"DRAFT"

2015-2019

FIVE YEAR

CONSOLIDATED

PLAN AND STRATEGY

City of Milwaukee, Wisconsin

For Submission to the U.S. Department of Housing & Urban Development by the:

Community Development Grants Administration
Steven L. Mahan, Director
City Hall – 600 East Wells Street-Room 606
Milwaukee, Wisconsin

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

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

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

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

As a Participating Jurisdiction (PJ) and entitlement community, the City of Milwaukee-Community Development Grants Administration (CDGA), receives annual funding allocations from the Federal government to fund activities to address these National Objectives.

As a recipient of these funds, the City of Milwaukee is required to submit to HUD every five years, a Consolidated Plan and Strategy that defines the direction the City will take in utilizing these Federal funds to address the national objectives in a manner that will produce the greatest measurable impact on our community.

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

The HUD statutory program goals are:

DECENT HOUSING - which includes:

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

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A SUITABLE LIVING ENVIRONMENT - which includes:

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

EXPANDED ECONOMIC OPPORTUNITIES- which includes:

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

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

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

For the most part, this Consolidated Plan is focused on how to best spend Federal HUD dollars. There is little discussion on the need for quality schools, government expenditures for human services or on the role of personal responsibility for life decisions, which impact economic viability. While those are all key issues, they are not within the scope of this Consolidated Plan for the City of Milwaukee's use of Federal funds. While the Consolidated Plan does not directly address these issues as strictly defined, many of the programs funded by the Community Development Grants Administration, (CDGA) have an impact on these concerns and more importantly, bring value to Milwaukee's diverse neighborhoods. The City of Milwaukee, Community Development Grants Administration will continue to strive to address the needs of Milwaukee's residents, while promoting programs and activities that will provide the greatest benefit for our community.

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Resources

Many activities identified in the Consolidated 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 will also be used for proposed activities.

Leveraging Funds

CDGA 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 Solutions Grant (ESG) funds will utilize will utilize CDBG funds and agency private funds and donations to match the use of the ESG funds. Also, in addition to CDBG funds, other State funds and non-governmental funds will be used in conjunction with shelter related activities.

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

Economic development funds will compliment projects from the Department of Justice, Safe Havens which directly impact community security and safety issues.

The priorities and accomplishment goals outlined in this document are based on assumptions about future funding levels for the Consolidated Plan programs. In all cases, the City of Milwaukee has presumed the level of funding of each program based on previous annual funding levels. Because these programs are subject to potential changes due to national funding decisions, the projections and planned activities are subject to change based on the availability of funding. The strategies and recommendations outlined in the document attempt to balance the needs and priorities of our community and as identified in the data analysis, with the availability of funds.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Community Development Grants Administration has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent housing and economic opportunity for all community residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and social service providers. These priorities represent a comprehensive approach to neighborhood vitality, housing availability and affordability for all residents and adding value to the community.

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

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

The City's ***Economic and Community Development Strategy*** compliments its Anti-Poverty strategy by emphasizing the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing. In terms of targeting resources, Milwaukee continues its commitment to cluster developments and large impact developments. In this vein, there is a growing sense that public and private sector funding should be focused more on tangible outcomes leading to neighborhood revitalization and the creation of jobs, income and wealth. This model of comprehensive planning is embraced by the residents of the target areas as the emphasis is focused on housing improvement, job creation and income enhancement.

The City of Milwaukee's ***Housing Strategy*** for the next five years includes expanded homeownership opportunities and access to affordable housing for all residents, the elimination of blighted structures, the sale and redevelopment of vacant lots, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also proposes to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

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

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

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

Additionally, the City places an emphasis on addressing the needs of the mentally ill and veterans, youth issues such as dropout rates, recreation, educational programs and employment and overall unemployment issues. Housing and supportive services for persons with Aids and other disabilities are another priority for the City of Milwaukee as well as continuing to monitor the impact of the Wisconsin Works (W-2) programs for Milwaukee's residents.

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

The City's ***Public Housing Improvement Strategy***, formulated in conjunction with the Consolidated Plan, notes the following strategies for its residents including: efforts to provide opportunities for resident participation through economic development programs, home ownership programs and supportive services offered through drug elimination grants and economic development and supportive services (ED/SS) grants at all its public housing developments. Residents are also directly involved in the evaluation of program outcomes and in the determination of the level of satisfaction with facilities and services offered by the Housing Authority. Other initiatives include the Housing Authority's commitment to expand their efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing and the portability of residents who wish to relocate to other communities outside the city.

The City continues to support efforts to strengthen Milwaukee's communities, including programs such as community organizing (block club creation and support), crime prevention, neighborhood cleanups, health care services, elderly home care and landlord/tenant programs.

The City will continue to promote policies and employ strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City will continue to approach planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City will also continue to investigate programs and support initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. The City is also supportive of initiatives and efforts that emphasize employment and self-sufficiency. Funding allocations are designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

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3. Evaluation of Past Performance

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

The following pages summarize key accomplishments during the 2013 program year.

Summary of Progress

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

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 Benchmarks (#units)	FY 2013 Actual (# units)
Acquire/Rehab/Sell	Expand the supply of affordable housing units for low income persons through acquisition/rehab/ sale activities	Decent Housing	Affordability	# affordable units complete & sold to eligible persons		
New Housing production(rental & owner-occupied)	Construct new owner-occupied and/or rental housing for income eligible households.	Decent Housing	Affordability	# affordable units complete & sold to eligible persons #rental units complete & occupied by eligible persons	**65**	**78**
Rehabilitation of existing rental units	Rent rehab: Provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households.	Decent Housing	Affordability	#affordable rental units complete & code compliant		
Owner-Occupied Rehab Programs (Non profit agencies & City departments)	Provide forgivable housing rehab loans for repairs based on interior and/or exterior municipal code violations.	Decent Housing	Affordability	#owner-occupied units complete & code compliant	**100**	**170**
Milwaukee Builds Housing Apprenticeship Program	Provide apprenticeships in home repair and home construction.	Decent Housing	Affordability	#affordable units complete & sold to eligible persons	**4**	**2**
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/ Accessibility	#units constructed & persons with increased accessibility	**25**	**82**
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	**420**	**534**
Lead Prevention & Abatement	Combat lead hazards through Inspection, testing and abatement in collaboration with existing housing rehab programs and the Milwaukee Health Department.	Decent Housing	Affordability	#units of housing tested & abated of lead hazards	**300**	**320**

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Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2013 Bench marks	FY 2013 Actual (#units)
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	# residential structures brought into code compliance	**1,500**	**5,056**
FOCUS (Fire Prevention)	Install free smoke detectors and provide fire prevention & education for residents; conduct screenings and referrals for additional social services.	Decent Housing	Affordability	#low income households assisted	**700**	**1,341**
Code Enforcement-Tenant Assistance program & Landlord/Tenant Compliance	Address identified code violations on rental properties through rent withholding and rent abatement; use rental proceeds for repairs related to health, safety and welfare of tenants.	Suitable living environment	Sustainability	#households assisted & number of repairs	**1,700**	**2,814**
Acquisition of Real Property	Acquire blighted properties for eventual redevelopment	Suitable Living Environment	Sustainability	#new housing units and/or jobs created for low income persons	**3**	**3**
Cleanup of Contaminated Sites (Brownfields**)**	Remediation of Brownfields for eventual redevelopment	Suitable Living Environment	Sustainability	#new housing units and/or jobs created for low income persons	**10**	**10**

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Examples of Successful Major Housing Projects

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

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Summary of Progress

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

Program Category	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 Benchmarks	FY 2013 Actual (#units)
Public Services- Employment Services	Provide Job Placement/Job Training & Placement assistance for low income persons	Suitable Living Environment	Expand economic opportunity	# low income persons trained & placed into jobs	**115**	**353**
Economic Development- Direct financial and/or technical assistance to for profits	Provide technical or financial assistance to businesses	Expand economic opportunities	Sustainability	#new businesses and new jobs created for low income persons	**50**	**63**
Economic Development- Revolving Loan Fund Program	Provide loans to businesses to create jobs	Expand economic opportunities	Sustainability	#new businesses and jobs created for low income persons	**15**	**13**
Economic Development- Emerging Business Enterprise Program	Provide assistance/City certification to businesses to created jobs	Expand economic opportunities	Sustainability	#new jobs created for low income persons	**10**	**13**
Public Services- Youth Services	Increase employment, education, recreation, mentoring, tutoring, teen pregnancy prevention, safe havens for youth	Suitable Living Environment	Sustainability	# youth with increased access to services	**17,850**	**19,793**
Public Services- Crime Awareness & Community Organizing	Facilitate residents/stakeholder in community improvement efforts; crime prevention initiatives	Suitable Living Environment	Sustainability	# residents & stakeholders engaged in community improvement efforts	**3,000**	**5,610**
Public Services- Community Prosecution Program	Abate neighborhood nuisances & drug houses through prosecution	Suitable Living Environment	Sustainability	# properties & nuisances abated/resolved	**100**	**1,938**
Public Services- Driver's License Recovery	Assist low income persons with driver's license recovery & other supportive services	Suitable Living Environment	Sustainability	#low income persons obtaining a valid driver's license	**125**	**783**
Public Services- Homebuyer Counseling	Provide homebuyer counseling & budget counseling for 1st time homebuyers	Suitable Living Environment	Sustainability	#low income persons obtaining a home mortgage loan	**100**	**209**
Public Services- Teacher In Library Initiative-Summer Super Reader	Promote educational development and reading at City libraries & Community Learning Centers	Suitable Living Environment	Sustainability	#low income youth with improved reading skills	**6,000**	**9,224**

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Program Category	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2013 Benchmarks	FY 2013 Actual (#units)
Emergency & Transitional Shelter & supportive services	Provide emergency shelter & transitional housing & supportive services to promote housing stability & independence	Suitable Living Environment	Availability/ Accessibility	# low income, homeless persons achieving housing stability, safety & independence	**5,600 (ESG funds)**	**9,322 (ESG funds)**
Housing & Services for Persons with HIV/Aids	Provide housing assistance & supportive services to facilitate housing stability & independence	Suitable Living Environment	Availability/ Accessibility	# low income, persons achieving housing stability, safety & independence	**165**	**224**

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4. PR-15 Summary of Citizen Participation Process and Consultation Process

Lead Agency: The agency responsible for oversight and monitoring of these Federal funds and ensuring that these activities are implemented is the Community Development Grants Administration. The oversight body for CDGA is the City of Milwaukee Community and Economic Development Committee(CED) of the Milwaukee Common Council. All actions taken by the Committee are ratified by the Milwaukee Common Council and the Mayor. CDGA annually solicits and evaluates applications from all interested parties through an open and competitive Request For Proposal (RFP) process. The funding categories for the RFP process receive input from the community at large and are finalized by the CED Committee and Mayor. Recommendations for annual funding are made to the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

In accordance with the regulations of the U.S. Department of Housing and Urban Development and in an effort to ensure adequate and accessible citizen participation, the City of Milwaukee adopted a Citizen Participation Plan, which was reviewed and approved by the Common Council of the City of Milwaukee on April 23, 1991. The plan outlines the procedures and processes used by the City to solicit citizen input and has since been updated and revised. The document was subsequently submitted and approved by HUD.

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

Over the years, the City of Milwaukee has used its Federal entitlement funds to creatively respond to community needs and to enable neighborhood residents, businesses and other community stakeholders to achieve the highest possible quality of life. Community-based organizations are essential to these goals for responding to community needs and for strengthening the social and economic infrastructure of Milwaukee's neighborhoods and their efforts are also coordinated with City agencies which have the same mission. Relative to the allocation of funds, the City of Milwaukee places the highest priority on those programs which directly serve low and moderate income persons(defined as those with incomes of 80% or less of Milwaukee's median income). Priority is also given to those projects which serve residents of the Neighborhood Revitalization Strategy Areas(NRSAs), of which at least 70% of all residents are considered low income.

City's Notification Requirement Regarding Draft Plan Availability

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

The public notice will state that copies of the particular Plan will be available for review on the City's website, City libraries, the City's Legislative Bureau and the offices of CDGA.

Physical copies will also be available upon request. The City will make the Plan(s) public, and upon request in a format accessible to persons with disabilities. The City will provide citizens a reasonable opportunity to comment on the Plan, and on any amendments to the Plan as defined by this Citizen Participation Plan. The City will consider any comments or views of citizens received in writing, or orally, at any of the public hearings, or during the 30-day public review and will address those comments in the Plan. In preparation of the final Consolidated Plan, or Annual Action Plan, the City will include any written or oral comments on the plans in the final submission to HUD.

Criteria for Substantial Amendments to the Consolidated Plan and Annual Action Plan

The City of Milwaukee shall prepare a substantial amendment to its Consolidated Plan and/or Annual Action Plan(s) plan using the following criteria:

1) Whenever eligible activity categories proposed for funding are not listed in the City's current Consolidated Plan or Annual Action Plan;
2) Whenever there is a change in the purpose, scope, location or beneficiaries of an activity.
If there are amendments to the Consolidated Plan and/or Annual Action Plan(s), the City of Milwaukee will solicit citizen participation, including public hearings, in conformance with its Citizen Participation Plan.

Performance Reports

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

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

The City will publish a notice in at least two local newspapers regarding the availability of the CAPER, which will begin the 30-day review and comment period. The notice and the draft CAPER will also be made available to the public via the City's website, City libraries, Legislative Reference Bureau, CDGA offices and to interested persons who request a copy of the report.

Upon completion of the CAPER and prior to its submission to HUD, the City will make the report available to the general public for a (30) day review and comment period. Any comments received from the general public will be included in Final CAPER submitted to HUD.

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

Citizen Complaints

CDGA has an internal system for responding to citizen complaints and concerns in a timely manner (generally, within 15 working days where practicable).

Program Officers are available to meet with clients that present themselves at the CDGA offices. A written report is formulated when the issues are of a substantive nature and resolution is not achieved during the initial meeting. Staff will follow-up on substantive issues and provide written responses to the complainant and if necessary, provide copies of these responses to the affected organizations. Staff will track the ensuing process and analyze feedback from the parties concerned to determine viable resolution.

Access to Information for Limited & Non-English Speaking Persons

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

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

Citizen Participation in the 2010-2014 Consolidated Plan

As stated previously, the Community Development Grants Administration sponsored approximately 25 community meetings to solicit the input of stakeholders on funding priorities. In addition, CDGA, in collaboratior with Safe and Sound Community Partners, conducted door-to-door canvassing in the neighborhoods, discussing issues with stakeholders and conducting surveys on community priorities. Additionally, the City's Department of City Development facilitated numerous community meetings, focus groups and face-to-face surveys over the past several years, as part of the City's comprehensive planning process. CDGA sponsored a Consolidated Plan Task Force made up of affordable housing providers, homeless providers, human service providers and other Non- profit community-based agencies.

The goals and objectives included in this plan were formulated from broad-based participation of residents, community leaders, faith-based institutions, businesses, schools and neighborhood groups. The following top priorities were identified through the community meetings and door-to-door stakeholder surveys:

RESULTS OF SURVEYS OF COMMUNITY RESIDENTS / STAKEHOLDERS

Neighborhood Revitalization Strategy Area (NRSA) 1

Funding Category	TOTAL
Housing Production Pool (acquire blighted properties, rehab and sell to owner occupant, construct new housing on vacant lots	**478**
Housing – NIP Forgivable loans to very low income owner occupants to fix code violations	**511**
Housing Rental Rehab Projects Matching grants to rental property owners for improvements to rental properties with income qualified tenants.	**524**
Housing – Owner Occupied: Low interest Loans and grants to income qualified owner occupants for home improvements	**515**
Employment Services(Job Training & Placement/Job Placement)	**511**
Economic Development / Business Assistance	**488**
Crime Prevention / Community Organizing and Planning	**502**
Youth Programs	**505**
Senior Services	**498**
Homebuyer Counseling	**490**
Other	**4**
TOTAL	**5,026**

RESULTS OF SURVEYS OF COMMUNITY RESIDENTS / STAKEHOLDERS

Neighborhood Revitalization Strategy Area (NRSA) 2

Funding Category	TOTAL
Housing Production Pool (acquire blighted properties, rehab and sell to owner occupant, construct new housing on vacant lots	**169**
Housing – NIP Forgivable loans to very low income owner occupants to fix code violations	**183**
Housing Rental Rehab Projects Matching grants to rental property owners for improvements to rental properties with income qualified tenants.	**165**
Housing – Owner Occupied: Low interest Loans and grants to income qualified owner occupants for home improvements	**196**
Employment Services(Job Training & Placement/Job Placement)	**161**
Economic Development / Business Assistance	**149**
Crime Prevention / Community Organizing and Planning	**171**
Youth Programs	**173**
Senior Services	**160**
Homebuyer Counseling	**157**
Other	**0**
TOTAL	**1,684**

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All community meetings were held as follows in accordance with the requirements of the U.S. Dept. of Housing & Urban Development:

Meeting Date	Meeting Location
March 3, 2014	Safe & Sound – NSP 12 Cherry Court 1525 N. 24th Street
March 8, 2014	Project Respect – NSP 9 Center Street Library 2727 W. Fond du Lac Avenue
March 10, 2014	United Methodist Children's Center – NSP 11 Washington Park – Urban Ecology Center 1859 N. 40th Street
March 11, 2014	Merrill Park Neighborhood Association – NSP 14 Marquette High School 3306 W. Michigan Street
March 12, 2014	Riverworks Development Corp. – NSP 7 Gordon Park Pavilion 2828 N. Humboldt Avenue
March 15, 2014	West Care Foundation – NSP 6 Carver Academy 1900 N. 1st Street
March 17, 2014	YMCA CDC – NSP 1 Parklawn 4340 N. 46th Street
March 18, 2014	Havenswood Development Corp. – NSP 2 Redemption Lutheran Church 5641 N. 68th Street
March 19, 2014	Sherman Park Community Association – NSP 5 St. Joseph's Hospital (Klieger Auditorium) 5000 W. Chambers Street
March 22, 2014	Northwest Side CDC – NSP 3 & 4 4201 N. 27th Street
March 24, 2014	Boys & Girls Club – NSP 13 Hillside Family Resource Center 1452 N. 7th Street
March 26, 2014	YMCA CDC – NSP 10 YMCA Northside 1350 W. North Avenue (Prime Time Room)
March 29, 2014	Southside Organizing Committee – NSP 16 St. Anthony Keyser Hall 1730 S. 9th Street
March 31, 2014	Safe & Sound – NSP 8 Boys & Girls Club – Fitzsimonds 3400 W. North Avenue
April 1, 2014	Southside Organizing Committee – NSP 15 Ascension Lutheran Church 1236 S. Layton Blvd.
April 9, 2014	Southside Organizing Committee – NSP 17 St. Josaphat-John Paul Pavilion 2333 S. 6th Street

Public Hearings on the 2015-2019 Consolidated Plan & 2015 Funding Allocation Plan

In accordance with the regulations of the U.S. Department of Housing and Urban Development, the City of Milwaukee prepared a "draft" of the ***2015-2019 Consolidated Plan*** and ***2015 Funding Allocation Plan.*** The public comment period for review of these documents is **June 20, 2014 to July 21, 2014**.

CDGA notified all funded community agencies, NRSA NSP coordinating agencies, elected officials and other interested persons through mailings. CDGA also published the availability of this report on the City's website and in the publications on the dates listed below and has submitted copies for public review at six local libraries, CDGA offices and the City Legislative Reference Bureau.

Public hearings were held to solicit citizen input on the *5-Year Consolidated Plan,* and *2015 Funding Allocation Plan,* which outlines the range of activities that may be undertaken, the amount of federal funds available and any significant program changes. The public hearings were conducted by members of the Community and Economic Development Committee, the official oversight body for Federal grant funds. All public hearings were held at times and locations convenient to citizens, potential and actual beneficiaries, community-based agencies and other interested parties, with accommodations provided for persons with disabilities. These public hearings were held in the evenings and at locations in the community that are accessible for persons with disabilities. The public hearings were well publicized through newspaper notices, including Spanish language papers. In addition, two of the meetings were held at agencies that are located in neighborhoods with a majority of African American, Hispanic and non-English speaking persons.

