighborhood: Build upon existing partnerships to develop a vibrant, well-connected community.

The Department of City Development is the Neighborhood Implementation Entity for the Choice Neighborhoods grant and the City has provided Community Development Block Grant Funds to support eligible activities in the Westlawn Transformation Plan.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

HACM is governed by seven Commissioners; two of whom are public housing residents. It is their responsibility to determine HACM policy and assure agency compliance with all applicable state laws and federal regulations.

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

Homeownership opportunities are promoted and encouraged through HACM's two homeownership programs: Section 32 program for those eligible families for public housing and the Section 8(y) program for households with a Housing Choice Voucher that wishes to convert their voucher from rental assistance to mortgage assistance. In addition, HACM assists families and individuals in increasing household assets available for homeownership in two ways: (1) through a partnership with Wisconsin Women's Business Initiative Corporation (WWBIC) to provide financial education matched with a matched savings individual development account (IDA); and (2) through the Family Self-Sufficiency (FSS) program where increased earned income can result in escrowed savings for a household.

Actions taken to provide assistance to troubled PHAs

Not applicable – The Housing Authority of the City of Milwaukee is not designated as “troubled”.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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 Efforts

The City has recently enacted an ordinance which allows the City to use their TIF authority to subsidize affordable housing. The ordinance allows the City to hold onto property taxes from a new TIF development in a defined area for one additional year, and dedicate it to other affordable housing projects. The City of Milwaukee is the State's first municipality to enact this ordinance using the State's enabling legislation.

The City also continues to provide funding and staff to the City of Milwaukee Housing Trust Fund. The Housing Trust Fund has been able to address some of the city's housing needs through gap financing and other means for the last several years. Increasing homeownership, increasing the supply of quality rental housing opportunities and providing housing opportunities for the homeless are three of the trust fund's goals.

City of Milwaukee – Equal Rights Commission

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.

City Subcontracts with Fair Housing Programs

The ***Metropolitan Milwaukee Fair Housing Council (MMFHC)*** received CDBG funds in 2016 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.

The ***Legal Aid Society of Milwaukee(LASM)***, Inc., received CDBG funds in 2016 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. In 2016, 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 facing foreclosure and those who were victims of predatory lending practices, there were successes in increasing the economic viability of clients and as a result, the city neighborhoods in which clients live. In 2016, LASM continued to work hard to combat predatory lending practices and assist homeowners in foreclosure.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City facilitated CDBG, HOME and other HUD-funded project recipients to include work experience opportunities in their housing rehab and new construction projects and to link their projects with other public and private human service, resident organizing and economic development initiatives. The City utilized CDBG and HOME entitlement funds to accomplish the specific housing goals along with other leveraged resources. In addition, the City continued to expand collaborations with lenders, businesses, developers, other governmental entities, community stakeholders and other development resources such as WHEDA and Community Development Financial Institutions (CDFIs) to expand available resources. Various City departments worked in collaboration with citizens and community-based agencies on initiatives to strengthen neighborhoods. By involving citizens in code enforcement, graffiti abatement, crime prevention, neighborhood cleanups, lead abatement and housing development, such as the Fresh Start housing apprenticeship program, community cohesion is improved while the physical appearance and safety of neighborhoods is enhanced.

The City of Milwaukee engaged in the following initiatives in 2016:

- 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.
- Expanded the jurisdiction of the program to all "non-impacted" census tracts in the metropolitan area and 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 residents to obtain their driver's license and seek employment in outlying areas.
- Helped to improve coordination between economic development agencies and social service providers to target social service and other resources to residents.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 2015 data analysis shows 9.3% of children tested in Milwaukee for lead exposure were identified as lead poisoned per the 2014 CDC lowered the level of concern of 5mcg/dL. While 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 4.6%, in near proportion when the level of concern was 10mcg/dL.

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 diversify and increase funding to make homes lead-safe before a child is poisoned.
- 4) 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 17,990 (5/1997-12/2016), of which **89** were CDBG funded in 2016 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.

Key Accomplishments in 2016 include:

- The City of Milwaukee Lead Program completed the first 26 months of a \$3.9 million dollar, 36 month HUD grant to continue to work in high risk areas to abate homes of lead hazards.
- The City of Milwaukee Lead Program was awarded a new \$3.4 million dollar, 36 month HUD grant to continue work in high risk areas, including 3 additional zip codes not covered on the previous grant, to abate homes of lead hazards, and began accepting applications at the end of the year.
- The MHD continued to work with the State of Wisconsin 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 Healthy Homes and Lead Poisoning Surveillance System (HHLPSS) in Wisconsin, which the CDC instituted to replace the STELLAR data system.
- MHD has strengthened its partnership with WI DHS to monitor contractors' work in compliance with lead-safe practices across the range of programs by performing joint monitoring and offering hands-on training courses.

Other Actions undertaken in 2016 to evaluate and reduce lead-based paint hazards:

Screening (blood lead testing): In 2016, 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 and QA/QC of previously entered data.