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

CDGA provided copies of both documents to interested citizens and other stakeholders to solicit community/ resident feedback.

Official notices for the public hearings on the *2015-2019 Consolidated Plan* and *2015 Funding Allocation Plan* were published in the following newspapers:

Milwaukee Journal/Sentinel: June 20, 2014

Milwaukee Community Journal: June 20, 2014

West Bend Daily News/Hartford Press (HOPWA): June 17, 2014

El Conquistador: June 20, 2014

Port Publications/Ozaukee Press (HOPWA): June 19, 2014

Waukesha Freeman (HOPWA): June, 17, 2014

Public Hearing Dates on 2015-2019 Consolidated Plan & 2015 Funding Allocation Plan

Wednesday, July 9, 2014
John L. Miller Learning Center
Goodwill Industries – 6055 N. 91st Street
6:00pm - 8:00pm

Thursday, July 10, 2104
Kosciusko Community Center
2201 S. 7th Street
6:00pm – 8:00 pm

The 2015-2019 Consolidated Plan and 2015 Funding Allocation Plan was approved by the Community and Economic Development Committee on _____, 2014 and approved by the Milwaukee Common Council on _____, 2014 and ratified by the Mayor.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of comments not accepted and reasons
Broad-Based City-Wide Community meetings	Flyers, e-mail, letters, newspaper notice, City website, surveys	Community residents, businesses & other stakeholders	N/A. All comments on the Plan are accepted and considered
Consolidated Plan Task Force	Letters, e-mail, surveys	Housing & social service providers(employment, disabled, youth, housing, businesses)	N/A. All comments on the Plan are accepted and considered
Focus Group meetings HOPWA	Letters, phone e-mail,	Providers in the 4-County MMSA	N/A. All comments on the Plan are accepted and considered
Focus Group Meetings Milwaukee Continuum of Care	E-mail	Homeless shelter & services providers	N/A. All comments on the Plan are accepted and considered
Meetings	Letters; e-mail; surveys	Community-based agencies	N/A. All comments on the Plan are accepted and considered
City-Wide Public Hearings	Letters, e-mail, public notice, newspaper ads, City website	Community Stakeholders	N/A. All comments on the Plan are accepted and considered

Table 1 – Citizen Participation Outreach

5. Summary of public comments on the Consolidated Plan

*Need more affordable, quality housing for all residents; abandoned & foreclosed properties are a major problem as are vacant lots; need employment for all residents; need for jobs and activities for youth; need more housing and supportive services for special needs populations; mainstream housing vouchers; need more police protection; need street improvements; close down nuisance properties; need assistance with home maintenance and repair for homeowners.

6. Summary of comments or views not accepted and the reasons for not accepting them
All comments on the Plan have been accepted and are considered in the Consolidated Plan.

OMB Control No: 2506-0117 (exp. 07/31/2015)

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Milwaukee, Wisconsin	Community Development Grants Administration
Fiscal Administration & Management	City of Milwaukee, Wisconsin	City Comptroller's Office

Table 2 – Responsible Agencies

Consolidated Plan Public Contact Information: Steven L. Mahan, Director; City of Milwaukee, Wisconsin, Community Development Grants Administration

Managing the Process

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies
2. Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness
3. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS
4. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City of Milwaukee conducts numerous activities in coordination with various units of government including Milwaukee County, the State of Wisconsin and the jurisdictions of West Allis and Cudahy. Activities include: shelter, joint cooperation on a County-wide Analysis of Impediments study for the entire Milwaukee County region and affordable housing projects.

Public Private Partnerships

1. Zilber Initiative ($50 million, 10-year Neighborhood Initiative to revitalize poverty-stricken Milwaukee neighborhoods)
2. City of Milwaukee/Milwaukee County Continuum of Care(CoC)
3. Environmental sustainability – City & community partners on HomeGrown
4. Me2 Program(Energy Efficiency Program to help homeowners and businesses make their properties more energy efficient)
5. Local Initiatives Support Corporation (LISC) -non-profit that focuses on community development, leveraging private capital and increasing economic activity
6. Housing partnerships
7. City partnerships –Southeastern Wisconsin Regional Planning Commission (SEWRPC)
8. Milwaukee 7 (regional, cooperative economic development consortium)
9. Lead abatement – trainees learn effective lead-safe work practices while addressing lead hazard issues affecting City residents
10. Collaborations with State agencies such as: WHEDA (Low Income Housing Tax Credits); City tax levy for Housing Trust Fund Projects which is leveraged with HOME funds, bank financing and private developer funds/assets
11. Collaborations with Milwaukee County government on Fair Housing/Analysis to Impediments Study
12. City's Housing Trust Fund collaborates with numerous housing providers
13. Community Relations-Social Development Commission (SDC), Milwaukee County's designated Community Action Agency (CAA) whose mission is "Empowering Milwaukee County residents with the resources to move beyond poverty"
14. MAWIB (Milwaukee Area Workforce Investment Board, Inc.) whose mission is to build a workforce development system

2. **Coordination & Consultation with Continuum of Care** – The mission of the City of Milwaukee and Milwaukee County Continuum of Care(CoC) is to organize people and resources to end homelessness in Milwaukee. The City of Milwaukee is the lead support agency providing staff to the various committees and workgroups that constitute the CoC. The CoC is comprised of several volunteer committees and networking/task force groups which have various roles and responsibilities to fulfill the mission of the CoC. In addition, the CoC has established numerous partnerships with local and regional entities with expertise in developing, operating and maintaining permanent housing for homeless persons. Decisions are made by the CoC on the allocation of ESG funds, performance standards and outcomes, and policies and procedures for the administration of HMIS.

Homeless Management Information System(HMIS) Administration

The State of Wisconsin Department of Administration-Division of Housing, serves as the Homeless Management Information System(HMIS) administrator, responsible for the maintenance, oversight, security and information contained therein. As the HMIS Lead Agency for the CoC, the Department of Administration assesses current reporting needs, trains agency system users, leads the *Point-In-Time* process and provides required HUD reports.

Coordinated Entry Lead Agency

United Way of Greater Milwaukee serves at the Lead Agency and IMPACT 2-1-1 serves as the as the Coordinating Agency for the Milwaukee Continuum of Care Coordinated Entry System.

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

Table 3 – Consultation on the Consolidated Plan

Name	Organization	Area of Focus
Wendy Bauman	Wisconsin Women's Business Initiative Corp	Economic Development/Job Creation
Martha Brown	City of Milwaukee-Dept. of City Development	Housing; Economic Development
Jim Mathy	Milwaukee County	Health & Human Services
Tanya Henry	Milwaukee Careers Cooperative	Employment Training & Placement
Antonio Perez	Housing Authority-City of Milwaukee	Public Housing
Barb Kueny	Wisconsin Women's Business Initiative Corp	Economic Development/Job Creation
Brian Peters	Independence First	Persons with Disabilities/Special needs populations
Kari Lerch	Brighter Futures Initiative	Youth services
Katie Sanders	Safe & Sound Inc.	Youth services
Kelly Draves	Wiscraft	Employment Training for the Blind
Kevin Fech, Chairperson	Wisconsin Board for People with Developmental Disabilities	Disabled population
Kri Schneider-Peragine	Metropolitan Milwaukee Fair Housing Council	Disabled population
Lynnea Katz-Petted	Rebuilding Together Greater Milwaukee	Disabled population
Mario Higgins	Office of Mayor Tom Barrett	Housing
Mark Kessnick	Wisconsin Regional Training Partnership	Employment Training
Mike Gifford	Aids Resource Center of Wisconsin	Housing Opportunities for Persons with Aids
Milwaukee Continuum of Care Group	Comprises of homeless se service providers & formerly homeless persons	Housing & services for homeless persons
Roma Hansen	Aids Resource Center of Wisconsin	Housing Opportunities for Persons with Aids
Mary Ellen Huwiler	Common Ground Ministry(Elena's House)	Housing Opportunities for Persons with Aids
Corrie Fulwiler	Richard's Place	Housing Opportunities for Persons with Aids
Cheryl Thiede	Aids Resource Center of Wisconsin	Housing Opportunities for Persons with Aids
Megan Corey	Aids Resource Center of Wisconsin	Housing Opportunities for Persons with Aids
Todd Hutchinson	Impact Milwaukee	Housing
Trena Bond	Housing Resources	Housing

OMB Control No: 2506-0117 (exp. 07/31/2015)

Neighborhood Strategic Planning Coordinating Agencies
NSP Areas 1-18

NSP Area	NSP Agency	Area(s) of Focus
NSP 1	Parklawn YMCA-CDC	Facilitate residents/stakeholder involvement in community improvement efforts; crime prevention initiatives; neighborhood planning; In coordination with MPD, establish & maintain block clubs/ neighborhood watches/neighborhood stakeholder groups; Door-to-Door Contacts (includes providing resource materials), Organize residents in coordinated neighborhood clean-ups; Coordinate issue-based community planning mtgs. & community events; Other initiatives as specified by CDGA.
NSP Area 2	Havenswood Development Corp.	
NSP Area 3	Northwest Side CDC	
NSP Area 4	Northwest Side CDC	
NSP Area 5	Sherman Park Community Association	
NSP Area 6	West Care Foundation	
NSP Area 7	Riverworks Development Corp.	
NSP Area 8	Safe & Sound, Inc.	
NSP Area 9	Project Respect	
NSP Area 10	Northside YMCA - CDC	
NSP Area 11	United Methodist Children's Center	
NSP Area 12	Safe & Sound, Inc.	
NSP Area 13	Boys & Girls Club of Greater Milwaukee	
NSP Area 14	Merrill Park Neighborhood Association	
NSP Area 15	Southside Organizing Committee	
NSP Area 16	Southside Organizing Committee	
NSP Area 17	Southside Organizing Committee	
NSP Area 18	United Neighborhood Centers of Milwaukee	

In addition, the Community Development Grants Administration sponsored approximately 25 community meetings to solicit the input of stakeholders on funding priorities. CDGA, in collaboration with Safe and Sound Community Partners, conducted door-to-door canvassing in the neighborhoods, discussing issues with stakeholders and conducting surveys on community priorities. Additionally, over the past few years, the City's Department of City Development facilitated numerous community meetings, focus groups and face-to-face surveys as part of the comprehensive planning process throughout the City's neighborhoods. The goals and objectives included in this plan were formulated from broad-based participation of residents, community leaders, faith-based institutions, businesses, schools and neighborhood groups.

It should be noted that the planning and implementation process is an ongoing, funded activity conducted by each of the NSP coordinating agencies. Monthly reports are submitted to CDGA detailing citizen and stakeholder planning and action on issues relating to identified long term outcomes. In addition, bi-annual performance measurement outcome reports and supporting data are submitted by each NSP coordinating agency.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Identify any Agency Types not consulted and provide rationale for not consulting

Not Applicable. An open citizen/stakeholder process was conducted involving a broad sector of the community. In addition, input was received through neighborhood meetings, surveys and focus groups.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Milwaukee Policy Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services poverty reduction
Southeastern Wisconsin Regional Planning Commission (**SEWRPC**)	Southeastern Wisconsin Regional Planning Commission (**SEWRPC**)	Official metropolitan planning organization and regional planning commission for the seven county southeastern Wisconsin area.
Fond du Lac & North – A Comprehensive plan for the area	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Near West Side Comprehensive Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Northeast Side Comprehensive Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Southeast Side Comprehensive Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Near Southside Comprehensive Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Franklin Heights/Century City Tri-Angle Neighborhood Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Lincoln Park Comprehensive Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Washington Park Area Plan	City of Milwaukee-Dept. of City Development	Housing, economic development, employment, social services, poverty reduction
Milwaukee Brighter Futures: Year End Report 2011	Community Advocates	Youth services, education, employment, poverty reduction, social services
Milwaukee 7 – Framework for Economic Growth – February 2014	Milwaukee 7	Regional cooperation and partnerships on business & economic development
Milwaukee 10 Year Plan to End Homelessness	Milwaukee Continuum of Care	Housing & services for homeless

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

Milwaukee is a city of strong partnerships. The mission of the City of Milwaukee government is to "enhance the safety, prosperity and quality of life of all of our citizens working directly and through partnerships with our community stakeholders." The City works with numerous institutions, organizations, public officials in State, County and local jurisdictions on coordinated activities in furtherance of the goals in the Consolidated Plan.

These partnerships include:

Housing Authority of the City of Milwaukee	Affordable housing; public housing; resident training & employment initiatives
Milwaukee Area Technical College(MATC)	Major educational institution in the City of Milwaukee; serving residents of the CDBG target area; collaborations with CDBG-funded agencies on educational pursuits; employment & training initiatives
State of Wisconsin government	Affordable housing projects are combined with HOME funds and State of Wisconsin Low Income Housing Tax credits. Shelter; WHEDA
Milwaukee County government	Continuum of Care; Regional *Analysis to Impediments* study; affordable housing projects
Milwaukee Area Workforce Investment Board	Employment initiatives; poverty reduction programs; workforce training initiatives
Local jurisdiction of West Allis	Continuum of Care
City of Milwaukee Housing Trust Fund	Affordable housing projects
City of Milwaukee Departments	Affordable housing projects; economic development; summer youth employment program; healthcare programs, lead abatement, housing code enforcement, neighborhood improvement initiatives
Wisconsin Department of Corrections	Collaborations on workforce training initiatives and employment for ex-offenders

Needs Assessment

NA-05 Needs Assessment Overview

- **Housing:** There is a great need for affordable units for those experiencing severe cost burden where more than 30% and 50% of their income is for housing costs. Other problems include: foreclosed and abandoned properties, decreasing owner occupancy, decline in housing values, dislocation of tenants due to foreclosures, quality of housing stock, lack of resources for housing maintenance and repairs. In addition, there is sometimes community opposition to affordable housing developments.

- **Public Services:** As identified through the community input process, there is a need for the following public services in the City of Milwaukee: Employment services, youth programs, services for homeless persons and those with mental, physical and/or developmental disabilities, elderly persons, crime prevention/neighborhood safety, neighborhood improvement initiatives, community organizing, access to affordable health care.

- **Economic Development:** These needs include expansion of opportunity in the areas of employment, education, economic development, job creation, poverty reduction programs, technical and financial assistance to businesses for job creation.

  Homeless: These needs include housing and supportive services for the homeless. The Homeless Management Information System (HMIS) recorded **1,318** persons as chronically homeless during 2013, representing 12.7% of the total number of homeless people in 2013 (12,166).

- **Public Improvements:** Public improvements needs in the City of Milwaukee include: street, sidewalk and alley improvements, resurfacing or reconstructing existing pavement, curb and gutter, and constructing new streets as part of residential, commercial, and industrial development. Improve bicycle and pedestrian access citywide. Remediate Brownfields.

- **Public Facilities:** These needs include improvements to parks, recreation facilities for youth and families and expanded senior facilities.

- **Public Housing:** The Housing Authority City of Milwaukee has identified the need for additional Section 8 Housing Vouchers and Rent Assistance certificates as there are more than **12,311** families and **1,903** disabled/elderly families on the waiting list.

- **Special Needs populations:** These needs include permanent housing and supportive services for persons with mental, physical and/or developmental disabilities, HIV/Aids, services for the elderly and disabled such as homecare, transportation, employment and home maintenance for homeowners.

- **Administration of the City's HUD Entitlement Program:** These needs include the day-to-day oversight and administration of all HUD-funded programs to ensure compliance with Federal regulations, timeliness of expenditures, monitoring all funded activities and technical assistance to subrecipients.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

NOTE: The following are HUD-generated tables that are located in the eCon Plan and which cannot be updated with new data. Where possible, additional data is provided.

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	596,974	589,697	-1%
Households	232,312	230,203	-1%
Median Income	$32,216.00	$35,921.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	50,620	38,170	46,790	24,020	70,605
Small Family Households *	17,710	13,925	17,405	9,255	33,950
Large Family Households *	4,940	3,695	4,895	2,505	4,875
Household contains at least one person 62-74 years of age	5,025	5,405	6,330	3,130	9,070
Household contains at least one person age 75 or older	4,980	5,135	4,770	1,780	3,660
Households with one or more children 6 years old or younger *	12,035	8,870	9,185	3,620	5,375
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	975	410	315	160	1,860	140	125	125	65	455
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	640	370	205	95	1,310	25	105	95	190	415
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,580	1,135	900	270	3,885	195	255	580	145	1,175
Housing cost burden greater than 50% of income (and none of the above problems)	27,535	5,805	545	10	33,895	6,105	4,685	3,615	625	15,030
Housing cost burden greater than 30% of income (and none of the above problems)	4,510	13,025	7,100	660	25,295	1,140	4,245	7,905	4,245	17,535
Zero/negative Income (and none of the above problems)	2,905	0	0	0	2,905	490	0	0	0	490

Table 7 – Housing Problems Table

Data Source: 2006-2010 CHAS

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2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	30,730	7,720	1,965	535	40,950	6,465	5,165	4,415	1,020	17,065
Having none of four housing problems	8,595	18,015	23,250	10,005	59,865	1,430	7,265	17,160	12,460	38,315
Household has negative income, but none of the other housing problems	2,905	0	0	0	2,905	490	0	0	0	490

Table 8 – Housing Problems 2

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	13,795	7,850	2,655	24,300	1,980	3,180	5,215	10,375
Large Related	3,740	1,885	445	6,070	800	1,180	1,540	3,520
Elderly	3,540	2,645	925	7,110	3,240	3,635	2,325	9,200
Other	13,645	7,815	3,770	25,230	1,580	1,310	2,880	5,770
Total need by income	34,720	20,195	7,795	62,710	7,600	9,305	11,960	28,865

Table 9 – Cost Burden > 30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	12,085	2,015	75	14,175	1,820	1,940	1,500	5,260
Large Related	3,155	465	0	3,620	740	680	345	1,765
Elderly	2,585	1,060	210	3,855	2,425	1,480	670	4,575
Other	11,810	2,525	265	14,600	1,455	785	1,170	3,410
Total need by income	29,635	6,065	550	36,250	6,440	4,885	3,685	15,010

Table 10 – Cost Burden > 50%

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	1,850	1,235	760	205	4,050	220	310	540	250	1,320
Multiple, unrelated family households	270	240	260	120	890	0	65	150	70	285
Other, non-family households	100	50	95	45	290	0	0	0	10	10
Total need by income	2,220	1,525	1,115	370	5,230	220	375	690	330	1,615

Table 11 – Crowding Information – 1/2

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present								

Table 12 – Crowding Information – 2/2

What are the most common housing problems?

The most common problems are: a lack of affordable units and severe cost burden where residents paid more than 30% and 50% of their income for housing costs. Other problems include: foreclosed and abandoned properties, decreasing owner occupancy, decline in housing values, dislocation of tenants due to foreclosures, quality of housing stock, lack of resources for housing maintenance and repairs. In addition, there is sometimes community opposition to affordable housing developments.

Are any populations/household types more affected than others by these problems?

Renters, low and extremely low income households are more affected than those in higher income groups. The homeless, mentally ill persons, those with AODA/substance abuse problems, those aging out of foster care, ex-offender population, immigrant populations, large families; elderly and those needing accessible housing units.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Household characteristics that lead to instability include those experiencing poverty, those with mental, physical and developmental disabilities, and victims of domestic violence. Renters and owners facing severe housing cost burden exhibit characteristics linked with housing instability. When people are unable to pay their rent because of high costs, they are greater risk for imminent homelessness. Additionally homeowners experiencing financial difficulties are at greater risk of losing their homes to foreclosure.

Milwaukee is in need for more decent and affordable housing, particularly rental units for larger families. For owner occupants, there is a great need for homeowner rehabilitation assistance, particularly for the elderly who have difficulty maintaining their homes.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Particular housing characteristics that have been linked with instability and increased risk of homelessness include: Foreclosed properties which lead to displaced and/or homeless households, inadequate supply of affordable, decent housing, lack of permanent supportive housing, inadequate supply of Section 8 vouchers and other mainstream subsidized housing vouchers, properties with lead-based paint and vacant and boarded up properties that have been condemned by the City.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	43,325	5,295	3,260
White	14,035	1,910	755
Black / African American	22,775	2,830	1,775
Asian	880	30	235
American Indian, Alaska Native	315	70	10
Pacific Islander	45	0	0
Hispanic	4,865	375	455

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,890	10,040	0
White	10,625	4,790	0
Black / African American	12,375	3,205	0
Asian	540	250	0
American Indian, Alaska Native	180	140	0
Pacific Islander	0	0	0
Hispanic	4,620	1,545	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,485	27,650	0
White	8,870	13,960	0
Black / African American	7,045	9,035	0
Asian	580	590	0
American Indian, Alaska Native	95	160	0
Pacific Islander	0	0	0
Hispanic	2,550	3,585	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,935	19,120	0
White	3,455	11,100	0
Black / African American	1,525	5,355	0
Asian	180	515	0
American Indian, Alaska Native	60	145	0
Pacific Islander	0	0	0
Hispanic	625	1,925	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Low Income Home-Owning Households

The Federal government's standard for affordable housing is that no more 30% of household income should be spent on housing related costs. According to HUD, "families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording basic necessities such as food, clothing, transportation and medical care." During the past few years, costs for these basic needs have risen dramatically.

Approximately, 20,825 owner-occupied households in the Milwaukee area had incomes at 50% or less of the Median Family Income (MFI) while 21,575 owner-occupied units had incomes between 50%-80% of the MFI. Additionally, 8,390 home-owning households had income levels less than 30% of the MFI. *(HUD:CHAS Data Book-2006-2010)*

The annual median household income in the City of Milwaukee for owners in 2010 was $35,921 *(U.S. Census Bureau 2010).*

Low Income Rental Housing

According to the *Comprehensive Housing Affordability Strategy* (CHAS data), approximately 67,970 renter households in the Milwaukee area had incomes at 50% or less of the MFI; 25,215 renter households had incomes between 50%-80% and 42,230 had incomes below 30% of the MFI. As of 2010, fair market rent for a two-bedroom apartment in Milwaukee was about $828. According to a 2013 study by the National Low Income Housing Coalition, in order to afford this level of rent and utilities without paying more than 30% of income on housing, a household must earn $33,072 annually.

Minority Households

Within the City of Milwaukee, 230,476 persons are African American with 90,532 or 39.3% below the poverty level. According to the U.S. Census, African American householders paid out a higher proportion of family income for rental costs than did other renters. Over 40% of African American households spent more than 30% of their income for housing while for other groups the percentage was around 30% or less.

Poverty Status – Milwaukee, Wisconsin

Race	Total population	Number below poverty level	Percent below poverty level
Black of African American	230,476	90,532	39.3%
White	212,633	32,555	15.3%
Hispanic or Latino origin	100,498	31,159	31.0%
American Indian & Alaska Native	3,565	989	27.7%
Asian	20,694	5,224	25.2%
Native Hawaiian & other Pacific Islander	315	23	7.3%

(*U.S. Census Bureau 2010)*

African Americans generally had more problems with the physical condition of their homes than other households in the Milwaukee area and had such problems with upkeep, public hallways, plumbing, heating, electrical systems and kitchens. Poor upkeep was the most commonly reported deficiency. (*U.S. Census Bureau 2010)*

Family Renters

As of 2010, there were 129,925 renter-occupied units in the City of Milwaukee with a population of 317,014 occupying these units. The major concerns in family rental housing center on affordability, availability, quality, size and location. For many low income people in Milwaukee, obtaining decent rental housing that meets standards of decency in terms of the above criteria (i.e. plumbing, electrical systems etc.), is difficult. According to the 2010 U.S. Census, there were 77,252 households with children, or 34.8% in the City of Milwaukee. Key issues in family rental housing include the following:

- **Affordability:** Large numbers of Milwaukee families, especially in the central city cannot afford decent and reasonably priced rental housing.
- **Availability:** Rental housing appropriate for low income families is not readily available in all areas of the city.
- **Quality:** Structurally sound and up-to-date rental units for low income families are not available in all areas of the City of Milwaukee.
- **Appropriate Size:** Significant proportions of large families in Milwaukee reside in cramped, overcrowded and unsafe rental housing units.

Unit Appropriateness

Data provided by the Department of Housing and Urban Development indicates that there is a substantial need for affordable housing units for renter households with incomes below 50% of the Median Family Income (MFI). *(HUD CHAS Data: Housing Problems Output for All Households-2006-2010).*

Homeownership Among Families

The desire for homeownership, particularly among families, is a major concern for residents in Milwaukee and particularly for low income households. Although Milwaukee residents discussed it in a variety of contexts, home ownership was consistently seen as a stabilizing force for families and neighborhoods alike. Residents also clearly recognized the importance of maintaining and rehabilitating the housing stock in Milwaukee's central city so that affordable housing is available to low income families.

As of 2010, the City of Milwaukee had a total of 230,221 occupied units with 100,296 of these being owner-occupied. *(U.S. Census Bureau 2010).*

Key issues relating to home ownership for families include the following:

- Access to conventional mortgage loans for low income people must be widened. Many low income residents in Milwaukee desire homes, are committed to their neighborhoods, but cannot qualify for loans.

- Efforts to enhance family-owned housing should be concentrated in the central city.

- Large families would benefit greatly from homeownership. Overcrowding, high rents and relatively low numbers of structures with units that can accommodate large families have put pressure on this group.

- Safety in neighborhoods for family homeowners has become a key issue for many in Milwaukee's central city. Declining homeownership, deteriorating and foreclosed properties, closed businesses, drugs and violence all continue to erode the safety and well-being of homeowners.

- Many low income people want to acquire the various skills needed to be a homeowner. Many lack these skills but are highly motivated to learn the various financial, technical and practical aspects of homeownership.

Elderly Households

Approximately 53,228 of Milwaukee's households were headed by individuals classified as elderly (65 and older). Of the total population living below the federal poverty level in the Milwaukee Metropolitan Statistical Area, (MMSA), 13% or 6,832 were aged 65 or older. Considering that a substantial number of older adults in the MMSA live on total household income between $10,000 and $15,000 per year, constantly rising rents is of great concern to the elderly *(U.S. Census Bureau 2010).*

Already a significant population in many neighborhoods, elderly homeowners will increase steadily in the years to come, presenting a special set of housing concerns.

The following are major issues for older adult homeowners:

- Older adult homeowners need safe neighborhoods as many of Milwaukee's elderly are highly at-risk for certain types of crime including burglary, assault and physical and sexual abuse. They are often afraid to leave their homes and feel trapped resulting in isolation and dependence.

- The elderly or disabled homeowner is most at risk of losing their homes due to rising taxes and property assessments, while living on a fixed income.

- Maintenance and repair of elderly owned homes is a major concern as many older adults living on fixed incomes can no longer maintain their homes and exterior premises. Deterioration results and the safety of owners and neighbors can be compromised.

- Older adults need assisted living programs as many elderly homeowners are emotionally unwilling or economically unable to leave their homes, yet need assistance with day-to-day routines.

- Elderly duplex owners are losing needed income from unrented units as many do not rent out of fear and their inability to maintain and repair units. They also need assistance in recovering rental income.

- Homes owned by the elderly need to be made accessible as many older adults have difficulty entering and leaving their homes as well as moving efficiently inside them.

- Other needs for the elderly include: legal assistance, transportation, housekeeping assistance, nutritional and health care programs.

Housing Needs of Persons with Mental/Physical and/or Developmental Disabilities

Of Milwaukee's total civilian non- institutionalized population of 594,264, approximately 14% or 83,447 persons have a disability which includes vision, hearing, ambulatory, cognitive and/or self-care difficulties, *(2012 ACS),* with most of this population receiving SSI/SSDI as their major source of income. Considering that the average monthly payment to SSI recipients is $520 per month and the Fair Market Rent (FMR) for a one bedroom apartment in Milwaukee is $659, the greatest need for this population is affordable, decent, safe housing.

Other needs include: affordable permanent housing with supportive services, such as HUD Section 202 Supportive Housing Program for the Elderly and the Section 811 Supportive Housing Program for Persons with Disabilities. For persons living independently, these needs include: accessibility modifications, financial assistance, transportation, and assistance with home care and home maintenance.

Characteristics of special needs populations: Housing Needs of Persons with HIV and AIDS

As of December 2013, the Wisconsin Department of Health Services, (DHS), HIV/AIDS Program estimates that there are approximately 6,758 persons with HIV infection living in Wisconsin. The Center for Disease Control estimates that an additional 16% of the population is presumed to be as yet unaware of their HIV infection. Therefore the total number of HIV-infected individuals living with HIV in Wisconsin is presumed to be approximately 8,030.

There were 255 new HIV cases reported for the first time in 2013. One hundred thirty four (134) were diagnosed in the 4-county area surrounding Milwaukee (Milwaukee-129; Ozaukee-0; Washington-0; Waukesha-5). An additional 140 cases were diagnosed in persons living elsewhere at the time of diagnosis, but who then moved to Wisconsin in 2013. The DHS estimates a total of 395 'new' HIV cases in 2013. If we were to take a most conservative approach, relying on new cases reported over the past several years, it is estimated that an estimated 1,000 new cases will appear within the State. Of these new cases, over 52% of them occur in the four-county metro-Milwaukee geographic area. Currently, according to DHS statistics, 54% of the State's HIV-positive population lives in this four-county area, that includes Milwaukee, Ozaukee, Waukesha and Washington Counties. The average annual reported rate of HIV infection in Milwaukee is 13.5 per 100,000. Milwaukee County had an HIV diagnosis rate more than five times higher than that of the rest of the State, and nearly half of all prevalent cases live in Milwaukee County. The City of Milwaukee had a disproportionate share of HIV diagnoses, accounting for 44% of HIV diagnoses in 2013 but only 10% of the State's population.

The Center for Disease Control reported in April 2014 that the cumulative number of persons who were diagnosed with full blown AIDS (through year-end 2010) living in Wisconsin was 2,444.

Of the population of HIV households living in the metro Milwaukee area, 90% are over age 30, with 40% over age 50. Of the new infections diagnosed in 2013, 36% were under age 30. Seventy five (75%) percent are male and 25% female; 49% are Caucasian, 43% African-American; 2% are American Indian; 6% are more than one race and/or other race. Almost 11% are of Hispanic ethnicity.

Based on data made available through the AIDS Resource Center of Wisconsin and the HIV/AIDS Program of Wisconsin, for the period 2010-2013, over 41% of HIV-positive clients had received some sort of housing assistance, in the form of short-term rent, mortgage or utility assistance (STRMU), counseling and/or referral. Of the persons served through ARCW's housing programs, 97% had incomes at or below the Federal Poverty Level. Additionally, almost 99% of these clients also received other supportive services that included case management, transportation, budgeting, legal aid, employment support, financial assistance, food or nutrition assistance, and health care.

Due in large part to the effects of the great recession, many HIV-positive individuals continue to struggle with housing needs. Numbers of housing units available for low-income individuals continue to shrink, and there is less home ownership, a result of the high rate of foreclosures. This, in turn, drives up the demand for rental units. The increase in competition for affordable housing offers landlords an upper hand when making choices about to whom they should rent. Another consideration is the growing rate of infections newly diagnosed among younger adults. Frequently, this population gets diagnosed with HIV only to find out that their immune system has already been seriously compromised, and they move into AIDS within a year of diagnosis. These are typically individuals who are at high risk for HIV infection and who may inadvertently pass on the infection to other sex partners as they were unaware of their infection until the time of diagnosis. Due to their relative age and their health issues, these individuals frequently require supportive housing assistance.

Needs of Homeless Sub-Populations

According to the *Milwaukee Continuum of Care 10 Year Plan to End Homelessness,* affordable housing is a major need of homeless persons, as well as supportive services to help persons achieve self-sufficiency and maintain permanent housing. The report cites the dramatic decrease in affordable housing due to the demolition of single room occupancy hotels in Downtown, Milwaukee, representing the loss of hundreds of affordable housing units.

In addition, the report notes that there are a substantial number of homeless individuals who are chronic substance abusers. These individuals are in need of housing and supportive services designed to assist them in overcoming their dependencies. Unfortunately, access to providers of services for these individuals continues to be limited and the temporary and long-term affordable housing needs for this population is significantly unaddressed. While existing housing resources meet approximately 30% of the emergency, transitional and supportive housing needs of the homeless population in general, those with alcohol and drug dependency issues are largely underserved, when it comes to receiving treatment and counseling services.

Chronically Homeless

The Homeless Management Information System(HMIS), recorded 1,318 persons as chronically homeless during 2013, representing 12.7% of the total number of homeless people in 2013 (12,166). A person is chronically homeless if s/he has a disabling condition, e.g. diagnosable substance abuse disorder, serious mental illness, developmental disability, and/or chronic physical illness or disability, and has been continuously homeless for one year or has experienced four or more episodes of homelessness in the past three years.

Single Women with Families and Children

According to data from the 2010 U.S. Census, Milwaukee has a total of 33,382 female-headed households with children under the age of 18. Of this total, 42.9% are below the federal poverty level. This population has a great need for larger, more affordable housing units along with a variety of services such as employment, healthcare, childcare, transportation, lifeskills and access to better-paying jobs.

Racial or ethnic group with a disproportionately greater need

To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

According to the *2006-2010 CHAS* data, a total of 43,325 households have one of more of four housing problems, with 22,775 Black households at 0-30% of Area Median Income (AMI) experiencing one or more of four housing problems. Blacks have a disproportionate greater need as this represents 52% of the category as a whole. *(Four housing problems are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30% of income).*

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	36,195	12,425	3,260
White	11,490	4,445	755
Black / African American	19,260	6,340	1,775
Asian	780	125	235
American Indian, Alaska Native	235	150	10
Pacific Islander	45	0	0
Hispanic	4,040	1,195	455

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,625	27,305	0
White	4,180	11,240	0
Black / African American	4,915	10,670	0
Asian	275	510	0
American Indian, Alaska Native	30	290	0
Pacific Islander	0	0	0
Hispanic	2,110	4,050	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,390	41,745	0
White	2,145	20,680	0
Black / African American	1,750	14,325	0
Asian	275	895	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	4	255	0
Pacific Islander	0	0	0
Hispanic	1,120	5,015	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,305	23,750	0
White	480	14,080	0
Black / African American	465	6,415	0
Asian	130	555	0
American Indian, Alaska Native	40	165	0
Pacific Islander	0	0	0
Hispanic	140	2,415	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Extremely Low-Income: With regard to severe housing problems, African Americans had a disproportionate need (19,260) followed by Whites (11,490) in the 0-30% of AMI income category.

Very Low-Income and Low-income: In the 30-50% of AMI income category, there is a disproportionate need for African Americans (4,915) and Whites (4,180). No disproportionate need was found for other racial or ethnic groups in this income category.

Middle-Income: No disproportionate need was found in the 80% to 100% of AMI category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

See following page

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	126,990	50,625	48,935	3,475
White	76,205	22,755	17,480	855
Black / African American	33,430	19,415	24,130	1,855
Asian	3,060	1,060	945	235
American Indian, Alaska Native	855	360	250	10
Pacific Islander	30	0	45	0
Hispanic	12,210	6,140	5,565	485

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the *2006-2010 CHAS* data, a total of 43,325 households have one of more of four housing problems, with 22,775 Black households at 0-30% of Area Median Income (AMI) experiencing one or more of four housing problems. Blacks have a disproportionate greater need as this represents 52% of the category as a whole. *(Four housing problems are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, 4) cost burden greater than 30% of income).*

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The majority of those affected with disproportionate greater need with housing problems are African Americans who primarily reside in central city north side and far northwest side neighborhoods. In addition, there are large concentrations are affected populations in the City's two Neighborhood Revitalization Strategy Areas(NRSAs) comprising of the North side and South side communities in Milwaukee where over 70% of the population falls within the HUD-defined low/moderate income category. CDGA defines areas of minority concentration as those census tracts with a minority population of at least 51%.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	3,290	5,542	199	5,176	42	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	14,710	13,637	11,052	13,555	12,513	0
Average length of stay	0	0	8	6	1	6	1	0
Average Household size	0	0	1	2	1	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	787	614	42	559	2	0
# of Disabled Families	0	0	1,040	1,509	106	1,331	29	0
# of Families requesting accessibility features	0	0	3,290	5,542	199	5,176	42	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	591	610	57	535	8	0	0
Black/African American	0	0	2,677	4,895	141	4,607	33	0	0
Asian	0	0	17	15	0	14	0	0	0
American Indian/Alaska Native	0	0	5	21	1	19	1	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	190	397	7	385	0	0	0
Not Hispanic	0	0	3,100	5,145	192	4,791	42	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

How do these needs compare to the housing needs of the population at large

The most immediate needs of residents of public housing and Housing Choice Voucher holders include:

- Assistance with economic self-sufficiency and employment. This is partially caused by an imbalance between the location of affordable housing and the location of jobs and employment centers in the Milwaukee metro area and the need for transportation options.

- The need for assistance with and coordination of supportive services needed by seniors and persons with disabilities to continue living independently.

- The need in public housing and especially for the Housing Choice Voucher holders is for 3, 4, and 5 bedroom units that are decent, safe, sanitary, and affordable, including handicapped-accessible units.

NA-40 Homeless Needs Assessment – 91.205(c)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

See following pages

Nature and Extent of Homelessness: (Optional)

a. Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.
b. Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.
c. Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Total (2013) Homeless Population: In 2013 (January 1, 2013 to December 31, 2013), ***12,166*** people were identified as homeless by the Milwaukee Continuum of Care member providers that report data using the system's Homeless Management Information System (HMIS). The number of homeless clients and the means by which they accessed homeless services are shown in Table 1 below.

Homeless Clients by Homeless Services Accessed: 2013		
Homeless Service	**Client Count**	**Percent of Total**
Emergency Shelter	**4,173**	**34.3%**
Homeless Outreach	**340**	**2.8%**
Other	**1,755**	**14.4%**
Permanent Supportive Housing	**948**	**7.8%**
Prevention	**1,509**	**12.4%**
Rapid Re-Housing	**1,201**	**9.9%**
Safe Haven	**79**	**.6%**
Services Only	**1,256**	**10.3%**
Transitional Housing	**952**	**7.8%**
Total	**12,166**	**100.3%**[1]

Point in Time Count of the Homeless Population: The most recent Point in Time Count in Milwaukee was conducted January 29, 2014. At that time, a total of 1,499 homeless persons were counted including adults and children. Of this total, 7.8% were unsheltered and 92.2% were sheltered (living in emergency shelter, transitional housing, or safe haven).

[1] Table totals may exceed 100.0% due to rounding.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Point in Time Count (1/29/14) of Sheltered and Unsheltered Homeless by Age					
	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total households	542	388	39	95	1,064
Total persons	677	688	39	115	1,499
Children (under 18)	125	270		9	404
Persons (18-24)	36	80	4	1	121
Persons (24+)	516	318	35	105	974

Families with Children: There were 481 families with children served by emergency shelter, 255 served by transitional housing, and 54 served by permanent supportive housing in 2013 for a total of 790 families served by Milwaukee's homeless services system.

Housing Status: The majority (55.1%) of 12,166 people counted as homeless in 2013 were literally homeless, meaning they were living on the street, in an automobile or other place not fit for human habitation; 31.4% were imminently losing their housing, and 4.1% were unstably housed and at-risk of losing their housing. The remainder (9.4%) were either stably housed, responded with 'don't know,' or did not provide information.