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 2015 is 9.3% a slight increase from the 8.6% in 2014. The current rate reported is based on the 2014 CDC lowered the level of concern of 5mcg/dL, not the 10mcg/dL as reported in previous years.

Care Coordination: In 2016, comprehensive home visit services were provided to children of approximately 165 newly identified as cases with elevated blood lead levels of >15mcg/dL. Capacity did not allow for comprehensive home visit services to be provided to the additional approximately 600 newly identified cases with elevated blood lead levels of >10mcg/dL. Additionally, MHD sent approximately 3,100 letters to parents/guardians as educational outreach that their child has been identified to have an elevated blood lead level >5mcg/dL and provided recommendations for medical follow-up and identification of possible sources of exposure. MHD Public Health Nurses provided medical management for 102 children that were identified as a new elevated poisoning (>20mcg/dL) in 2016. Additionally, MHD sent approximately 3,100 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 continued to focus on the highest risk 83,794 homes that were built pre-1950.

Lead-safe units funded: A total of 89 units were completed in a lead safe manner using CDBG funds.

Lead Poisoning Investigations/Enforcement: 64 of the 99 investigations conducted by Lead Risk Inspectors to identify lead hazards 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) and NIDC offices; Community Development Grant Administration office (CDGA); and expanded partnerships to Habitat for Humanity, Century City, Friends of Housing projects as examples and provided monitoring for lead safe work practices and lead clearances for 134 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.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Milwaukee's Anti-Poverty Strategy is focused on the expansion of opportunity in the areas of education, employment, economic development and housing. The City has increasingly targeted local and federal resources toward concerted efforts to create jobs and generate economic activity in specific

areas of the City affected by years of financial disinvestment. At the same time, City departments are working collaboratively with the non profit sector to advance innovative poverty reduction programs. In addition, in 2016, the City:

- Provided workforce-based training, education and mentoring to increase participants' workforce skills in industry-related certifications or licenses(such as lead abatement, OSHA, home construction and rehabilitation).
- Increased partnerships with other entities to offer supportive services to workers to promote job stability and retention, such as: job training, apprenticeships, education.
- Supported programs that provide skilled trades and high-tech training and those with an apprenticeship component such as Youth Build and Milwaukee Builds which offer housing apprenticeships along with education and supportive services.
- Assisted small businesses and microenterprises with technical assistance and access to capital through business lending and revolving loan programs.
- Supported transitional jobs programs for released inmates and offenders diverted from incarceration.
- Supported the *Driver's License and Employability Program* to assist low income residents in restoring driver's license privileges and to assist in employment opportunities.
- Expanded affordable homeownership for residents; increased quality affordable rental housing.
- Supported programs and initiatives which assist in removing barriers for low income persons such as walk-to-work programs, English proficiency programs and those that provide access to an array of wrap services such as: Health services, social services, education, lifeskills, employment and transportation.
- Promoted and funded programs that respond to the social issues facing youth such as: education, unemployment, teen pregnancy, truancy, crime and violence.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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 NRSAs in 2016 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 2016 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.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Milwaukee is committed to the continued coordination of all community development initiatives. In 2016, the City continued to facilitate partnerships between City Departments and community-based organizations, State and County government, other jurisdictions, neighborhood residents, businesses, faith-based entities and others in the private sector to efficiently link resources and carry out joint planning and program activities. These linkages included the following City departments: Mayor's Office, Dept. of City Development, City Health Department, Dept. of Neighborhood Services, Milwaukee Police Department, Milwaukee Fire Department, Housing Authority, Milwaukee Public Library, Redevelopment Authority, Department of Public Works, Common Council/City Clerk, Comptroller's Office and City Attorney. This spirit of cooperation is further supported by the City's cabinet form of government and is carried out on a daily basis through many channels of communication including meetings, phone conversations, e-mail, and other correspondence. In addition, the City:

- Strong Neighborhoods Plan places 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.
- 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.
- 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.
- 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.
- Continued updates and improvements to CDGA's web site to include pertinent information for community-based agencies and the public at-large.
- Continued collaborations and partnerships with non-City organizations for planning and program implementation purposes.
- Continued to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues and community renewal initiatives.
- Collaborated with Milwaukee County government and other jurisdictions on Continuum of Care and other initiatives to help homeless persons and veterans in our community.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

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 – Equal Rights Commission

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 City of Milwaukee’s Equal Rights Commission (ERC) is guided by Chapter 109 of the Milwaukee Code of Ordinances. This Ordinance allows the ERC to monitor the employment, contracting and program activities of the city; prepare reports to the Mayor and Common Council on efforts to promote equal rights and opportunities; promote positive community relations; and work toward eliminating discrimination and inequities in city government and the city as a whole. The mission of the ERC is to promote racial, social and economic equity to all those who live and work in the City of Milwaukee.