Prior Living Situation: The most prevalent type of former living situation for people who were homeless and counted by HMIS in 2013 was a private, unsubsidized rental unit (28.4%). The second most prevalent was another emergency shelter (17.4%) and the third was a place not fit for human habitation (16.8%). The top ten prior living situations are listed in the following table.

Prior living situation	Number	Percent
#1: Rental by client, no housing subsidy	3,451	28.4%
#2: Emergency shelter, including hotel or motel paid for with emergency shelter voucher	2,122	17.4%
#3: Place not meant for habitation inclusive of 'non-housing service site (outreach programs only)'	2,049	16.8%
#4: Staying or living in a family member's room, apartment or house	1,376	11.3%
#5: Staying or living in a friend's room, apartment of house	1,040	8.5%
#6: Transitional housing for homeless persons	440	3.6%
#7: Jail, prison or juvenile detention facility	193	1.6%
#8: Hotel or motel paid for without emergency shelter voucher	144	1.2%
#9: Substance abuse treatment facility or detox center	126	1.0%

OMB Control No: 2506-0117 (exp. 07/31/2015)

#10: Rental by client, with other (non-VASH) housing subsidy	**112**	**1.0%**
#11: Owned by client, no housing subsidy	**100**	**1.0%**
#12: Hospital non-psychiatric	**89**	**1.0%**
#13: Psychiatric hospital or other psychiatric facility	**76**	**1.0%**
#14: Safe Haven	**69**	**1.0%**
#15: Other	**779**	**6.4%**
Total	**12,166**	**101.2%**

Demographic Profile

Gender: The majority of persons who were homeless in 2013 were male (57.3%); 41.7% were female and .09% identified as transgender.

Gender of Homeless Persons: 2013		
Gender	**Client Count**	**Percent of Total**
Male	**6,966**	**57.3%**
Female	**5,073**	**41.7%**
Transgender	**12**	**.09%**
Other/No Answer	**118**	**1.0%**
Total	**12,166**	**100.0%**

Age: Children (ages 0-17) represented 27.0% of homeless persons in 2014; 10.4% were young adults (ages 18-24), and 62.2% were ages 25 and over.

Age of Homeless Persons: 2013		
Age	**Client Count**	**Percent of Total**
0-5	**1,556**	**12.8%**
6-12	**1,191**	**9.8%**
13-17	**540**	**4.4%**
18-24	**1,265**	**10.4%**
25-34	**1,831**	**14.2%**

35-44	**1,732**	**14.2%**
45-61	**3,656**	**30.1%**
62+	**349**	**2.9%**
Other/No Answer	**55**	**0.5%**

Age by Gender: There are important differences in the age distributions of homeless males and females. Generally, homeless males tend to be older than homeless females. In 2013, 58.0% of homeless males were age 35 and over compared to 32.5% of homeless females.

Age by Gender of Homeless Persons: 2013			
Age	**Male**	**Female**	**Transgender**
0-4	**10.8%**	**15.7%**	**0**
6-12	**7.8%**	**12.6%**	**0**
13-17	**3.7%**	**5.4%**	**8.3%**
18-24	**7.3%**	**14.5%**	**50.0%**
25-34	**12.1%**	**19.0%**	**0**
35-44	**15.1%**	**13.1%**	**0**
45-61	**38.8%**	**18.2%**	**41.7%**
62+	**4.1%**	**1.2%**	**0**
Other/No Answer	**.3%**	**.4%**	**0**
Total	**100.0%**	**100.0%**	**100.0%**

Race and Ethnic Origin: African-Americans comprised the largest group of homeless individuals with 69.5% of the total; Whites comprised 25.4%, with the remainder (5.1%) comprised of American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Multiple and Other.

Race and Ethnic Origin of Homeless Persons: 2013		
Race/Ethnic Origin	**Client Count**	**Percent of Total**
American Indian or Alaska Native	**104**	**.9%**
Asian	**42**	**.3%**
Black or African-American	**8,450**	**69.5%**
Multiple races	**251**	**2.1%**

Native Hawaiian or Other Pacific Islander	**9**	**0.1%**
White	**3,089**	**25.4%**
Other/No Answer	**226**	**1.9%**
Total	**12,166**	**100.2%**

Chronically Homeless: The HMIS recorded 1,318 persons as chronically homeless during 2013, representing 12.7% of the total number of homeless people in 2013 (12,166). A person is chronically homeless if s/he has a disabling condition, e.g. diagnosable substance abuse disorder, serious mental illness, developmental disability, and/or chronic physical illness or disability, and has been continuously homeless for one year or has experienced four or more episodes of homelessness in the past three years.

The Point in Time Count (1/29/14) identified 123 chronically homeless individuals and 4 chronically homeless people living in families (2) for a total of 127 chronically homeless people.

Veterans: In 2013, one out of six homeless adults (16.5%) was a veteran. The vast majority (90.9%) were male, 9.0% were female, and 1.4% transgender and other. Of the total number of homeless veterans, 22.7% were identified as chronically homeless and 66.7% had one or more disabilities.

The Point in Time Count identified 164 homeless veterans. Of this number 57 were in shelter, 97 in transitional housing, and 10 were unsheltered. Most (93.3%) of homeless veterans were male, 6.7% were female. The racial/ethnic distribution of veterans counted in the Point in Time was as follows: White 44.5%, African-American 51.2%, American Indian or Alaska Native 1.0%, and Hispanic/Latino 4.9%.

Persons with Disabilities: A person is identified as having a disability of s/he indicates the presence of a diagnosable substance abuse disorder, serious mental illness, developmental disability, and/or chronic physical illness or disability. In 2013, there were 4,583 homeless people with disabilities, representing 37.7% of the total homeless population (12,166).

Disabilities in Emergency Shelter: Because Emergency Shelter (ES) is so often the primary access point for the homeless system, it is important to examine the incidence of disability among the ES population. Single adults are more than twice as likely as adults in households with children to have a disability, 62.0% and 26.6% respectively.

Disability Status of Homeless Clients Served as Singles and as Adult in Households: 2013		
Disability	**Singles**	**Adults Members/Households**
Alcohol abuse	**9.4%**	**1.1%**
Both alcohol and drug abuse	**3.2%**	**<1.0%**
Developmental	**1.9%**	**<1.0%**

Drug abuse	**8.7%**	**1.5%**
Dual diagnosis	**<1.0%**	**0**
Hearing impaired	**<1.0%**	**<1.0%**
HIV/AIDS	**<1.0%**	**<1.0%**
Mental health problem	**21.8%**	**12.1%**
Physical	**3.3%**	**2.0%**
Physical/Medical	**12.1%**	**5.8%**
Vision impaired	**<1.0%**	**0**

Domestic Violence: One in ten homeless people (1,242 or 10.2%) indicated a domestic violence experience. For slightly less than half (47.3%), the domestic violence occurred within the past year, 26.6% within the past three months. For 38.3%, the domestic violence occurred a year or more ago. The great majority of domestic violence victims are female (80.0%), 20.0% are male, and less than 1.0% are transgender. The age distribution of persons who are homeless who have experienced domestic violence is as follows: 18-24: (13.6%), 25-34: (26.6%), 35-44: (20.1%), 45-61: (37.3%), 62+:(2.5%).

Education: An estimated 65.9% of homeless adults have a high school diploma/GED or higher.

Employment: One in ten homeless adults (10.2%) reported being employed. Of the 934 homeless adults who were employed, 65.1% had permanent jobs, 15.7% temporary jobs, 4.2% seasonal jobs, and 14.8% were classified as Other/No Answer.

Income and Non-Cash Benefits: More than a third (35.9%) of homeless persons reported having income, 51.2% had no income, and 13.2% were classified as Other/No Answer. Income includes earned income from employment, Temporary Assistance to Needy Families(TANF), SSI/SSDI or similar cash benefits. Non-cash benefits, e.g. BadgerCare, Foodshare, child care assistance, were used by 59.1% of homeless persons, 26.3% reported no cash benefits, and 14.8% were classified as Other/No Answer. Income status varies by level of housing, e.g. Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) with the biggest change seen in the percentage of people receiving income from SSI/SSDI.

	Single Adults			**Adults in Households**		
Income Source	**ES**	**TH**	**PSH**	**ES**	**TH**	**PSH**
Earned income	**15.9%**	**24.3%**	**12.6%**	**10.2%**	**15.0%**	**10.2%**
SSI/SSDI	**16.7%**	**18.9%**	**48.0%**	**8.0%**	**3.0%**	**32.0%**
TANF	**1.9%**	**2.1%**	**1.1%**	**21.1%**	**29.5%**	**12.2%**
Veterans Benefits	**1.9%**	**4.4%**	**4.3%**	**0**	**1.0%**	**1.0%**
No income	**8.6%**	**15.6%**	**15.3%**	**1.6%**	**4.8%**	**3.4%**

Length of Homelessness: HMIS gathers data on the length of a person's current episode of homelessness. In 2013, half (50.5%) of homeless adults entering Emergency Shelter had been homeless less than one week, 30.9% had been homeless one week to less than one month, 13.7% one month to less than three months, 1.7% three months to less than six months, and 3.2% over six months. There are significant differences between single adults and adults in households. Of homeless single adults, 83.5% had been homeless less than one month compared to 65.9% of homeless adults in households.

Length of Homeless Episode for Single Adults and Adults in Households			
Length of homeless episode	**Single adults (N=3,983)**	**Adults in households (N=519)**	**Combined (N=4,502)**
Less than 1 week	**53.2%**	**29.9%**	**50.5%**
1 week – less than 1 month	**30.3%**	**36.0%**	**30.9%**
1 month – less than 3 months	**11.9%**	**27.4%**	**13.7%**
3 months – less than 6 months	**1.5%**	**3.1%**	**1.7%**
Over 6 months	**3.1%**	**3.7%**	**3.2%**

Reasons for Homelessness: The 2011 Point in Time Survey asked all homeless adults: "What is the main reason or root cause why you became homeless?" Only the first response mentioned by a respondent was recorded. The top four reasons were unemployment (25%), low or no income (20%), roommate or family conflict (13%), and addiction (10%). All other reasons were cited by 6% or less of the homeless population; these included physical/mental disabilities, eviction, family/domestic violence, unable to pay rent/mortgage, jail/prison/criminal history, family/personal illness/injury, denied/delayed public assistance, transient, disaster, can't find affordable housing, moved, and poor rental/credit history.

Frequency of homelessness: The 2011 Point in Time Survey gathered data on the frequency of homelessness. Roughly half (48%) of the homeless adults interviewed had been homeless a single time; two times (22%), three times (11%), four or more times (14%) and not sure/don't know (5%).

Homeless Services System Utilization: Milwaukee's homeless services system served 12,166 homeless people in 2013. Of these, 22.3% received prevention and rapid re-housing assistance, services designed to completely prevent or significantly reduce stays in emergency shelter. This investment in prevention and early intervention represents an important change in homeless services, a move away from emergency shelter as the solution to homelessness toward finding permanent housing options for homeless people as quickly as possible.

Emergency Shelter: Emergency shelter is provided by Cathedral Center, Salvation Army, Milwaukee Women's Center, Hope House, Joy House, Guest House, Rescue Mission, Pathfinders, and Walker's Point. In 2013, 2,892 clients were served as singles in emergency shelter and 1,452 were served as members of households.

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Transitional Housing: Transitional housing and safe haven are provided by SET Ministries Project Restore, Outreach Community Health Centers, Hope House, Meta House, YWCA, Center for Veterans Issues, Walker's Point, Vets Place Central, ARCW, Milwaukee County Safe Haven, My Home Your Home – Lissy's Place, Salvation Army, Community Advocates Autumn West Safe Haven, and Guest House. In 2013, 432 people were served in transitional housing as singles and 255 were served as members of households.

Permanent Supportive Housing: Permanent supportive housing is provided by SET Ministries Project Restore, Guest House, Milwaukee County Shelter + Care, Meta House, Center for Veterans Issues, St. Catherine Residence, Hope House, Community Advocates Project Bridge, Mercy Housing, Salvation Army, St. Aemilian-Lakeside, and Heartland Housing. In 2013, 749 people were served in permanent supportive housing as singles and 118 were served as members of households.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	10,470
Area incidence of AIDS	115
Rate per population	7
Number of new cases prior year (3 years of data)	
Rate per population (3 years of data)	13.5 per 100,000
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	8,030
Area Prevalence (PLWH per population)	3,565
Number of new HIV cases reported last year	255

Table 26 – HOPWA Data

Data Source: Dept. of Health Services, Wisconsin HIV/AIDS Program, Surveillance Annual Review through December 31, 2013.

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	270
Short-term Rent, Mortgage, and Utility	1,459
Facility Based Housing (Permanent, short-term or transitional)	508

Table 27 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

NEEDS/GAPS ANALYSIS - HOPWA - 5 YEAR CONSOLIDATED PLAN

Project/Activity Type	Units Available	Assistance Levels	Funding Source	Need	Gap	Priority (H-M-L)
Transitional Housing, Facility • Richard's Place • Elena's House • Wisconsin House	4 4 15 23 units available; 24 month limit	Full subsidy for housing costs in excess of 30% of residents' income	• Formula HOPWA • HUD-SHP • Waukesha CDBG • Waukesha Public Housing	**220 units**	**197 units**	**High**
Transitional Housing, Tenant Based [HaRTSS/SCHIP]	115 units available; 12 or 24-month limits	Full subsidy for housing costs in excess of 30% of residents' income	• Competitive HOPWA • Private	**345 units**	**230 units**	**Medium**
Permanent Housing, Facility-based • Richard's Place • Gardenview Apartments	4 6 10 units available	Full subsidy for housing costs in excess of 30% of residents' income	• Formula HOPWA • HUD-SHP • Waukesha Public Housing • HUD Section 811 • Private	**55 units**	**45 units**	**Medium**
Permanent Housing, short-term assistance to maintain housing • Richard's Place • ARCW	116 units available; 2-3 months assistance with a 52-week break in between assistance periods	Full subsidy for housing costs in excess of 30% of residents' income	• Formula HOPWA • Private	**1575 units**	**1459 units**	**Highest**
Permanent Housing, Project-based vouchers • Waukesha Public Housing Authority	9 units available	Full subsidy for housing costs in excess of 30% of residents' income	• HUD Section 8	**30 units**	**21 units**	**Medium**
Permanent Housing, My Home (S+C) • Milwaukee County	25 units available	Full subsidy for housing costs in excess of 30% of residents' income	• HUD My Home	**230 units**	**205 units**	**High**
Permanent Housing, tenant-based vouchers (Waukesha County)	0 units available [waiting lists closed]	Full subsidy for housing costs in excess of 30% of residents' income	• HUD Section 8	**40 units**	**40 units**	**Medium**

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the characteristics of special needs populations in your community:

Response: (See also HOPWA section and the Milwaukee Housing Authority section)

The City of Milwaukee is a city with high number of residents living in poverty. There are two aspects to consider; people with disabilities, as a group, tend to have extremely low income, with many living on benefits alone, or being underemployed. The other aspect is that living in poverty is not a healthy way of life, and there is a higher incidence of disability as a result of poor living conditions.

Using HUD's prototype geospatial tool, people with disabilities show a similar pattern of segregation by race as the general population does, with significant clustering in the CDBG entitlement areas. The same tool shows that Extremely Low Income Households-those with household income below 30% of the median household income-are concentrated in the same neighborhoods.

There is a high unemployment rate with people with disabilities, and those that are employed very frequently are underemployed. Discussions with service providers have identified a high need for employment opportunities for people with disabilities. The State of Wisconsin has pledged to spend $800,000 by 2015 on jobs training for people with disabilities. It is also a federal priority under the administration of President Obama.
Cornell University's Disability Statistics has a state-by-state compilation of various statistics, including one for Wisconsin. The statistics cited are from the 2014 report.

- The percentage of working-age people with disabilities in WI receiving SSI payments was 21.5%.

- Of working age people in WI reporting a disability, the prevalence of disability was 20.5% for African-Americans, compared to 8.7% for whites. The employment rate of people with disabilities of working age is 36.3%.

- The study also includes statistics on discrimination complaints filed under the Americans with Disabilities Act, and the top two complaints-significantly higher than the United States average-is being discharged from the job due to disability, and refusing to provide reasonable accommodations.

The prevalence of disability also increases with age, ranging from 5.3% between the ages of 5 to 15, and increases to 44.3% for those 75 and older. Although Milwaukee County will continue to have a younger population than the majority of counties in the state, an estimate by Wisconsin's Department of Health Services projects the percentage of those 60 and older in Milwaukee County will increase from 16% in 2005 to 25% in 2035. The prevalence for those 65-74 or older is 20.2% in Wisconsin, but given the high poverty of the City and poor living conditions that many experience, one can assume there will be a higher prevalence of persons with disabilities for the City of Milwaukee.

The American Housing Survey completed in 2011 has a section asking respondents regarding disability, and another section on home accessibility. This is a source of information on disability types and home accessibility in the community that was not available before.

The elderly, persons with mental, physical and/or developmental disabilities, persons with drug and/or substance abuse issues and persons with HIV/AIDS, face challenges in accessing affordable housing.

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

There is also a significant need to increase the number of Section 8 vouchers and other subsidized housing options. Many subsidized complexes have opted not to renew their contract reducing the number of affordable rental units. Section 8 vouchers increase integration into the community by providing more choices to the individual with a disability. The elderly in our community face many challenges including limited income, maintenance and repair of their homes, the need for accessible units, the need for assisted living and the desire for safe neighborhoods, transportation needs and access to social services.

What are the housing and supportive service needs of these populations and how are these needs determined?

The greatest need for this population is affordable, decent, safe housing. Other needs include: affordable permanent housing with supportive services, such as HUD Section 202 Supportive Housing Program for the Elderly and the Section 811 Supportive Housing Program for Persons with Disabilities. For persons living independently, these needs include: accessibility modifications, assistive devices and assistance with home care and home maintenance.

There are a number of programs in the community providing supportive services such as IRIS, Family Care, Partnership, and PACE programs etc.

Other Medicaid Waiver long term care programs such as Family Care, Partnership, and PACE, have 11,461 participants in Milwaukee County, or 28.01% of statewide Family Care participants. The majority of County participants are likely in the City of Milwaukee.

Of the 11,461 participants:

- 2330 has Intellectual or Development Disabilities
- 7398 are Frail Elderly
- 1733 have a Physical Disability

IRIS, a self-directed Medicaid waiver program for older people and adults with disabilities, has 4,415 participants in Milwaukee County as of March 31, 2014 which represents 43.31% of total IRIS participants in the state. The vast majority are in the City of Milwaukee.

Among those programs, there are 15,875 participants in Medicaid Waiver programs receiving long term care in Milwaukee County, the majority which is likely in the City. Those do not include persons with disabilities who may be receiving long term supportive services in other ways such as unpaid assistance from family and friends, or other privately funded long term care programs.

Long Term Care programs will cover some home modifications for accessibility, safety, and independence, although funding is frequently an issue. Issues that people with disabilities typically struggle with in their homes frequently are 1) access in and out of home, 2) use of bathrooms, and 3) lack of resources for home maintenance & repair. Many older homes in the community also are not designed for persons with disabilities with bariatric needs. Weight gain and bloating can be caused either by disability or certain medicines. For persons with bariatric issues, doorways are not large enough for their wheelchairs, small bathrooms are inaccessible, and accessibility features such as ramps have to be reinforced. Long Term Care programs often are reluctant to spend significant funds on rented units, which cause problems for many households that rent.

For people with mental illness, 825 units of supportive housing in Milwaukee County was identified as being needed in a 2010 survey.

HUD published a Worst Case Housing Needs 2011 Report to Congress (http://www.huduser.org/Publications/pdf/HUD-506_WorstCase2011_reportv3.pdf) which identified populations with worst case housing needs-renter households with very low income (at or below 50% AMI) that have either a severe rent burden (paying more than half of its gross income toward housing costs) or living in severely inadequate housing (units with serious physical problems). It stated that "Almost one in six renters with worst case needs included a nonelderly person with disabilities." The report also goes on to note that this is a 32% increase since 2009.

The prevalence of worst case needs among very low-income renter households having nonelderly people with disabilities averaged 42.6 percent in 2011, up from 38.2 percent in 2009. This increase of 4.4 percentage points exceeds the 2.6-point increase observed among very low-income renters overall, a difference that may reflect both greater vulnerability to income shocks and reduced ability to change the housing situation among people with disabilities. The prevalence of worst case needs among very low-income renters with disabilities ranges from one-third for elderly households without children to more than one-half of "other family" households. The largest household categories, however, account for most worst case needs affecting people with disabilities: 42 percent of affected households are families with children and 40 percent are "other nonfamily."

Housing Opportunities for Persons with Aids (HOPWA)

Increased need for housing. Based on current gaps and unmet needs and a projected rise in cases, there is a need for approximately 2,197 housing units over a 5 year period, which is based on State of Wisconsin data on the number of new HIV infections each year.

Increased need for supportive services. As more persons with HIV live longer, the need for supportive services connected to housing continues to grow. Persons in need of housing assistance also are in need of integrated supportive services which are vital to them for transitioning to or maintaining permanent housing. Supportive services are of vital and growing importance for persons in transitional care so that these individuals can obtain the necessary support and learn skill sets that will improve their chances of successfully living independently.

Describe the need for specific types of housing.

For many people with disabilities, the two issues are affordability and accessibility. A related issue to accessibility is that there is very limited range of housing available, so often many households will select an inaccessible but affordable housing unit and try to find ways to make it accessible. Others also age into place in their homes, with the housing unit becoming inaccessible for them. There are also gaps in community programs, ranging from lack of awareness of availability of programs to actual gaps in funding, particularly for renters.

Feedback from service providers in the community identify a need for housing rehabilitation and accessibility modifications so that people can remain in their homes.

The Analysis of Impediments to Fair Housing for the City of Milwaukee has a set of recommendations, and the ones that the focus group felt strongly about were:

- Recommendation #1: Facilitate the Production of Affordable Housing (with the additional focus on housing rehabilitation).
- Recommendation #3: Encourage Landlord Participation in the Housing Choice Voucher Program
- Recommendation #4: Facilitate the Production/Modification of Accessible Units
- Recommendation #17: Identify and Overcome Housing Production Impediments (with the addition of encouraging home rehabilitation)

The Planning Council for Health & Human Services identified the following needs in a presentation to the Supportive Housing Commission in 2008, "Housing for People with Behavioral Health Disorders in Milwaukee County" http://www.impactinc.org/fileadmin/user_upload/planning-council/PDF/BHD_Presentation.pdf) which included the following:

- Greater variation to accommodate various levels of independence
- Greater need at more independent end of continuum-frequently professionals underestimate the ability of clients to live more independently
- Housing subsidies
- Need for security deposit & first 3 months' rent
- "Mid-range" housing which includes some supportive services
- SRO/supervised apartments with on-site management & food
- Group homes are more desirable with on-site programming

The City has a number of alternatives to housing for people who are elderly and persons with disabilities.

There are 56 HUD-funded buildings with supportive housing for people who are 62 years old or more.

WHEDA's active monitored tax credits list has 94 developments in the City of Milwaukee, not including awarded projects or other projects under development. http://www.wheda.com/root/uploadedFiles/Website/Business_Partners/Property_Managers/Other_Reports/tcm_projects.pdf

Many tax-credit buildings serve adults who are 55 or older.

Although many emergency shelters in the community are nominally accessible, people with severe disabilities often have difficulty accessing those shelters because of a lack of adaptive equipment for the shelters such as a hospital bed, hoyer lifts, etc. More work is needed to increase the accessibility of domestic violence, emergency, and youth shelters in the community.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City of Milwaukee does not use Federal HUD entitlement funds for public facilities. These projects are typically funded using general City tax levy funds or other funding sources. However, the following needs have been identified through the City's annual budget planning process and the City's Capital Improvements Plan: Improvements to parks, recreation facilities for youth and families and expanded senior facilities.

How were these needs determined?

Through the City of Milwaukee's annual budget planning process, the City's Capital Improvements Plan and the City of Milwaukee's Comprehensive Citywide Policy Plan. These needs were also and identified through the community planning process.

Describe the jurisdiction's need for Public Improvements:

Public improvements needs in the City of Milwaukee include: street, sidewalk and alley improvements, resurfacing or reconstructing existing pavement, curb and gutter, and constructing new streets as part of residential, commercial, and industrial development. Improve bicycle and pedestrian access citywide. Brownfields remediation, replacement of series circuitry for street lighting based on reducing outages. Retrofit buildings to increase energy efficiency.

How were these needs determined?

Through the City of Milwaukee's annual budget planning process the City of Milwaukee Department of Public Works, and through the City's 10-Year Capital Improvements Plan. These needs were also and identified through the community planning process.

Describe the jurisdiction's need for Public Services:

As identified through the community planning process, the City of Milwaukee's annual budget planning process and the City's Comprehensive Citywide Policy Plan, there is a need for the following public services in the City of Milwaukee: Employment services, youth programs, services for homeless persons and those with mental, physical and/or developmental disabilities, elderly persons, crime prevention, neighborhood improvement initiatives, community organizing, access to affordable health care.

How were these needs determined?

These needs were identified through the community planning process which involved over 25 community meetings of residents and stakeholders, the City of Milwaukee's annual budget planning process and the City's Comprehensive Citywide Policy Plan. In addition, input was solicited from a Consolidated Plan Task Force, representing a broad sector of the housing, social services and business community. A city-wide survey of residents and stakeholders was also conducted to identify community needs.

PRIORITY NEEDS – ECONOMIC DEVELOPMENT AND JOBS

The City of Milwaukee is recognized by the US Census as having one of the highest rates of poverty in the country with 29.9% of the population living below poverty.

The City of Milwaukee was once the axis of both hard and soft goods manufacturing. Automobiles, car frames and other small engines, motor parts, specialized tool and die products, tanneries, electronic switches, mining equipment, custom made foundry pieces, breweries and other factories produced equipment and materials that were shipped to and used, all over the world. Most importantly, Milwaukee industry offered both entry level and long-term employment, providing individuals and families with enough wage support to sustain a middle class lifestyle. The development of a global economy and a reduction in demand for specialized products diminished Milwaukee's role as a center of manufacturing.

Like so many "rust belt" cities, the Milwaukee community had factories close or move, which decimated prospects for employment that paid good wages. The Milwaukee community struggles with rising poverty, an aging infrastructure that requires significant investment, older housing stock, a number of "brownfields" that require extensive and expensive clean-ups and a massive reduction in tax base.

Other factors impacting Milwaukee's poverty rate and affecting employment prospects for Milwaukee's residents include the following:

- There is a shortage of full-time entry level jobs in the CDBG target areas. More readily available jobs are located in outlying areas and are difficult to access due to transportation issues and lack of a valid driver's license for many residents in the target areas.

- The majority of full-time openings in the Milwaukee metro area require post-secondary education, training, and/or occupation-specific work experience, meaning that very few full-time job openings are available for persons who have not completed high school and who lack job experience. Those not requiring specific training were part-time and primarily low wage jobs in the retail, hospitality or health care fields.

- Most of the higher skilled full-time jobs are located outside the City of Milwaukee.

- Minorities and poor populations are the most likely to have drivers license problems.
  For young adults ages 18-24, only 26 percent of African Americans and 34 percent of Hispanics in Milwaukee County possess a valid license, compared to 71 percent of young White adults in the remainder of the State.

- According to 2012 State of Wisconsin income tax returns, the highest concentrations of working families are in low-income central city north and south side neighborhoods

Racial and Income Inequality. Milwaukee "leads" the Frostbelt in racial inequality and measures of economic distress in the black community. *(The Economic State of Milwaukee, University of Wisconsin-Milwaukee Center for Economic Development (UWMCED), 2002).* A separate study by the University of Wisconsin-Milwaukee showed a growing disparity in employment between African American and white working men.

According to two studies conducted, based on 2010 census data , Milwaukee is considered to be the most racially segregated metropolitan area in the country. *(William Frey of the University of Michigan and the Brookings Institution and from Edward Glaeser (Harvard) and Jacob Vigdor (Duke).*

- According to the University of Wisconsin-Center for Economic Development [2], only 44.7% of Milwaukee's working-age black males (ages 16-64)were employed in 2010. Only Buffalo and Detroit reported lower black male employment rates in 2010. The report further states that the official *unemployment r*ate for black males in Milwaukee has climbed from 8.6% in 1970, to 21.7 % in 2007, to 29.5% percent in 2010.

- In 2010, the black poverty rate in the city of Milwaukee reached 39.3%, higher than the national average of 15.9%, the highest rate among the Frostbelt cities.

- City-Suburban Disparities. Like all Frostbelt metropolitan areas, Milwaukee's economic history since 1970 is "a tale of two economies:" a central city economy, with many troubling indicators, and a generally prospering suburban economy. The disparity between city and suburban economic fortunes is particularly sharp because, at the same time that the City of Milwaukee has ranked rather low compared to other Frostbelt cities, suburban Milwaukee has ranked high in comparison to its Frostbelt counterparts.

Racial Disparities in Employment for Metro Milwaukee Males in their prime working years (ages 25-54); 1970-2010

Year	Black	White	Hispanic
1970	84.8	94.5	90.2
1980	74.9	92.3	90.4
1990	64.9	92.1	75.1
2000	61.1	89.7	70.6
2007	56.8	89.6	84.3
2010	52.7	85.1	72.6

University of Wisconsin-Milwaukee-Employment & Training Institute

[2] Race and Male Employment in the Wake of the Great Recession: Black Male Employment Rates in Milwaukee and the Nation's Largest Metro Areas 2010 – Marc Levine; University of Wisconsin-Milwaukee-Center for Economic Development

According to a report by the University of Wisconsin-Milwaukee, Center for Economic Development, "although median household incomes have declined in metro Milwaukee as a whole over the past generation, the deterioration has been much more pronounced in minority communities and in the city of Milwaukee. As the table below shows, income disparities of all sorts have widened considerably in the Milwaukee region over the past 30 years: black and Hispanic household income has fallen further behind white household income, and households living in the City of Milwaukee have fallen behind households in the rest of the region. Median household income in the city of Milwaukee is now less than half of the median in Waukesha County, and black household income in metro Milwaukee is now barely more than one-third the level of median household income in Waukesha County… the Milwaukee region is starkly divided into separate and unequal communities and spaces. The black percentage of white household income (45.2 percent) in Milwaukee places the region 39th among the nation's 40 largest metropolitan areas." *(Perspectives on the Current State of the Milwaukee Economy; Marc Levine; University of Wisconsin-Milwaukee, Center for Economic Development-July 2013)*

Median Household Income as % of:	**1979**	**1989**	**1999**	**2010**
City of Milwaukee as % of Metro Median	**79.7**	**73.1**	**70.2**	**67.7**
City of Milwaukee as % of Waukesha County Median	**62.1**	**53.0**	**51.3**	**47.8**
Black Household Income as % of White (metro Area)	**62.2**	**45.5**	**49.6**	**45.2**
Black Household Income as % of Waukesha County	**50.3**	**35.9**	**40.1**	**36.9**
Hispanic Household Income as % of White (Metro Area)	**61.0**	**51.3**	**53.7**	**50.0**

Source: U.S. Census, Census of Population; American Community Survey

Few African Americans Are Receiving Apprenticeship Training[3]

- Of the 341 union contractors with apprentices as of January, 319 (94% of the total) employed White apprentices but only 78 contractors employed African American apprentices.
- Only 122 African American males and 10 African American females held construction trade apprenticeships out of 1,500 union apprenticeships in the Milwaukee area, as of January 2010.
- In non-union companies, African Americans held only 6% of apprenticeships (15 out of 240). In the union companies, African Americans held 9% of apprenticeships (132 of 1,500).

Union Construction Trade Apprentices by Race/Ethnicity
(Milwaukee Area Committees, as of January 2010)

Joint Apprenticeship Committees (JAC)	Total	African Americans		Hispanics	Native Americans	Asians	Whites
Milwaukee Area Bricklaying JAC	22	4	↓10	2	---	---	16
Milwaukee Area Cement Masonry JAC	9	1	↓5	-----	1	---	7
Milwaukee Area Electrical JAC	180	13	=	7	1	3	156
Milwaukee Area Ironworking JAC	115	7	↓8	11	2	---	95
Milwaukee Area Painting & Decorating JAC	40	6	↓3	2	---	---	32
Milwaukee Area Plumbing JAC	128	9	=	5	1	---	113
Milwaukee Area Sheet Metal JAC	142	12	↑1	5	1	---	124
Milwaukee Area Sprinkler Fitting JAC	48	2	↓1	2	---	---	44
Milwaukee Area Tile Setters JAC	5	----		---	---	---	5
Southeast WI Area Carpentry JAC	246	29	↓15	19	---	1	197
Southeast WI Area Steamfitting JAC	162	5	↓4	5	1	---	151
Southeast WI Construction Craft Laborers JAC	50	13	↓26	10	---	---	27
Southeast WI Roofing & Waterproofing JAC	104	14	↓3	20	1	---	69
Southeastern Glazing JAC	36	---		1	---	---	35
Southeast WI Operating Engineers JAC (Milwaukee area companies)	47	2	=	2	---	---	43
Wisconsin Operating Engineers JAC	166	15	=	8	---	3	140
TOTAL	**1,500**	**132***	**↓74**	**99**	**8**	**7**	**1,254**

Source: Data was provided by the DWD Bureau of Apprenticeship Standards. Where more than one race/ethnicity is reported for an individual, the apprentice is listed in one minority category only (starting with African American and then Latino). ↑- Increased African American total compared to September 2007. ↓- Decreased African American total compared to September 2007. = - no change. * The African American total includes 18 apprentices who are "unassigned," that is, not working. Only 114 African Americans are active apprentices.

[3] *A Collaborative Report of the NAACP Milwaukee Branch and the University of Wisconsin-Milwaukee Employment and Training Institute March 2010*

OMB Control No: 2506-0117 (exp. 07/31/2015)

Ex-Offender Population

One of the most difficult populations to serve is ex-offenders who, once released, have difficulty obtaining employment and higher education, have high recidivism rates and driver's license suspension and revocation problems. Approximately 26,772 adults have been released from Wisconsin correctional facilities since 1993 and a large percentage are likely to be currently living in Milwaukee County.[4] The report further states the following:

- Wisconsin has the highest black male incarceration rate in the United States, with a rate of 1 out of 8 African American men ages 18-64, nearly double the national rate.

- Over half of black men in their 30s in the county have been incarcerated in state prisons (1990-2012). Statewide, 49% of black men in their 30s have already served time in state prison. The report further states that "Wisconsin's prison population has more than tripled since 1990, fueled by increased government funding for drug enforcement (rather than treatment), investments in prison construction, three-strikes rules, mandatory minimum sentence laws, truth-in-sentencing replacing judicial discretion in setting punishments, concentrated policing in minority communities, and state incarceration for minor probation and supervision violations. Particularly impacted were African American males with 40% of black male prisoners showing drug offenses."

- Two-thirds of the county's incarcerated black men came from 6 zip codes in the poorest neighborhoods of Milwaukee.

- From 1990 to 2011, Wisconsin incarcerated 26,222 African American men from Milwaukee County in state correctional facilities. As of January 2012, 20,591 men had been released back into the community and 5,631 were still imprisoned.

- Forty percent (10,497) of the African American males from Milwaukee County incarcerated since 1990 were drug offenders. In the early 1990s African Americans had 4 times as many annual admissions for drug-related offenses as white men. As drug offenses soared in the 2002 to 2005 years African American men had 11 to 12 times as many drug-related prison admissions as white men.

- The heaviest concentrations of released inmates and currently incarcerated adults were in the poorest neighborhoods on Milwaukee's north side and near south side; two-thirds of the incarcerated African American men came from 6 zip codes: 53206, 53209, 53210, 53218, 53212, and 53216.

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[4] *Wisconsin's Mass Incarceration of African American Males: Workforce Challenges for 2013 – By John Pawasarat and Lois M. Quinn; Employment & Training Institute – University of Wisconsin-Milwaukee; 2013:*

According to the report, over 90% of incarcerated males came from the 15 zip code neighborhoods listed below.

African American Males Incarcerated in DOC Facilities:
Top 15 Milwaukee County Zip Codes

ZIP Code	Last Released (1990-2011)	Incarcerated (1/1/2012)	Total
53206	2,967	870	3,837
53209	2,319	569	2,888
53210	2,004	597	2,601
53218	1,791	502	2,293
53212	1,754	510	2,264
53216	1,764	466	2,230
53208	1,666	503	2,169
53205	975	262	1,237
53225	736	220	956
53223	563	155	718
53204	537	155	692
53224	529	146	675
53233	451	130	581
53215	394	90	484
53222	262	46	308

Milwaukee County African American Males Incarcerated in the DOC System, Ages 20 – 54

Age as of 2012	Currently incarcerated (1/2012)	Formerly Incarcerated (1990-2011)	Total Incarcerated	U.S. Census: 2010 population in Milwaukee County	Total 2010 resident population + in prison	% with DOC incarceration
20-24	739	923	1,662	9,082	9,821	17%
25-29	1,036	2,436	3,472	7,623	8,659	40%
30-34	1,054	3,402	4,456	6,871	7,925	56%
35-39	850	3,301	4,151	6,998	7,848	53%
40-44	679	3,183	3,862	7,111	7,790	50%
45-49	532	2,678	3,210	7,041	7,573	42%
50-54	362	2,167	2,529	7,012	7,374	34%
Total - 20-54	**5,252**	**18,090**	**23,342**	**51,738**	**56,990**	**41%**

The Census count is of non-Hispanic blacks. The incarcerated population excludes persons imprisoned for brief periods in secure detention.

The report makes the following Recommendations:

1. **Changes in laws contributing to mass incarceration of lower-risk offenders and alternatives to imprisonment** (funded with the savings from reductions in the prison population) **are critically needed** with the focus on increasing public safety, supporting employment, and strengthening families.

2. Programs such as **Windows to Work**, a joint effort between the DOC and workforce investment boards, should be expanded to improve **employment readiness**, including restoration and repair of the driver's license for those with fixable problems. Those unable to secure or repair their license should be given assistance obtaining a state photo ID. Obtaining a driver's license and clearing up license suspensions and revocations should also be a priority employment initiative for those already released into the community.

3. **Transitional jobs programs** for released inmates and for offenders diverted from incarceration are needed in communities with high unemployment and job gaps.

4. Funding for employment training, job placement, and driver's licensing should target the large population of black males approaching adulthood in Milwaukee County. Without such investments the population incarcerated will likely only increase and public safety problems escalate..

Drivers License Status Report for Milwaukee County

According to a report by the UWM Employment & Training Institute[5]:

- Drivers with license **suspensions** remain heavily concentrated in lower income city areas.

- Two-thirds of the suspensions/revocations issued to Milwaukee County residents over the past three years were for failure to pay forfeitures (FPF) rather than for unsafe driving, and additional violations were issued for driving after receiving an FPF suspension.

- The number of Milwaukee County residents issued license revocations dropped by 62% from 14,736 in 2009 to 5,607 in 2011, largely as a result of legislative reforms initiated by the Center on Driver's License Recovery & Employability. These reforms resulted in elimination of mandatory revocations for OAR (operating after revocation) and a large reduction in revocations for OAS (operating after suspension).