Oversight/Accountability

The Equal Rights Commission is housed under the Department of Administration and the seven Commissioners hold themselves accountable to all under-represented communities in the City of Milwaukee. Currently the ERC limits its investigative and enforcement activities to discriminatory practices not addressed within the jurisdiction of federal and state agencies. In instances that a complaint is received regarding an unprotected class, the ERC can investigate and mediate the issue. The ERC can also request reports from city departments regarding their programs or activities that relate to equal rights and equal opportunity.

Community Collaboration and Partnerships

The Equal Rights Commission establishes and maintains collaborative relationships with local human rights organizations, the academic community and the private sector for promoting equal rights by recognizing accomplishments and best practices, by facilitating community discussions relating to the equal rights and equal opportunities within respective neighborhoods and the city as a whole, and by providing, sponsoring or participating in informational and educational programs addressing equal rights

issues, the laws prohibiting discrimination and promoting equal opportunities, and the availability of services and programs. Primary objectives for engagement with neighborhoods and the community include the promotion of diversity and community cohesion.

Prevention, Education, and Training

In 2009 the city adopted a new Equal Rights model that relies on oversight and accountability activities, community collaboration and partnerships with private, non-profit and academic institutions for prevention, education and training purposes.

Throughout 2016, the Commission has met with several local organizations and City departments to further understand efforts in relation to equal rights issues. The Equal Rights Specialist and several Commissioners have also attended trainings and workshops regarding equal rights issues relevant to the City. In 2017 the Commission will take on the responsibility of educating the Mayor's Office, Common Council, city departments, and members of the community on the importance of rewriting the Chapter 109 Ordinance.

City Subcontracts with Fair Housing Programs

The **Metropolitan Milwaukee Fair Housing Council (MMFHC)** received CDBG funds in 2016 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. Some 2016 successes include:

MMFHC exceeded its 2016 goal of conducting **12** fair housing presentations in the City of Milwaukee by conducting **14** presentations. MMFHC also exceeded its goal of informing **200** participants of their rights under federal, state, and local fair housing laws by reaching **212** participants. Furthermore, 88% of all participants were African-American, Latino, or Asian, or Other/Multi-Racial. 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, in the 2016 program year, MMFHC conducted seven (7) presentations to new-arrival refugees working with the Milwaukee-based resettlement programs the International Institute of Wisconsin, many of whom are totally unaware of the fair housing laws in the United States, and are at a particular disadvantage when seeking housing. Ninety-nine percent (99%) of these participants were non-white. 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, **212** 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

¹ U.S. Department of Housing and Urban Development, *Annual Report on Fair Housing, FY 2012-2013*, <http://portal.hud.gov/hudportal/documents/huddoc?id=2012-13annreport.pdf>

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 **40** individual fair housing complainants in 2016, 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 **150** occasions, and fair housing/fair lending technical assistance to representatives of government agencies, civic and industry groups, and private individuals on **88** occasions throughout 2016. Recipients of technical assistance included the U.S. Department of Housing and Urban Development's Milwaukee Office, City of Milwaukee Housing Trust Fund Advisory Committee, the Housing Authority of the City of Milwaukee, City of Milwaukee Community Block Grant Administration, the City Attorney's Office, the Milwaukee Housing Coalition, the Greater Milwaukee Foundation, the Greater Milwaukee Association of Realtors, the University of Wisconsin – Milwaukee Alumni Association, elected officials, housing providers, housing consumers, attorneys, lenders, 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 **88** such contacts were made in 2016.

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 2016, MMFHC conducted **four (4)** specialized seminars on fair housing issues. These seminars provided in-depth information on fair housing and fair lending laws, procedures, and other related issues to 163 individuals.

MMFHC's Fair Lending Program worked to address fair lending issues in a variety of ways. Fair Lending staff conducted intake of **three (3)** allegations regarding mortgage rescue scams in 2016. Fair Lending Program staff help 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 are 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, the Education and Lending Workgroup, the Neighborhood Marketing and Inventory Workgroup, and the Housing Preservation/Repairs Workgroup. 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 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 2016. (These instances of technical assistance are included in the 88 instances of technical assistance referenced above).

Recipients of these services included the U.S. Department of HUD Milwaukee Office, City of Milwaukee Housing Trust Fund Advisory Committee and Technical Review Subcommittee, the City of Milwaukee Community Block Grant Administration, the Housing Authority of the City of Milwaukee, the City of Milwaukee Housing Trust Fund, the Greater Milwaukee Foundation, Milwaukee Habitat for Humanity, Journey House, the Sherman Park Community Association, the University of Wisconsin – Milwaukee Alumni Association, and the Greater Milwaukee Association of Realtors.