Suspension and Revocation Problems Are Most Serious for African American Males

The report further states the following:

- Two-thirds of the residents receiving suspensions and revocations in 2009 through 2011 were men, and one-third women. A total of 48,206 Milwaukee County residents had their licenses suspended in 2011.

- When gender and race/ethnicity are considered, suspension and revocation problems are most serious for African American males. Forty percent of black males in the DOT system have suspensions and/or revocations, and half of these are unlicensed. By contrast, 9% of white males in the DOT system have suspensions and/or revocations, with most of these having a current driver's license.

- Households Without a Vehicle : According to *Census 2010* special tabulation files for the PUMS (*Public Use Microdata Sample*), Statewide, a total of 371,501 persons, aged 18 and over, were reported in households with 0 vehicles (cars or trucks). These persons were heavily concentrated in the City of Milwaukee, where 87,300 adults were in households without vehicles. While the City of Milwaukee has 11 percent of the state's adult population, it has 23 percent of the adults living in households without a vehicle.

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[5] by John Pawasarat and Lois M. Quinn, Employment & Training Institute, University of Wisconsin-Milwaukee, June 2012
The University of Wisconsin-Milwaukee Employment and Training Institute reviewed the driving records of 629,222 Milwaukee County residents in the Department of Transportation files, including drivers with current licenses as of January 1, 2012 plus unlicensed residents who received suspensions and revocations from 2009 through 2011. This report details the driving status of county residents in order to identify problems in licensing, suspensions and revocations. Prior ETI reports have shown the driver license to be essential for getting and keeping employment and exceeding high school completion as a predictor of sustained employment. The annual number of license revocations issued to Milwaukee County residents was reduced by over 9,000 **after Center for Driver's License Recovery & Employability legislative reforms were implemented** and show substantial drops in revocations to drivers in Milwaukee's poorest neighborhoods. The CDLRE successfully advocated for elimination of mandatory revocations for OAR (operating after revocation) and for OWS (operating while suspended). **14,736 County Residents Issued Revocations in 2009; 5,607 County Drivers Issued Revocations in 2011**

- Licensing problems are also serious for Milwaukee County Hispanic males, where 29% of those in the DOT population had received suspensions and/or revocations in the past three years. Well over half of the males issued suspensions and revocations do not have current licenses.

- Licensing problems are very serious for African American females in Milwaukee County, where 23% of those in the DOT population had received suspensions and/or revocations in the past three years. About 2 in 5 of the females issued suspensions and revocations do not have current licenses.

- Licensing problems were identified for 16% of Hispanic females in the DOT population who showed suspensions and/or revocations in the past three years. Half of those with suspensions/revocations had an expired license or had no record of a Wisconsin license.

- Ten of the Milwaukee Metro area's 29 job centers have limited transit access; 4 of the 29 are totally inaccessible by public transit; between 2000 and 2012, there has been a 22% decline in total annual bus miles due to bus service cuts *(Source: Public Policy Forum)*

PRIORITY NEEDS - YOUTH

Milwaukee youth live in an environment that can be extremely challenging and dangerous. At the same time, the majority of young people live in families where their parents are trying their best to provide them with a safe, stable, and supportive living environment, encourage their success in school and protect them from negative influences and risky behavior. Youth development programs which focus on building assets rather than treating deficits are generally more successful in the long run.

Youth needs fall into five key areas:

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

General Indicators of Youth Well-Being
Milwaukee, Wisconsin Indicators

Child Population by Household Type	
Household Type	**Number**
Married-couple households [6]	**62,000**
Children in single-parent families [7]	**96,000**
Children living with neither parent [8]	**9,000**
Grandchildren in the care of grandparents [9]	**7,000**
Children in single-parent families by children in immigrant families – (children in U.S. born families)[10]	**85,000**
Children living with cohabiting domestic partners [11]	**18,000**

[6] **Definitions:** Percent of total child population in married-couple, father only, and mother only households.
Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, Census 2000 Supplementary Survey, 2001 Supplementary Survey, 2002 through 2012 American Community Survey.

[7] **Definitions:** Children under age 18 who live with their own single parent either in a family or subfamily.
In this definition, single-parent families may include cohabiting couples and do not include children living with married stepparents. Children who live in group quarters (for example, institutions, dormitories, or group homes) are not included in this calculation.
Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, Census 2000 Supplementary Survey, 2001 Supplementary Survey and 2002 through 2012 American Community Survey (ACS).

[8] **Definitions:** The share of children under age 18 living in households where neither parent resides.
Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, Census 2000 Supplementary Survey, 2001 Supplementary Survey, 2002 through 2012 American Community Survey.

[9] **Definitions:** The share of children under age 18 living in households where a grandparent provides that child's primary care. Any data accessed for this indicator before October 2011 may differ from the current tables. In October 2011, the definition of the measure was slightly revised.

[10] **Definitions:** The share of children under age 18 who live with their own single parent either in a family or subfamily, by children in foreign-born or US-born families. Children who live in group quarters (for example, institutions, dormitories, or group homes) are not included in this calculation. Children in immigrant families is defined as children who are themselves foreign-born or reside with at least one foreign-born parent. Foreign-born is defined as either a U.S. citizen by naturalization or not a citizen of the U.S. Native-born is defined as born in the U.S., Puerto Rico, Guam, the U.S. Virgin Islands, or the Northern Marianas or born abroad of American parents.
Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, Census 2000 Supplementary Survey, 2001 Supplementary Survey, 2002 through 2012 American Community Survey.

[11] **Definitions:** The share of children under age 18 living in households headed by cohabiting domestic partners.
Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, Census 2000 Supplementary Survey, 2001 Supplementary Survey, 2002 through 2012 American Community Survey.

General Indicators of Youth Well-Being
Milwaukee, Wisconsin Indicators

Population in poverty – 174,000 *	**174,000**
Children in poverty	**68,000**
Children living in low-income households where no adults work	**24,000**
Teens ages 16 to 19 not attending school and not working	**4,000**
Children in low-income households where housing costs exceed 30 percent of income	**80,000**
Persons 18 to 24 in poverty	**30,000**
Children living in crowded housing	**36,000**
Children ages 3 to 5 not enrolled in nursery school, preschool or kindergarten	**11,000**
Persons age 18 to 24 not attending school, not working, and no degree beyond high school	**15,000**
Children who speak a language other than English at home	**30,000**
Total teen births	**1,281**
Infant mortality	**97**
Homelessness: Number of children who are homeless (*State of Wisconsin-Department of Housing)*	**1,800**

Data Source: Population Reference Bureau, analysis of data from the U.S. Census Bureau, 2008 - 2012 American Community Survey. Population Reference Bureau, analysis of data from the U.S. Census Bureau, Census 2000 Supplementary Survey, 2001 Supplementary Survey, 2002 through 2012 American Community Survey.

In addition, a recently released national study by the Annie E. Casey Foundation titled *"Race for Results: Building a Path to Opportunity for All Children,"* illustrates the status of children of color and how they compare with their White counterparts. The study used various indicators to rank states such as: children enrolled in early childhood education, babies born too early, poverty, children growing up in two-parent households, teen pregnancy, reading scores, etc. The State of Wisconsin ranked 50th for African American children, 37th for Asian, 17th for Latino and 11th for Whites. The report further states that 70% of White children in Wisconsin reside in families making over $47,700 per year for a family of four while only 20% of African American children fall into that income category.

PRIORITY NEEDS: Public Safety & Quality of Life

In a 2008 Wisconsin Policy Research Institute Report, public safety was recognized as critical to moving the Milwaukee economy forward; "Unless Milwaukee is able to reduce its violent crime rate, all other economic development strategies will prove fruitless." Reducing serious and violent crime is critical to the City of Milwaukee's comprehensive and integrated strategy to revitalize high-poverty areas. Public and private stakeholders across business, non-profit, education and other sectors recognize that safe and stable neighborhoods, free from crime and violence, are essential to neighborhood revitalization. Crime in the City of Milwaukee is linked to areas of concentrated disadvantage, which is accompanied by social disorder such as blight, delinquency, unlawful activities, and concentrated poverty (census tracts where 40% of the population lives at or below poverty) as predicted by research (Wilson, 1987). In these neighborhoods in particular, physical and behavioral disorder, such as loitering, public drunkenness, prostitution and drug dealing, are perceived as signs of weak social control, which makes residents feel more vulnerable to crime and violence and also affects neighborhood quality of life *(Reisig and Parks, 2004).*

Public Safety remains a dominant concern in central city Milwaukee. According to the *2013 Annual Report of the Milwaukee Homicide Review Commission*, there were 105 homicides in Milwaukee in 2013, an increase of 15% from 2012. In addition, the report states the following:

- A majority of homicides and nonfatal shootings in 2012 and 2013 occurred in areas of the city that are of lower socioeconomic status
- 40% of homicide victims were African American males between the ages of 18 and 29
- There were 532 victims of non fatal shootings, up 5% from 2012 which had a total of 508 victims
- Firearms were involved in 77% of homicides in 2013
- 79% (83) of homicide victims were African American, 11% (12) were Latino and 10% (10) were White

In addition, Milwaukee Police issued thousands of citations in 2013, for "quality of life" offenses such as loud music, prostitution, public drinking, loitering and other activities. Crime or the perception of crime in neighborhoods is a frequently cited consideration for residents moving out of the City and is one of the most frequently voiced concerns of residents through community surveys and community meetings.

Actual crime or the perception of crime has real economic and community development costs as businesses may relocate, investment in businesses and housing may be deterred, and consumer spending may flee the City, eroding the City's tax base and ability to provide essential public services.

Homicide and Nonfatal Shootings
2013 Homicide Total—105 *(increase of 14, or 15%, from 2012)*
2013 Nonfatal Shooting Total—532 *(increase of 24, or 5%, from 2012)*

Homicide Demographics
87 (83%) victims were Male. *(increase of 2, or 2%, from 2012)*
83 (79%) victims were Black. *(increase of 10, or 14%, from 2012)*
The median age of a homicide victim was 27.
40% of homicide victims were African-American males between the ages of 18 and 29.

57% of homicide suspects were African-American males between the ages of 18 and 29.
80 (76%) of Victims had an arrest history. *(decrease of 13% from 2012)*
98 (92%) of Known Homicide Suspects have an arrest history. *(decrease of 1% from 2012)*

Nonfatal Shooting Victim Demographics
463 87%) victims were Male. *(0% change from 2012)*
465 (88%) victims were Black. *(0% change from 2012)*
The median age of a nonfatal shooting victim was 24.
49% of nonfatal shooting victims were African-American males between the ages of 18 and 29.
52% of nonfatal shooting suspects were African-American males between the ages of 18 and 29.

Geographic Areas Affected
31% of Homicides and 31% of Nonfatal Shootings occurred in District 5. *(4% increase in homicides, 3% increase in NFS)* . The majority of Homicides occurred in four zip codes (of the 31 total zip codes that make up the City of Milwaukee): 53212 (14%), 53204 (14%), 53209 (13%), 53206 (11%)

A Typical Homicide Victim
— Male
— African-American
— Between 18 and 29 years old
— Has between 1 and 10 prior arrests on arrest history
— Was arrested for the first time by the age of 16
— Was previously or is currently on probation/parole
— Has prior violent, drug, and/or weapon arrest on arrest history

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Market Analysis

MA-05 Overview

Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehab.

Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts). Identify and describe any areas within the jurisdiction with concentrations of racial/ethnic minorities and/or low-income families stating how it defines the terms "areas of low-income concentration" and "areas of minority concentration."

Housing Tenure in Milwaukee - According to data from the 2010 U.S. Census, Milwaukee had a total of 255,569 housing units. Although approximately 7,000 housing units were constructed during the 1990's, approximately 12,000 housing units were lost. According to census data, owner occupancy rates remained stable in many areas with the most increases recorded in the central city and downtown areas primarily due to new condominium and apartment units being constructed and in the central city, the replacement of demolished deteriorated units with new construction of single family homes.

General Population

According to the 2010 U.S. Census, Milwaukee's population was 594,833. However, Milwaukee's population grew to 598,916 in the last two years, according to the U.S. Census Bureau.

As the chart below illustrates, Milwaukee became a minority/majority city during the 1990's with each minority group increasing. However, the Milwaukee metro area continues to be segregated. Forty percent of the County population resides in the City of Milwaukee; 85% of the area's minorities live in the City of Milwaukee; with 95% of Blacks, 75% of Hispanics and 60% of other minorities residing in the City of Milwaukee.

Profile of General Population - 2010

	2000	2010
Race	**Total**	**Total**
White	270,989	266,339
Black or African American	220,432	237,769
Hispanic	71,646	103,007*
American Indian & Alaska Native	4,313	4,695
Asian	17,561	20,851
Native Hawaiian and other Pacific Islander	n/a	241
Other race	978	44,650
Two or more races	11,055	20,288

(Source: U.S. Census Bureau – 2010)
**Identified by two or more races*

Age of the Population

Milwaukee's age distribution reflects many social and demographic changes. Between 2000 and 2012, a decrease in persons in the 65 and older age groups occurred, implying less demand for housing units designed for the elderly over the next decade. However, there could be more of a demand for improved amenities for older persons to remain in their existing units. *(2008-2012 ACS; U.S. Census)*

The age distribution of the population is a key factor in housing planning since family formation is the driving force in housing need. If the overall population is aging, with younger families choosing to establish a household outside of the City of Milwaukee, less demand will occur for housing. A growth in the population during the family formation, especially if that growth is in the minority population which is likely to endure continuing disparities in housing choice, warrants the need for increasing affordable housing.

Structural Quality

The age of a housing unit is not an absolute predictor of housing quality. Milwaukee has many neighborhoods with very old housing which are attractive, safe, and well maintained. However, the age of a housing structure does signal likely code compliance problems, especially an increased likelihood of the presence of lead based paint. For that reason a discussion of housing conditions begins with a look at the age of Milwaukee's housing stock: total number of occupied housing units is 229,555.

Structural Quality	# Structures	Percent
Built before 1940	88,837	38.7%
Built 1940-1959	72,998	31.8%
Built 1960-1979	44,763	19.5%
Built 1980-1999	15,380	6.7%
Built 2000-2009	7,345	0.32%
Built 2010 or later	229	0.1%

(U.S. Census Bureau-2008-2012)

The majority of the units built before 1940 are located in the central city. The majority of the units built between 1940 and 1959 are located in the northwest side and far south side of the city, while those built after 1959 tend to be located on the periphery of the city and most recently, newer structures developed in the central city and downtown and areas adjacent to downtown.

Substandard Housing

One set of problems with Milwaukee's housing stock stems from the age of housing units. According to the 2008-2012 U.S. Census update, approximately 38.7% (88,837) of the housing units in the City of Milwaukee were built before 1940. Of Milwaukee's total of 229,555 ***occupied*** housing units, rental occupied housing units made up 127,331 and owner-occupied units made up 102,224 units. According to past estimates of the Department of Neighborhood Services, of all housing units, more than 10,000 residential structures required more than routine maintenance.

Condition of Milwaukee's Housing Stock – Foreclosures

The collapse of the housing bubble severely harmed the value of neighborhoods in the City of Milwaukee. Since 2008, foreclosed and vacant residential property has resulted in an overwhelming number of blighted properties within the City of Milwaukee. In total, the City owns approximately 1,200 tax-foreclosed houses and approximately 3,000 vacant lots. Over 50% of the properties and lots are located within central city neighborhoods. The presence of boarded and abandoned properties makes neighborhoods far less attractive for business investment and decreases the quality of life for neighborhood residents. A partnership involving City departments, non-profit agencies and developers is taking concrete steps to mitigate the negative impacts of these blighted properties.

In 2008, Mayor Tom Barrett launched the Milwaukee Foreclosure Partnership Initiative (MFPI) to address the foreclosure crisis in the City of Milwaukee. The charge of the MFPI was to build on the work that was already underway in the community to carry out a coordinated strategy to assist homeowners at risk of losing their homes to foreclosure, stabilize neighborhoods affected by increasing numbers of vacant foreclosed homes and prevent similar issues from developing in the future. Mayor Barrett appointed a Steering Committee to guide the work of the MFPI, and over 100 volunteers representing a broad range of interests came together to serve on three working groups to create a blueprint for how the City of Milwaukee and its partners will respond to the challenges posed by the foreclosures crisis.

Recommendations from the Milwaukee Foreclosure Partnership Initiative

- Form a Homeownership Consortium "to preserve and promote sustainable neighborhoods by encouraging and maintaining homeownership through effective education and counseling."
- Advocate for Legislative Protection for Consumers; creation of better mechanisms to improve and enhance the enforcement of existing consumer protection regulations and laws; extension of existing consumer protection laws and rules regulating the lending practices of some financial institutions to all financial institutions that engage in the same type of financial transactions.
- The passage of new regulation that specifically targets gaps in existing consumer protection laws, such as proposed legislation to ban foreclosure rescue scams.
- Operate a Centralized Hotline
- Increase Foreclosure Counseling Capacity
- Launch a Court-Based Foreclosure Mediation Program
- Offer a Rescue Refinance Product
- Aggressively Monitor and Preserve Vacant Properties
- Leverage and utilize resources available for the responsible acquisition and disposition of foreclosed homes for maximum Impact
- Issue a Request for Proposals (RFP) to Identify development partners
- Establish a Land Bank Entity
- Create a program to support neighborhood Investors
- Link prospective buyers to foreclosed homes

Mayor Tom Barrett included in the City's 2014 Budget $11 million to fund the first year of a three-year "Strong Neighborhoods Investment Plan" (SNIP) to tackle these problems head-on. The plan will demolish up to 500 City and privately owned vacant buildings that are beyond repair; provide a high level of maintenance to City-owned improved properties and vacant lots; sell City-owned tax-foreclosed and vacant houses to potential homeowners and responsible investors and beautify vacant lots. The program includes the sale of City-owned improved properties to developers for rent-to-own development financed with Low Income Housing Tax Credits; the sale of vacant lots and improved properties to Habitat for Humanity for new construction and renovation for low-income home owners and the creation of community gardens on City-owned lots through a partnership with Groundworks Milwaukee and the Victory Garden Initiative.

Minorities account for the largest household size with Black and Indian households averaging three persons and Asians four persons per household. The largest households lived in minority dominated census tracts and most were in the oldest parts of the City of Milwaukee where many of the housing units are small.

Areas within the jurisdiction with concentrations of racial/ethnic minorities and/or low-income families stating how it defines the terms "areas of low-income concentration" and "areas of minority concentration."