The ***Legal Aid Society of Milwaukee(LASM)***, Inc., received CDBG funds in 2016 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. In 2016, 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 facing foreclosure and those who were victims of predatory lending practices, there were successes in increasing the economic viability of clients and as a result, the city neighborhoods in which clients live. In 2016, LASM continued to work hard to combat predatory lending practices and assist homeowners in foreclosure. Some 2016 successes include:

LASM serviced 82 new cases for homeowners within the City of Milwaukee. The following are examples of the issues addressed in the representation, mediation and/or litigation of these cases:

A homeowner received foreclosure notices for years and after contacting the loan servicer was told to make payments or vacate. The homeowner did not respond to the foreclosure pleadings believing she had no defense. The lender told her she would receive a form to "sign the house over" but that form was never received. Eventually, the lender rescinded that offer but she had already relocated. She learned many months later that the house was broken into and the City issued warning letters for code violations on the property. She sought assistance from LASM and it was discovered that the foreclosure action was dismissed for lack of prosecution leaving the property in her name. LASM negotiated with former opposing counsel to reopen the case and reduce the redemption period. The foreclosure action was finally concluded reducing the possibility of the former homeowner receiving further building code violations and exposure to liability. The building was also secured so as not to be a neighborhood nuisance.

An elderly couple came to LASM after finding themselves defendants in a foreclosure action. An LASM attorney filed an answer, counterclaims and a third-party complaint against the servicer on their behalf. This couple had previously sought LASM assistance with a loan modification but was still struggling.

With much effort and negotiation, a settlement agreement was reached to put the couple back on a stable path to remain in their home long term. Unfortunately, before the settlement documents reached LASM for the homeowners' signatures, the husband passed away suddenly. LASM was able to direct the widow in obtaining authority to enter into the agreement for her and her late husband so as not to lose the opportunity to resolve the foreclosure matter.

A single parent and homeowner came to LASM facing foreclosure. An LASM attorney attempted to assist her in obtaining a loan modification, however, in part due to her income in the hospitality industry which was difficult to document, she did not qualify for a modification. The lender commenced a foreclosure action. LASM represented the homeowner and prevailed and the case dismissed, with prejudice. The lender appealed and LASM represented the homeowner on appeal. The trial court decision was overturned and the lender refiled another foreclosure action against the homeowner. LASM assisted in settling the action for the homeowner which involved a cash payment to her and time to relocate from the premises.

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.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with its' Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2016 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; and create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents. 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 2016 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, an 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. Funded agencies were also required to submit a final 2016 year-end report detailing their accomplishments and providing a self-assessment of their funded activities.

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 2016, Minority, Disadvantaged and Women-owned businesses utilized the EBE Revolving Loan Pool resulting in new job creations and new business certifications. In addition, the City has enacted legislation which has specific requirements as it relates to City contracts and participation by minority and women-owned enterprises.

Subrecipient Monitoring. 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.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

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 2016 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 2016 CAPER Report covering the City's Community Development Program from January 1, 2016 through December 31, 2016. The public comment period for review of the Report was **February 27, 2017 through March 29, 2017.** CDGA published the availability of this report on the City's website and in 5 publications on the dates listed and has submitted copies for public review at local libraries, CDGA offices and the City Legislative Reference Bureau.

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.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Community and Economic Development Committee, which is the official oversight body governing Federal Block Grant funds, adopted the **2016 Funding Allocation Plan**, which determined the various 2016 funding categories. Funding recommendations were subsequently approved by the Community and Economic Development Committee and ratified by the Milwaukee Common Council and Mayor.

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 Consolidated Strategy and Five Year Plan and the City of Milwaukee's Citywide Strategic Plan in setting the priorities and goals for 2017 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 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.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Inspections - The inspections of HOME assisted projects is an ongoing process. In 2016, 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.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

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.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In 2016, a total of \$116,456.78 in program income was used for eligible affordable housing activities involving the housing rehab of 8 properties. The characteristics of the beneficiaries are as follows: All fell within the extremely low and low income categories. Pertaining to race and ethnicity, four are Black, three are White and 1 is Hispanic.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The City has recently enacted an ordinance which allows the City to use their TIF authority to subsidize affordable housing. The ordinance allows the City to hold onto property taxes from a new TIF development in a defined area for one additional year, and dedicate it to other affordable housing projects. The City of Milwaukee is the State's first municipality to enact this ordinance using the State's enabling legislation.

The City also continues to provide funding and staff to the City of Milwaukee Housing Trust Fund. The Housing Trust Fund has been able to address some of the city's housing needs through gap financing and other means for the last several years. Increasing homeownership, increasing the supply of quality rental housing opportunities and providing housing opportunities for the homeless are three of the trust fund's goals.

The City's Strong Neighborhoods Initiative is assisting the City and local nonprofits in more effectively addressing the housing foreclosure crisis and its impacts on our neighborhoods. Neighborhoods of color are disproportionately harmed by the foreclosure crisis.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100	77
Tenant-based rental assistance	5	3
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	5	4
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	32	30

Narrative

In 2016, the City of Milwaukee received HOPWA entitlement funds for the four-County Milwaukee Metropolitan area which comprises Milwaukee, Ozaukee, Waukesha, and Washington counties. In Program Year 2016, 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 2016 HOPWA contracts were awarded to Richard's Place (located in Waukesha) and the AIDS Resource Center of Wisconsin.

Richard's Place, Inc. provides supportive living services to homeless persons with HIV/AIDS including one four-bedroom 24-hour staffed Transitional Housing Program and one four-bedroom 24-hour staffed Permanent Supportive Housing Program. Both homes serve homeless persons with serious health issues related to AIDS, including availability of end-of-life hospice care and/or the inability to maintain stable housing due to many other issues; 6 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, mental health issues and/or persistent drug and alcohol addictions and/or long term HIV infection of 20 years or longer. Individualized residential care is provided with twenty-four hour supervision including the following services:

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

Richard's Place maintains a waiting list and at the time of an opening the individual on top of the list is contacted first and so on.

Project Accomplishment Overview

Richard's Place - Richard's Place utilized \$5,138 for administration costs, \$41,769 of HOPWA funds to cover case-management and supportive services costs at the Richard's Place Transitional Supportive Housing program that provided supportive services to 6 unduplicated residents, \$41,769 of HOPWA funds to cover case-management and supportive services costs at Richard's Place Permanent Supportive Housing program that provided services to 5 residents and \$12,000 in operating funds for maintenance staff at our Permanent Supportive Housing program.

The objectives established by Richard's Place for the 2016 program year included the following:

Stable Transitional Housing with In-house Supportive Services: Richard's Place original goal was to assist 9 residents through in-house supportive services while in residence at Richard's Place Transitional Supportive Housing. Richard's Place was not able to obtain that goal due to the number of issues and needs the residents living in the Transitional Housing Program struggle with. Addressing substance abuse and mental health issues which for the 4 residents living at the Transitional Supportive Housing Program has been difficult. All 4 residents admit and are aware that they became homeless due to addiction or behavioral issues relating to mental health diagnosis and want to continue working toward

staying sober and drug free while also maintaining medication regimen prescribed by their physician. All four of these residents are anticipated to come to the top of the waiting list for a Mainstream Voucher from the Waukesha Housing Authority within the next 6-8 months and will be able financially to move to independent living and work with our outreach staff on continuing to maintain sobriety and follow budgets they have worked on while living in our Transitional Housing Program.

One resident obtained employment however the other three are on Social Security Disability income.

Stable Permanent Housing with In-house Supportive Services: Richard's Place original goal was to assist 6 residents through in-house supportive services while in residence at Richard's Place Permanent Supportive Housing. During the program year 1 individual obtained a Mainstream Voucher and with his SSDI and obtaining a part-time job he was able to move to independent living. Three residents are provided in-house supportive services and need the continued ongoing supervision that Richard's Place Permanent Supportive Housing provides. One resident has an AIDS dementia diagnosis and was placed at Richard's Place Permanent Housing by the court because he cannot live safely on his own, two other residents are not able to live independently again because of damage the virus has caused to their brains. The fourth resident was Case-Managed several years ago by Richard's Place while living independently with HIV, however was unable to live on his own at 81 years of age. After showing signs of forgetfulness and other behavior that caused concern with the apartment complex he was staying in, he moved into Richard's Place and was then diagnosed with Alzheimer's. His familiarity with Richard's Place and wanting to live with others who also are HIV positive has provided comfort and dignity to him.

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.

The Aids Resource Center of Wisconsin(ARCW), ARCW remained fully compliant with the objectives outlined in the Consolidated Plan and Action Plan for the metropolitan Milwaukee area. ARCW was an active participant with the five-year Consolidated Action Plan process in the spring of 2014. With community partners focused on the HIV positive client population, ARCW was a part of the process to create a collaborative approach to meet the housing needs of HIV positive individuals.

In 2016, ARCW and its contracted partners offered a broad range of housing services to meet individual and family needs, including transitional residential housing, rent and utility assistance, and housing counseling services that includes budgeting guidance. Clients accessing services through ARCW's housing program have full access to ARCW's comprehensive roster of health and social services, including case management, transportation assistance, life-skills education, legal assistance, food pantry and nutrition counseling services, and referrals and follow-up for medical, dental, mental health, and alcohol and other drug abuse (AODA) treatment services. Clients accessing housing services are assessed to determine the services that would best meet their needs. These services may be provided by ARCW or another agency in the community. ARCW maintains close collaborative relationships with housing entities, including county-based public housing authorities, the My Home Program, Elena's House, Richard's Place (in Waukesha), Salvation Army, UMOS, Hope House, Community Advocates, and local emergency shelters. ARCW also maintains a strong working relationship with the Point of Entry staff at

the local 211. ARCW is also an active participant in Continuum of Care (CoC) throughout the State, including the Milwaukee area CoC. ARCW has strengthened collaborations with the Department of Veterans Affairs to ensure qualifying veterans are connected to VA housing services to support the elimination of homelessness for veterans.