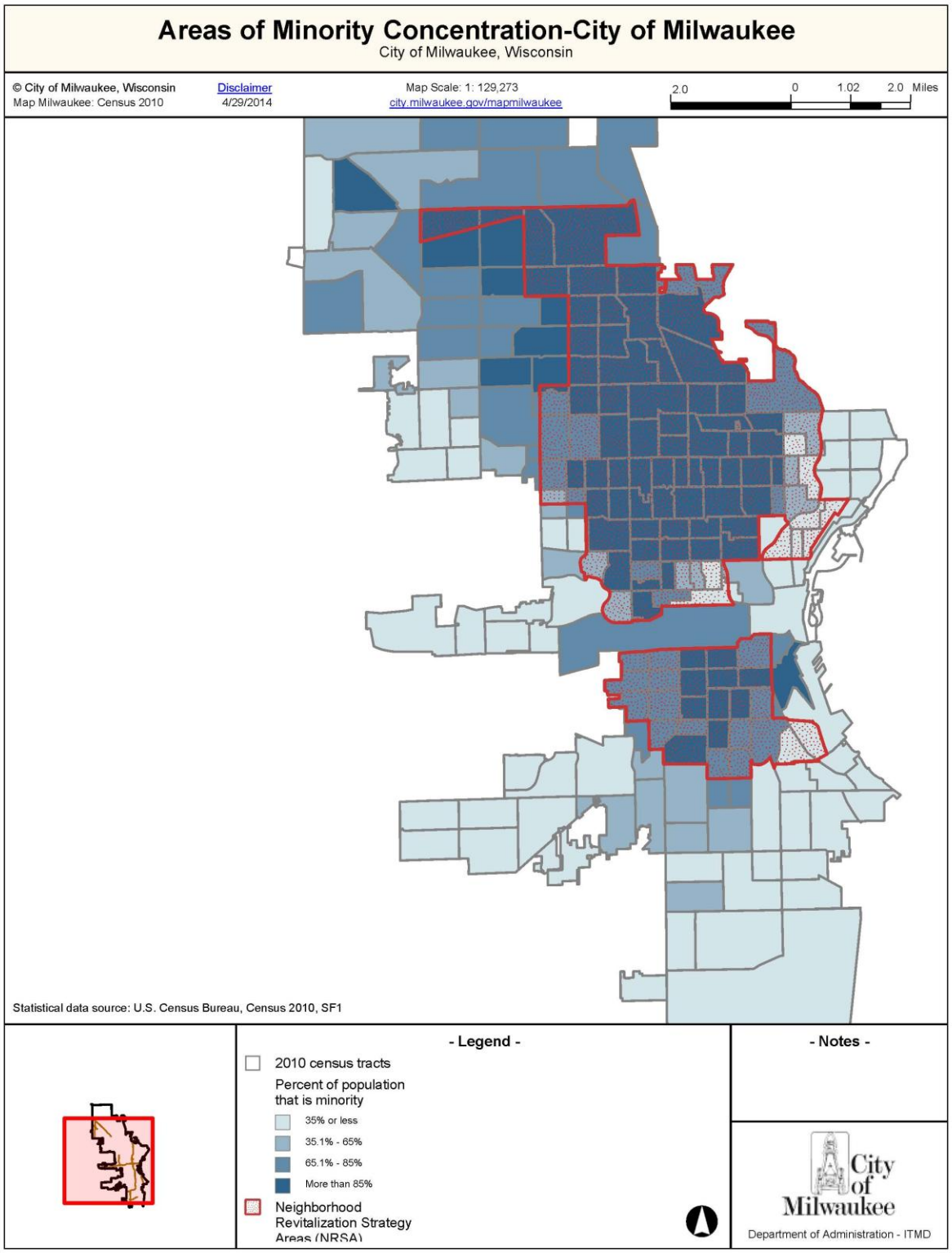
Milwaukee is a city of 594,833 people located within the greater Milwaukee Metropolitan Statistical Area (MMSA) which has a population of 1,569,659 (U.S. Census as of July 2013). There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the (MMSA). According to the *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 African American.

Very low income households are concentrated in Milwaukee's near north, west, northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to Milwaukee central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. These areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding. *(U.S. Census Bureau Estimate 2010).*

CDGA defines "areas of low income concentration", as those census tracts where at least 51% of persons are considered low-moderate income according to HUD's standards of 80% or less of the area median income. These areas are primarily the Neighborhood Revitalization Strategy Areas(NRSAs), which based on *Year 2010* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. There are however, other non-NRSA areas of low income concentration scattered throughout the City where at least 51% of persons are considered low-moderate income according to HUD's standards of 80% or less of the area median income. CDGA defines areas of minority concentration as those census tracts with a minority population of at least 51%.

See maps on the following pages



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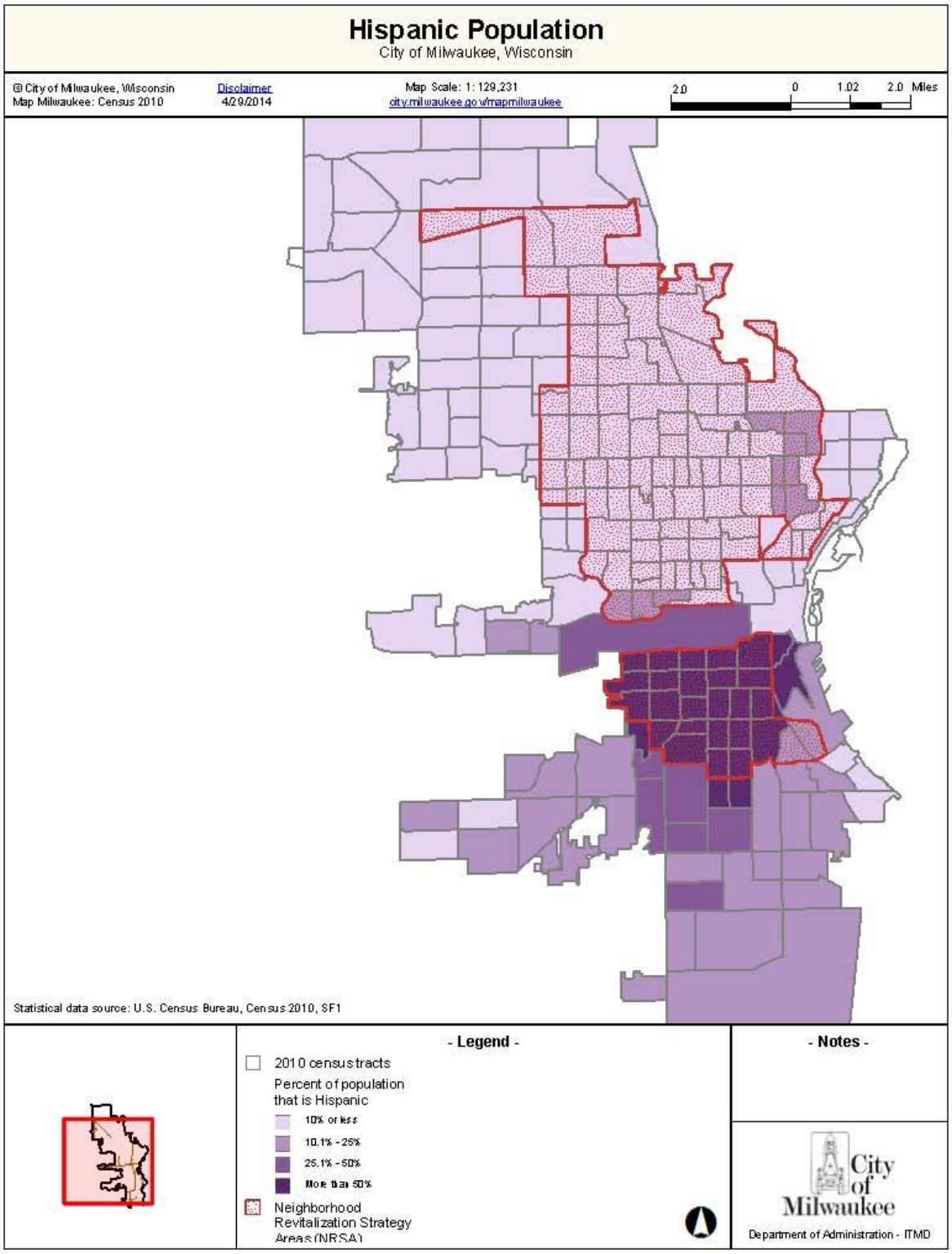

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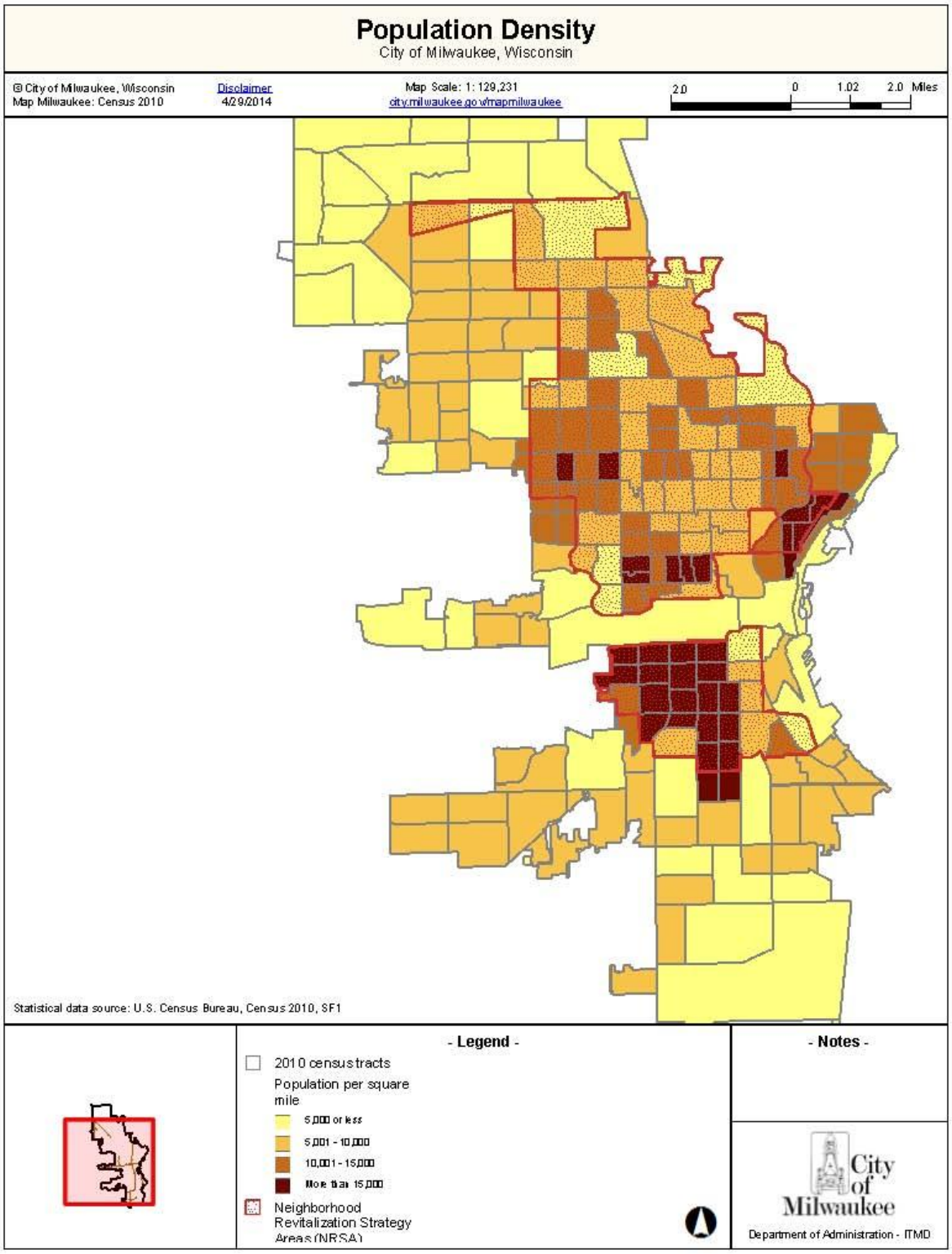

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	104,918	41%
1-unit, attached structure	14,455	6%
2-4 units	76,177	30%
5-19 units	24,621	10%
20 or more units	36,229	14%
Mobile Home, boat, RV, van, etc	1,180	0%
Total	**257,580**	**100%**

Table 28 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	221	0%	5,709	5%
1 bedroom	2,988	3%	31,992	26%
2 bedrooms	27,386	26%	51,255	42%
3 or more bedrooms	76,308	71%	34,344	28%
Total	**106,903**	**100%**	**123,300**	**101%**

Table 29 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Number and targeting of units

The Housing Authority of the City of Milwaukee (HACM) manages 3,926 subsidized housing units, including 3,451 public housing units, 332 units subsidized with project-based Section 8 rental assistance, and 143 units under the low income housing tax credit program only. In addition, the HACM's Housing Choice Voucher Program (Section 8) has approximately 5,600 units under contract at this time. In general, the family's income may not exceed 50% of the area median income for participation in the Housing Choice Voucher program. By law, the Housing Authority must provide 75 percent of its vouchers to applicants whose incomes do not exceed 30 percent of the area median income.

There are 56 HUD-funded buildings with supportive housing for people who are 62 years old or more.

WHEDA's active monitored tax credits list has 94 developments in the City of Milwaukee, not including awarded projects or other projects under development.

Development	Total subsidized units	# of public housing units	# of project-based Section 8 units	# of Low income housing tax credit only units	Population served
Arlington Court	230	230			180 units designated for seniors and 50 designated for seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% of Area Median Income (AMI)
Becher Court	120	120			Seniors; all units targeted to persons with incomes at or below 80% AMI
Cherry Court	120	70	50		Seniors and/or persons with disabilities; 72 units are targeted to persons with incomes at or below 50% of Area Median Income (AMI), and 48 units are targeted to persons with incomes at or below 60% of AMI
College Court	251	251			125 units designated for seniors and 126 designated for seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% AMI
Convent Hill	80	42		38	Seniors; 20 units targeted to persons at or below 50% AMI; 60 units targeted to persons with incomes between 51% and 60% AMI
Highland Gardens	114	46	34	34	Seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 60% AMI
Lapham Park	201	131	70		Seniors; 191 units targeted to persons at or below 50% AMI; 10 units targeted to persons with incomes between 51% and 60% AMI
Lincoln Court	110	110			Seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% AMI
Locust Court	230	230			Seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% AMI
Merrill Park	120	120			60 units designated for seniors and 60 designated for seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% AMI
Mitchell Court	100	100			60 units designated for seniors and 40 units designated for seniors and/or persons; all units targeted to persons with incomes at or below 80% AMI
Olga Village	37	37			Seniors; all units targeted to persons with incomes at or below 60% AMI
Riverview	180	180			Seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% AMI
Townhomes at Carver Park	102	51		51	Families: 8 units targeted to persons at or below 30% AMI; 8 units targeted to persons with incomes between 31% and 40% AMI; 12 units targeted to persons with incomes between 41% and 50% AMI; 74 units targeted to persons with incomes at or below 60% AMI
Highland Homes	56	56			Families; 38 units designated for families with incomes at or below 50% AMI, 9 units designated for families with incomes between 51% and 60% AMI, 4 units designated for families with incomes between 61% and 80% AMI, and 5 units designated for families with incomes at or below 80% AMI
Hillside Terrace	470	470			421 units for families and 49 units designated for seniors and/or persons with disabilities; all units targeted to persons with incomes at or below 80% AMI
Parklawn	380	380			Families; all units targeted to persons with incomes at or below 80% AMI
Westlawn	394	394			Families; all units targeted to persons with incomes at or below 80% AMI

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Development	Total subsidized units	# of public housing units	# of project-based Section 8 units	# of Low income housing tax credit only units	Population served
Westlawn Gardens	250	64	166	20	47 units designated for seniors and 203 for families; all units targeted to persons with incomes at or below 60% AMI
Scattered Sites	381	369	12		Families; 48 units targeted to persons at or below 60% AMI; 333 units targeted to persons with incomes at or below 80% AMI
Totals	3926	3451	332	143	

In addition to the income targets noted above, not less than 40 percent of the households admitted to the public housing program during a year from the waiting list shall be extremely low income households (households at or below 30% AMI).

Of the 3,451 public housing units:

- 872 are designated for seniors
- 1,081 for a mix of seniors and/or persons with disabilities
- 2,033 units for families and other individuals

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Housing Authority is continuing its redevelopment activities, which may result in the loss of units at Scattered Sites and Westlawn. The Housing Authority also has a HUD-approved homeownership program, which may result in the conversion of public housing rental units to home ownership. There are no expiring Section 8 contracts.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not meet the needs of Milwaukee's population due to the following:

- There is a shortage of affordable, decent housing for all low income populations
- There is a shortage of large rental units for large families with children(3 or more bedrooms)
- There is a shortage of units of permanent housing units and units with supportive services for person who are homeless, handicapped or have mental, physical and/or developmental disabilities
- There is a shortage of accessible housing for disabled and elderly populations

The availability of housing units does not sufficiently meet the needs of the population. For example, the Housing Authority opened its low-rent public housing family wait list on January 17, 2012 and closed it on July 20, 2012. During that time, 13,900 applications were received. The list was previously open for six months in 2008, during which time 8,100 applications were received. Information about the applicants on the Housing Authority's waiting lists on the following pages.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing (**Family**) ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
Waiting list total	**# of families**	**% of total families**	**Annual Turnover**
	12,311		1069
Extremely low income <=30% AMI	10,723	87.1%	
Very low income (>30% but <=50% AMI)	1,364	11.1%	
Low income (>50% but <80% AMI)	221	1.8%	
Families with children Near elderly families	8,022 1,017	65.2% 8.3%	
Elderly families Single person house-holds	219 4,126	1.8% 33.5%	
Families with Disabilities	2,036	20.5%	
Race/ethnicity (white) *	1,021	8.3%	
Race/ethnicity (black) *	10,797	87.7%	
Race/ethnicity (Native American) * Race/ethnicity (Asian) *	26 47	.02% .04%	
Race/ethnicity (Hispanic) * Race/ethnicity (Pacific Islander) *	722 0	5.9% 0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4,214	34.2%	
2 BR	4,991	40.5%	
3 BR	2,194	17.8%	
4 BR	743	6.0%	
5 BR	169	1.4%	
5+ BR	0		
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: **HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 12** Does the PHA expect to reopen the list in the PHA Plan year? ☒ No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes (See ACOP)			

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing (Elderly/Disabled) ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
Waiting list total	**# of families**	**% of total families**	**Annual Turnover**
	1903		400
Extremely low income <=30% AMI	1,697	89.2%	
Very low income (>30% but <=50% AMI)	174	9.1%	
Low income (>50% but <80% AMI)	30	1.6%	
Families with children	0	0	
Elderly families Near elderly families Singles	4 1,277 1,718	.02% 67.1% 90.3%	
Families with Disabilities	1,363	71.6%	
Race/ethnicity (white) *	388	20.4%	
Race/ethnicity (black) *	1,436	75.5%	
Race/ethnicity (Native American) * Race/ethnicity (Asian) *	7 7	.04% .04%	
Race/ethnicity (Hispanic) * Race/ethnicity (Pacific Islander) *	122 0	6.4% 0	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,897	99.7%	
2 BR	6	.03%	
3 BR	N/A		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: **HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?** Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes (See ACOP)			

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the need for specific types of housing:

- There is a need for affordable, decent housing for all low income populations
- There is a need for large rental units for large families with children(3 or more bedrooms)
- There is a need for affordable, decent permanent housing units and units with supportive services for person who are homeless, handicapped or have mental, physical and/or developmental disabilities
- There is a great need for accessible housing for disabled and elderly populations

Quality affordable family rental housing is becoming a huge need in the City, first-time home buyers, who typically make up about 40 percent of home sales, remain locked out of the market thanks to more stringent lending requirements. Owner-occupied rehab is another need, as the financial crisis has forced homeowners to put off home maintenance.

The most immediate needs of residents of public housing and Housing Choice Voucher holders include:

- Assistance with economic self-sufficiency and employment. This is partially caused by an imbalance between the location of affordable housing and the location of jobs and employment centers in the Milwaukee metro area and the need for transportation options.

- The need for assistance with and coordination of supportive services needed by seniors and persons with disabilities to continue living independently.