Project Accomplishment Overview

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

Through the short-term rent and utility assistance (STRMU) program, ARCW provided rent and utility assistance to 85 unduplicated clients using City HOPWA funds appropriated in 2016. This was slightly higher than the projection of 80 (as projected in the amended Projected Activity that began when the carry-over funds were spent). Those not meeting eligibility criteria received housing counseling, budgeting education, and referrals to other possible resources. 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. All of households receiving rent assistance were able to maintain their housing and avoid eviction. The STRMU program provided a successful alternative to client entering the homeless service system. Every client that applies for City HOPWA funds is assessed for eligibility for subsidized housing and is provided 1:1 assistance with completing the application process. Access to City HOPWA funds is an essential tool necessary to effectively intervene for households living with HIV at high-risk for homelessness. City 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 through which clients can work with ARCW housing staff to access these units can be lengthy. Use of City HOPWA rent assistance re-establishes stability, preserves rental history, and provides the time that is necessary to assist clients with this process.

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 19 homeless individuals received facility-based housing assistance through Wisconsin House, ARCW's single-room occupancy facility. Due to past rental history, lack of income and/or employment, recent release from incarceration, or other barriers, many of the HIV positive clients had no other housing option available to them. A total of 1,667 overnights were made available to the 19 individuals who resided at Wisconsin House at some point throughout the grant year, averaging 64 overnights per resident. Additionally, Wisconsin House residents also had access to meals and nutritional support and ARCW provided 4,971 meals to these individuals. All residents of Wisconsin House also had full access to ARCW's comprehensive roster of health and supportive services.

Provide safe housing options.

Two hundred and ninety-four HIV positive clients residing in the four-county metro area received housing counseling that included income/expense budget analysis, a review of affordable housing options, and education on budgeting and housing sustainability. 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.

Reduce incidence of hunger and malnutrition.

As previously stated, residents of Wisconsin House have access to a meal program that provides three nutritious meals per day. In 2016, 4,971 meals were served at Wisconsin House to residents. This includes special meals on major holidays. The meals are provided by a talented, part-time cook with a culinary background. In addition to meal provision, residents at Wisconsin House are provided opportunities to improve cooking and meal planning skills. Residents are provided with opportunities to plan and cook meals, which helps them develop their ability to create cost efficient, healthy meals using the food they will obtain from ARCW's Food Pantry when they move to independent housing.

Additionally, every eligible client who is served by the City HOPWA-funded housing assistance program is automatically referred to ARCW's food pantry program, if they are not already enrolled. The vast majority of clients who received housing services through City HOPWA in 2016 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. The food pantry program is designed to help clients improve their understanding of the role nutrition plays in HIV treatment and to better prepare them for independent living.

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

ARCW staff provide 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. ARCW is committed to the concept that "Housing is Healthcare" and all programs are structured with this overriding value. Program staff ensure that barriers to medical care are addressed and encourages clients to continue with care and medications as prescribed. One hundred percent of clients assisted with City HOPWA funds for rent assistance were active in medical care in 2016. Related to connecting clients to vital medical services is ensuring access to medical insurance. ARCW continues to focus on the insurance status of all those seeking our services. Between employer-provided insurance, Medicaid, and the Affordable Care Act, 95% of clients served in ARCW's case management and housing programs were connected to a payor source for medical care. This

helped ensure that clients were maintaining good health and reducing their chance for opportunistic infections and other detrimental effects on their lives and health. This, in turn, reduces the impact of HIV disease on communities, health care systems, and benefit systems.

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

In 2016, Elena's House, through its subcontract with ARCW for City HOPWA funds, provided long-term transitional housing services to 10 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. Elena's House staff and volunteers ensure that those residing in the house are connected to HIV medical care and other core services that help maintain health and stability.

Outcomes Assessed

The goals and objectives of the housing programs administered by ARCW in 2016 were in line with the CDGA Consolidated Plan to address homelessness and housing needs in the Milwaukee metropolitan area.

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 City HOPWA funds to support short-term rent and utility costs. In addition to City 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 for rent assistance and housing supportive services outside of the Milwaukee metro area.

All services provided to clients seeking assistance for housing-related costs are documented in electronic files maintained in ARCW's *Provide Enterprise* database. In addition to the documentation of interventions provided to clients, this database contains information on client demographics, assessment records, income source, employment history, previous housing addresses, household makeup, insurance and benefit information, and identified goals and action steps needed in the form of a service plan. Any financial assistance is based on HUD-determined fair market rate, household size, and client income level. Checks are requested via the *Provide Enterprise* database and made payable to the landlord or utility company. Check copies are maintained by the agency's finance department. ARCW housing staff also records 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 85 households in 2016. Hundreds of other households in the service area received housing counseling. Services to the 85 households included financial assistance to clients to ease their financial burden related to rent and utility costs, to prevent evictions, and to keep clients and their families in safe housing. Assistance can last three to four months so that extremely low-

income clients earning less than 80% of county median income can better meet their housing needs. The housing assistance provided to clients in 2016 included:

- 85 unduplicated households receiving STRMU financial assistance;
- 19 unduplicated individuals receiving housing, financial and supportive services through the Wisconsin House program;
- 10 unduplicated individuals receiving housing and supportive services through Elena's House, a subcontracted housing facility; and
- 294 unduplicated households receiving 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 assistance. Case Managers also provide holistic, supportive services 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 services to satisfy their basic needs, such as housing and food assistance, 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 dealing with HIV disease. 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, thus reducing their dependence on emergency care and its associated costs. Maintaining a very low viral load of HIV through adherence to medical care and medications also means a much reduced risk of transmitting the virus to others.

Clients who are able to improve their overall health are better equipped to join and remain in the workforce. This, in turn, helps them to sustain their housing and remain independent. Without the assistance made available through City 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.

Coordination

ARCW is an active participant in CoC throughout Wisconsin, including the Milwaukee metro area, Dane County CoC, Eau Claire area CoC, Brown County CoC, and the Balance of State CoC. ARCW collaborates in a variety of ways with over 250 agencies in Wisconsin for the delivery of HIV prevention, care and treatment services. ARCW is also an active participant of the Point and Time Survey and Shelter Managers Monthly meeting. ARCW partners with UMOS, 16th Street Community Health Center, Milwaukee Health Services, Outreach Community Health, Children's Hospital of Wisconsin, Community

Advocates , The Women's Shelter, Department of Veterans Affairs, and other entities to provide a centralized avenue for housing counseling and assistance for persons living with HIV/AIDS. ARCW collaborates with other area housing providers such as Public Housing Authorities in all four metro counties, numerous emergency shelters, Richard's Place, Salvation Army, Cathedral Center, St. Benedict's, St. Catherine's, Guest House, Hope House, and others.

ARCW is the largest provider of HIV services in Wisconsin. Having a multidisciplinary team under one roof and using a Medical Home model ensures that clients and patients receive comprehensive and HIV specific medical, mental health, dental, substance abuse treatment, and pharmacy services. ARCW can also 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. Clients and patients who preferred to receive or are better served by supportive services from another community provider are offered referrals to those agencies and services.

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.

Yearly Richard's Place is recognized by many different sources such as churches or Service Clubs do to the unique services provided in both the Transitional and Permanent Housing Programs. Currently the Board of Directors and Fundraising committee are working on our 20 year anniversary coming up in 2018.

Barriers or Trends Overview and Recommendations

The barriers facing ARCW clients follow a trend that has persisted over the past several years. First, barriers closely related to extremely low income impacts housing stability. Most of clients receiving City HOPWA assistance are on disability benefits. Client incomes are extremely low, to the point that even after receiving assistance some of them still struggle with paying for rent and utilities. While it is clear that STRMU assistance is not to relieve clients of their obligation to pay rent and utility assistance, the 52 week waiting period is a long time to wait for assistance for extremely low income HIV positive clients. The compounding emergencies are occurring too frequently. Without other resources during the waiting period, the risk of eviction and homelessness always looms large for these clients. To address this barrier, ARCW invested on \$100 utility assistance gift cards for clients who are experiencing difficulty in paying for utility bills despite receiving STRMU assistance. The 100 gift cards were available to clients throughout the State who may be in need of assistance with their utility bills in 2016, and is again available in 2017 while funds last. This assistance is privately funded.

ARCW also adjusted its formula moving into 2017 to ensure that during assistance clients only pay 30% of their income towards rent or mortgage. In the past some clients paid a bit more, as

the assistance portion was capped at 45% Fair Market Rent. This will hopefully contribute to stability and sustainability for those seeking housing assistance.

Lack of valid lease is a barrier to STRMU for some ARCW clients. Some of our clients although may have evidence that the utility is in their name are still unable to provide documentation which prove legal occupancy of the houses of residence. To address this barrier, ARCW case managers continue to advocate with landlords to ensure that clients have valid leases at all times. While some landlords have responded positively to this initiative, some have not and therefore preventing assistance to clients who genuinely requires these services.

Many ARCW clients living with HIV also struggle with alcohol and other drug abuse (AODA) and/or mental health conditions. As if this is not enough, the vast majority of these clients are not able to live in the areas that they would prefer because of their limited incomes. Instead they are forced to live in communities where they can afford to pay the rent even when this puts their recovery and chances of improved health outcomes in jeopardy. In most cases, these individuals can only afford to live in low income neighborhoods with very high incidences of drug use and crime. This put the clients at a serious risk of drug relapse, agitated mental health, housing instability, and the potential risk of being disconnected to care.

These conditions have a direct impact on housing stability and improved health outcomes. ARCW offers behavioral health care on site. Access to these services can help stabilize clients in these areas which may lead to better housing stability. Due to the expansion of Medicaid to single adults under 100% federal poverty lines and insurance options due to the Affordable Care Act, most clients are now insured and able to access behavioral health care without fear of incurring large bills. We hope that these services will continue to minimize the risk of relapse and housing instability even as they continue to work towards improving their economic situations. ARCW believes that the repeal of Affordable Care Act will significantly, negatively affect these clients.

ARCW has worked to minimize the impact of other barriers to housing stability in multiple ways. One method is that the housing case managers do not provide just financial assistance, but also offer housing advocacy, counseling, and education. Budgeting education is also provided to assist the client with understanding the requirements of accessing subsidized housing and identifying areas they can focus on to improve credit history and/or avoid predatory loans. ARCW places a strong focus on consumer and tenant education to empower clients by developing skills that will allow them to successfully manage household finances and maintain a positive rental history. Access to City HOPWA assistance is an essential component in the process because it disrupts the cycle of housing instability by strengthening client rental history, making them better candidates for subsidized housing.

Another method of reducing the barriers faced by HIV positive individuals is by working to strengthen partnerships with other community-based providers through collaboration with local CoC's. This has provided ARCW with insight into and connections with other agencies to address the needs of the clients we serve. We have also conducted outreach to educate

community providers on the services we offer statewide, to ensure we are reaching the majority of HIV positive individuals in the state.

The barriers to stable housing continue to persist for HIV positive persons in the Milwaukee area. As an agency, we are working collaboratively to employ innovative strategies to assist clients with overcoming these barriers to maintaining stable housing. This is a foundational approach because HIV is a chronic health condition.

Recommendations for Program Improvements

Both Richard's Place Transitional and Permanent Supportive Housing programs started with funding from HUD SHP funds. With so many of the homeless individuals we have served in Transitional Housing with addiction and mental health issues, the 24 month time frame of providing the support along with necessary referrals is getting more difficult for individuals to be successful at becoming and staying independent and healthy. Richard's Place has been talking about and discussed with HUD officials at the Milwaukee Field Office about the possibility of making the Transitional Program a Permanent Supportive Housing Program. Staying in the same property we are now which is owned by the Waukesha Housing Authority we would then have 8 beds for Permanent Supportive Housing between both homes until we are able to obtain the funds to rehab an existing structure. Richard's Place is also a member of the Balance of State Continuum of Care and would need to look at whether the NOFA coming up this year is when we would apply or next year. Still in the discussion stage and making sure we do what is best and more effective for the individuals we serve.

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

Richard's Place

Due to the high numbers of heroin use and deaths in the Milwaukee Metro area and knowing people who are testing HIV positive due to needle use we expect an increase in HIV positive individuals over the next year or two. Comprehensive Case-management is so vital when housing someone with addiction and mental health issues.

ARCW

The trend that we have observed over the years continues to be increasing housing costs with limited increase in incomes. We have also witnessed more of our clients being diagnosed with mental health and AODA related issues. To some extent this may be because of the traumatic situations that occurred in Milwaukee in 2016, an indication that our clients will often present with symptoms of the larger societal problems. These issues will continue to negatively impact on the ability of persons living with HIV/AIDS to maintain stable housing. At the same time, we have also seen that the integrated model of care provided by ARCW is a sure way of engaging clients in care and addressing their needs, including housing needs.

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, behavioral health, and oral health care services, as well as in-house pharmacy services, ARCW can provide immediate access to other needed social services, including 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 receives HUD funding for two long-term housing assistance programs that aid in housing formerly homeless or incarcerated individuals. In addition, ARCW is granted Ryan White Care Act funds to assist with short-term emergency sheltering in motels and with Security Deposit assistance. HOPWA funds from the State of Wisconsin provide assistance to individuals in the 68 counties not included in the four county Milwaukee metropolitan area. And lastly, ARCW used privately raised dollars to provide utility assistance to individuals in 2016.

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 CoCs throughout Wisconsin, including the Milwaukee metro area, Dane County CoC, Eau Claire area CoC, Brown County 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 is also an active participant of the Point in Time Survey and Shelter Managers Monthly meeting. ARCW partners with UMOS, the 16th Street Community Health Center, Milwaukee Health Services, Outreach Community Health, Children's Hospital of Wisconsin, Community Advocates, the Department of Veterans Affairs, and other entities to provide a centralized avenue for housing counseling and assistance for persons living with HIV/AIDS. ARCW has a subcontract with Elena's House for the operation of a housing and supportive services facility. ARCW collaborates with other area housing providers such as Public Housing Authorities in all four metro counties, numerous emergency shelters, Richard's Place, Salvation Army, Cathedral Center, St. Benedict's, St. Catherine's, Guest House, Hope House, and others.

Richard's Place works and collaborates with ARCW staff regarding client's needs and receiving many of our referrals from ARCW. Students from several of the Universities do their internships at Richard's Place which is helpful for the organization as well as the residents who live in both programs.

Technical Assistance

At this time, ARCW and Richard's Place are not seeking any technical assistance.

**NEWSPAPER NOTIFICATION
FOR 2016 CAPER**

CITY OF MILWAUKEE - COMMUNITY DEVELOPMENT PROGRAM

PUBLIC NOTICE OF AVAILABILITY OF YEAR 2016 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, 2016 through December 31, 2016*. 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. 27, 2017 through March 29, 2017**. 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-4, 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.