- The need in public housing and especially for the Housing Choice Voucher holders is for 3, 4, and 5 bedroom units that are decent, safe, sanitary, and affordable, including handicapped-accessible units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	79,600	140,000	76%
Median Contract Rent	453	600	32%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	36,089	29.3%
$500-999	79,156	64.2%
$1,000-1,499	6,276	5.1%
$1,500-1,999	1,163	0.9%
$2,000 or more	616	0.5%
Total	**123,300**	**100.0%**

Table 31 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	9,035	No Data
50% HAMFI	43,470	11,435
80% HAMFI	92,825	35,625
100% HAMFI	No Data	53,490
Total	**145,330**	**100,550**

Table 32 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	535	659	828	1,056	1,142
High HOME Rent	584	703	853	1,079	1,142
Low HOME Rent	584	686	823	951	1,062

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

- There is a shortage of affordable, decent housing for all low income populations
- There is a shortage of large rental units for large families with children(3 or more bedrooms)
- There is a shortage of units of permanent housing units and units with supportive services for person who are homeless, handicapped or have mental, physical and/or developmental disabilities

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values and interest rates are both really low so it's the opportune time for buyers to enter the market. Rents are continuing to go up because of increased demand for rental units. Buyers could pay $200-400 less per month to own a home versus renting. Rental units will likely become less affordable if the demand continues to rise.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

It appears that the HOME and Fair market rents are a bit lower than Area Median. A recently issued HUD notice indicated that HOME rents in some markets would go down as much as 30% over the next 3 years. This could have a significant effect on the viability of projects already in service that were projecting rent increases (they all do), and the possibility of not getting those increases in the face of increased costs could be problematic in the long term.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	39,721	37%	62,711	51%
With two selected Conditions	1,203	1%	4,121	3%
With three selected Conditions	117	0%	336	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	65,862	62%	56,132	46%
Total	**106,903**	**100%**	**123,300**	**100%**

Table 34 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,133	3%	3,598	3%
1980-1999	4,155	4%	11,044	9%
1950-1979	47,466	44%	46,565	38%
Before 1950	52,149	49%	62,093	50%
Total	**106,903**	**100%**	**123,300**	**100%**

Table 35 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	99,615	93%	108,658	88%
Housing Units build before 1980 with children present	2,625	2%	40,935	33%

Table 36 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The data in Table 36 (Risk of Lead-Based Paint Hazard) indicates that there are a total of more than 99,615 owner-occupied units and 108,658 renter-occupied units built before 1980. Of this, 2,625 owner-occupied and 40,935 renter-occupied units built before 1980 are occupied by families with children.

The number of housing units in Milwaukee that contain lead-based paint hazards as defined by Section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 194,881 housing units, with 102,112 of these units located in the target area. Over half of the City's housing was built before 1940 and many of these units are in need of significant repairs or updating. Many of the city's housing units are occupied by low-income persons who cannot afford the upkeep and maintenance costs.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) focuses on the target area outreaching to property owners with information about lead hazard and lead poisoning prevention.

In 2012, approximately 3.4% of children tested in Milwaukee for lead exposure were identified as lead poisoned. Although great strides have been made in reducing the prevalence rate, the current scope of the problem is approximately 4 times greater than the national average of 1.2%. Also in 2012 the CDC revised the reference level at which public health actions are initiated from 10mcq/dL to 5mcq/dL with the program responding by notifying parents/guardians of all reported blood lead levels which in 2013 was over 3,000 notifications.

MA-25 Public and Assisted Housing – 91.210(b)

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project –based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	3,599	5,945	144	5,801	939	335	706
# of accessible units			1,495						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Housing Authority maintains two separate wait lists for its public housing program: 1) the family wait list, which has 12,311 persons (119 of whom requested an accessible unit) as of September 30, 2013, and 2) the elderly/near elderly/disabled wait list, which includes 1,903 persons (104 of whom requested an accessible unit) as of September 30, 2013. In addition to the public housing wait list, there are approximately 1,235 persons on the Housing Choice Voucher waiting list.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Housing Authority has a contract with an independent, third party consultant to conduct a Green Physical Needs Assessment. The results of this needs assessment will not be available until the end of 2014. All of the public housing developments listed below were included in HACM's Agency Plan approved by HUD. HUD hires third party inspectors to assess the physical condition of public housing units, and the most recent results of these physical inspection scores are provided below.

Property	2011 Scores, 100 point basis	2012 Scores, 100 point basis	2013 Scores, 100 point basis
ARLINGTON COURT	66	78	83
BECHER COURT	80	*	99
CHERRY COURT MIDRISE	97	*	
COLLEGE COURT	98	*	**
CONVENT HILL	84	*	74
HIGHLAND GARDENS	98	*	**
HIGHLAND HOMES	81	*	83
HILLSIDE REPLACEMENTS (URD) (SOUTHSIDE SS)	51	67	
HILLSIDE TERRACE	66		
HOLTON TERRACE	92	*	**
HOPE VI SCATTERED SITES PHASE I (CHERRY COURT)	73	80	
HOPE VI SCATTERED SITES TAX CREDIT (CONVENT SS)	79	77	95
HOPE IV SCATTERED SITES PHASE 4 (4 units)	80	*	
LAPHAM PARK	60	79	91
LINCOLN COURT	88	*	96
LOCUST COURT	85	*	78
MERRILL PARK	96	*	**
MITCHELL COURT	76	97	
OLGA VILLAGE	91	*	**
PARKLAWN	62	78	
RIVERVIEW	72	85	
SCATTERED SITES DEMOS (R/C #694)	51		
SCATTERED SITES HOPE VI 6780A (R/C #536)	92	*	**
SCATTERED SITES NORTH/WEST (R/C #691)	47		
SCATTERED SITES TAX CREDIT 2008 (CONVENT SS)	94	*	**
TOWNHOMES AT CARVER PARK	82	*	64
WESTLAWN – EAST		100	**
WESTLAWN – WEST	62	63	60
***Average	78	80	82

* Did not have a 2012 REAC Inspection.

** Will not have a 2013 REAC Inspection.

***The Average is for the number of properties that have been inspected to date.

NOTE: 2011 inspections were actually conducted in 2012, becoming baseline scores to determine the frequency of inspections for each property moving forward.

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Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Most of the housing units are in good to excellent condition; however, the configuration of the apartments in the round towers are challenging for the staff and its' residents. HACM is in the process of revitalizing its Westlawn development and is continuing to revitalize its Scattered Sites portfolio.

Based on the most recent physical inspection scores for each of the developments, Westlawn West had the lowest REAC score (60 in 2013). Staff have developed a revitalization plan for Westlawn West, which will be implemented as feasible financing becomes available. Some of the financial resources pursued or being considered include mixed-finance development using low-income housing tax credits and/or bond financing, a Choice Neighborhoods grant, and any other available and financially feasible resource, which would include conversion through the Rental Assistance Demonstration (RAD).

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Regarding improvement to the physical living environment, HACM continues to look for any available resource to assist with the revitalization of Westlawn West and any other properties in need of improvement. These resources include mixed-finance development using low-income housing tax credits and/or bond financing, a Choice Neighborhoods grant, and any other available and financially feasible resource, which would include conversion through the Rental Assistance Demonstration (RAD).

Other strategies that HACM is using to improve the living environment of low-income and moderate-income families in public housing include, but are not limited to:

- Continue and expand partnerships with nonprofits and other agencies that provide quality services for both public housing residents and other community residents such as youth-serving agencies, community centers, early childhood education centers, schools, health clinics, etc.

- Continue partnerships with agencies that provide or coordinate supportive services necessary to sustain independent living for seniors and persons with disabilities living in public housing.

- Continue and expand efforts to improve the economic self-sufficiency and employment of public housing residents, including job search assistance, linkages to job training, transportation, child care, and other supportive services necessary for obtaining and maintaining employment.

- Continue and expand efforts to improve the educational attainment of children living in public housing. These efforts include ensuring children attend school daily, do not drop out of school, and graduate from high school using strategies such as linkages to supportive services and after-school programs, parental involvement and crisis intervention.

- Continue to offer financial literacy education linked with asset-building strategies such as Individual Development Accounts (IDAs) or Family Self Sufficiency (FSS) escrow accounts for public housing residents.

- Continue efforts to transition families from public housing to homeownership through our economic self-sufficiency, asset building and homebuyer counseling programs.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	235		485	427	
Households with Only Adults	452		310	1,020	
Chronically Homeless Households				165	
Veterans			109	183	
Unaccompanied Youth	16		30		

Table 38 - Facilities and Housing Targeted to Homeless Households

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-35 Special Needs Facilities and Services – 91.210(d)

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	115
PH in facilities	44
STRMU	116
ST or TH facilities	23
PH placement	0

Table 39– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Barriers to affordable housing development outside the City continue to prevent affordable housing for families from being developed anywhere except in the City of Milwaukee. This contributes to our region's extreme racial segregation.

- Zoning and density barriers in these communities don't allow for the development of affordable housing.
- Community opposition by the public and elected officials prevents the development of affordable housing.
- In addition WHEDA's Low Income Housing Tax Credit priorities create more opportunities for housing developers to keep developing in the City of Milwaukee as opposed to in other high job growth areas in the region.

Affirmatively Furthering Fair Housing

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

Summary of Impediments:

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

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MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction -Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	272	65	0	0	0
Arts, Entertainment, Accommodations	22,400	24,168	11	10	-1
Construction	4,416	4,901	2	2	0
Education and Health Care Services	47,803	59,210	24	24	0
Finance, Insurance, and Real Estate	14,063	26,295	7	11	4
Information	4,554	7,592	2	3	1
Manufacturing	27,313	28,036	14	11	-2
Other Services	7,643	10,337	4	4	0
Professional, Scientific, Management Services	15,047	28,359	8	12	4
Public Administration	221	48	0	0	0
Retail Trade	21,671	16,540	11	7	-4
Transportation and Warehousing	8,013	8,448	4	3	-1
Wholesale Trade	7,577	10,848	4	4	1
Total	180,993	224,847	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	296,668
Civilian Employed Population 16 years and over	262,157
Unemployment Rate	11.63
Unemployment Rate for Ages 16-24	27.44
Unemployment Rate for Ages 25-65	7.64

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	46,234
Farming, fisheries and forestry occupations	12,959
Service	34,872
Sales and office	44,576
Construction, extraction, maintenance and repair	16,140
Production, transportation and material moving	18,345

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	185,207	74%
30-59 Minutes	56,740	23%
60 or More Minutes	9,417	4%
Total	**251,364**	**100%**

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	25,738	5,747	20,729
High school graduate (includes equivalency)	60,357	8,567	23,616
Some college or Associate's degree	64,299	6,229	15,279
Bachelor's degree or higher	57,719	2,156	6,476

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,783	4,821	4,569	7,714	7,729
9th to 12th grade, no diploma	12,898	10,333	9,773	15,004	9,004
High school graduate, GED, or alternative	22,637	26,146	24,105	42,336	20,712
Some college, no degree	31,566	21,567	15,947	27,787	7,599
Associate's degree	1,383	6,156	5,632	8,864	1,596
Bachelor's degree	6,412	19,487	10,006	14,800	4,068
Graduate or professional degree	474	7,041	5,352	9,712	3,204

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,799
High school graduate (includes equivalency)	25,645
Some college or Associate's degree	29,715
Bachelor's degree	41,660
Graduate or professional degree	52,917

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table 42 above, what are the major employment sectors within your jurisdiction?

Major Employment Sectors-City of Milwaukee	Number of Workers	Number of Jobs
Education & health care services	47,803	59,210
Manufacturing	27,313	28,036
Retail trade	21,671	16,540
Arts, entertainment & accommodations	22,400	24,168
Finance, insurance and real estate	14,063	26,295
Professional, scientific, and Management services	15,047	28,359

Based on the Business Activity Table above, the major employment sectors within the City of Milwaukee are: Education and health care services followed by manufacturing. As the table above illustrates, there is a surplus of jobs in the education & health care services, finance, insurance and real estate and professional, scientific and management services sectors.

Describe the workforce and infrastructure needs of the business community:

- Access to financing/capital from a variety of sources such as conventional loans, subsidized below market loans for business startup
- Workers who are educated, skilled and trained
- Property sites that are available for businesses to locate or relocate
- Infrastructure improvements (utilities, transportation) to enable the business community to expand
- Zoning Ordinances: Where appropriate, a change in zoning ordinances that prohibit the creation and/or expansion of new businesses, thus new job creation

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

- **Northwestern Mutual** (public/private partnership involving NML, the City of Milwaukee, and the Wisconsin Regional Training Partnership(WRTP) in training and placing City residents in NML construction jobs)
- **Pabst Brewery Complex**
- **30th Street Industrial Corridor/Century City** (City of Milwaukee initiative to transform the 30th Street Industrial Corridor into a major modern employment center and economic hub. The Corridor encompasses an 880-acre area within the City and includes a range of distinct neighborhoods with different issues and opportunities.
- **Menomonee Valley** – the continued expansion and location of new businesses, housing and entertainment options in the Valley
- The continued investment of major employers which include **MillerCoors, Harley-Davidson Motor Company; Astronautics Corporation, MasterLock, and area hospitals.**

The Milwaukee 7 Regional Economic Development Organization (M7) recently completed a metropolitan business plan that identifies 5 market levers that define the characteristics, opportunities and performance of the regional economy. Additionally, they have developed 9 strategies that aim to build upon regional assets, support driver industry clusters, develop an export strategy, build the regional workforce, and improve intergovernmental connections.

The City of Milwaukee, which makes up nearly 40% of the region's population, is also finishing work on a city-focused economic development plan that closely aligns with the M7 metropolitan business plan, but drills down to a local level to address challenges that are specific to the city. The plan's 47 distinct action items include data-driven, place-based approaches to large site development that support the driver industry clusters identified by M7; efforts to assist and support hard to employ populations and align workforce development opportunities with existing employer needs; fostering entrepreneurship through innovation districts, creative approaches to live-work-sell space, and streamlining government processes for business startups; and building on the city's unique quality of life assets to continue to ensure Milwaukee is an attractive place to live and work. Both the City of Milwaukee of M7 plans have been developed in close coordination with one another, and tie into many elements of the adopted 2012 CEDS report.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to Table 46 (Educational Attainment by Employment Status), Milwaukee has 122,018 working-age people in the labor force with some college or an advanced degree. There are however, 60,357 civilians in the labor force with a high school degree only; and 23,616 of high school graduates not in the labor force. In addition, there are 25,738 persons without a high school degree in the labor force and 20,729 not in the labor force. These educational levels greatly impact the ability of people to gain access to jobs making livable wages. According to Table 43 (Labor Force), the unemployment rate for persons ages 16-24 is 27.4%, while for those ages 25-65 the unemployment rate is 7.6%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

There are numerous workforce training initiatives In the City of Milwaukee. One major entity at the forefront of workforce training initiatives is the Milwaukee Area Workforce Investment Board(MAWIB), which was established by the City in 2007 as its' federally funded workforce development agency. MAWIB is comprised of private businesses, local government sectors, educational institutions, nonprofit groups, labor organizations, and foundations, which connect MAWIB and the region's public, private, and nonprofit sectors.

MAWIB – Sample of Current Workforce Training Initiatives	
YouthBuild & Adultbuild (housing apprenticeships)	Manufacturing & Construction
CareerWorks – Retail & Healthcare	Urban Forestry; Weatherization
Milwaukee Conservation Leadership Corps (MCLC)	Project Second Chance
Jobs for American Grads (JAG); Job Readiness Training Initiatives	Windows to Work; Milwaukee Works;

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OTHER MAJOR WORKFORCE DEVELOPMENT ENTITIES

Other Training Initiatives	Type of Entity	Role
Milwaukee Area Technical College	Governmental – Educational Institution	Major educational institution in the City of Milwaukee; serving residents of the CDBG target area; collaborations with CDBG-funded agencies on educational pursuits; employment & training initiatives
Dept. of Workforce Development (DWD) ***Job Service** ***Division of Vocational Rehabilitation (DVR)**	Governmental – State of Wisconsin	Services include: Counseling, training, job placement, and case management services for individuals with mental or physical disabilities, and training and technical assistance related to disability employment issues for employers.
Center for Veterans Issues, Inc	Nonprofit agency	Employment related services for veterans
Wisconsin Department of Corrections	Governmental	Workforce development-related programs through a mix of federal and state funds for inmates and offenders on probation or parole, from adult basic education and GED preparation to on-the-job training in several different industries.
Goodwill Industries	Non Profit 501 c(3)	Employment related services
Social Development Commission (SDC)	Intergovernmental commission under Wisconsin State Statutes	Community Action Agency for Milwaukee County.
City of Milwaukee: Community Development Grants Administration	Governmental –City of Milwaukee	Administers Federal HUD entitlement dollars; funds non-profit job training & placement agencies
Milwaukee Job Corps	Governmental-U.S. Dept. of Labor	Education and career technical training program (authorized by the Workforce Investment Act of 1998)
WRTP/BIG STEP	Nonprofit agency	Customized training programs, pre-employment training certificate programs, in partnership with MATC and WCTC, for occupations, including carpentry, machining, welding, heavy highway construction, underground construction, and utility line construction
YWCA of Greater Milwaukee	Wisconsin Works (W-2)	Employment related services
United Migrant Opportunity Services (UMOS)	Wisconsin Works (W-2)	Employment related services
Policy Studies, Inc. (PSI)	Wisconsin Works (W-)	Employment related services
Housing Authority-City of Milwaukee	Governmental-City of Milwaukee	Employment training initiatives

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Milwaukee Area Workforce Funding Alliance

The Milwaukee Area Workforce Funding Alliance (MAWFA) was formed in 2008 as a consortium of public and private workforce development funders and service providers. The organization's aim is to allow local foundations and workforce development agencies to align contributions and coordinate efforts, while also improving the region's standing as it competes for additional direct funding for workforce development from national foundations and the federal government.

A majority of MAWFA members are local foundations and major regional employers, but several public sector agencies are members as well, including MAWIB and MATC.

Members of the MAWFA :

- Annie E. Casey Foundation
- Aurora Health Care
- Children's Hospital
- City of Milwaukee Community Development Grants Administration
- City of Milwaukee/Office of Environmental Sustainability
- City of Milwaukee/Office of Mayor Tom Barrett
- Columbia St. Mary's
- Faye McBeath Foundation
- Froedtert Hospital
- Greater Milwaukee Foundation
- Helen Bader Foundation
- Housing Authority City of Milwaukee
- JP Morgan Chase Foundation
- Manpower Foundation
- Metropolitan Milwaukee Sewerage District
- MillerCoors
- Milwaukee Area Technical College (MATC)
- Milwaukee Area Workforce Investment Board (MAWIB)
- Northwestern Mutual Foundation
- Rockwell Automation
- The Foundation of the Wisconsin Automobile & Truck Dealer Association (WATDA)
- The Harley Davidson Foundation
- United Way of Greater Milwaukee
- Waukesha, Ozaukee, Waukesha Workforce Investment Board (WOW)
- Wheaton Franciscan
- Zilber Family Foundation

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Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

In 2012, three regional organizations – the Southeast Wisconsin Regional Planning Commission (SEWRPC), Milwaukee 7 Regional Economic Development Organization (M7), and the Regional Economic Partnership (REP) – developed a **Comprehensive Economic Development Strategy** (CEDS) report for the Southeast Wisconsin region, which includes Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha counties. This report has been submitted to the EDA for consideration. The CEDS report was formally adopted by both SEWRPC and the M7 Regional Economic Advisory Council. Such adoption actions evidence a complete integration of the economic development planning in the Region with the comprehensive regional planning for the physical development of the Region.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Milwaukee 7 Regional Economic Development Organization (M7) recently completed a metropolitan business plan that identifies 5 market levers that define the characteristics, opportunities and performance of the regional economy. Additionally, they have developed 9 strategies that aim to build upon regional assets, support driver industry clusters, develop an export strategy, build the regional workforce, and improve intergovernmental connections.

The City of Milwaukee, which makes up nearly 40% of the region's population, is also finishing work on a city-focused economic development plan that closely aligns with the M7 metropolitan business plan, but drills down to a local level to address challenges that are specific to the city. The plan's 47 distinct action items include data-driven, place-based approaches to large site development that support the driver industry clusters identified by M7; efforts to assist and support hard to employ populations and align workforce development opportunities with existing employer needs; fostering entrepreneurship through innovation districts, creative approaches to live-work-sell space, and streamlining government processes for business startups; and building on the city's unique quality of life assets to continue to ensure Milwaukee is an attractive place to live and work.

Both the City of Milwaukee of M7 plans have been developed in close coordination with one another, and tie into many elements of the adopted 2012 CEDS report.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (*include a definition of "concentration")*

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? *(include a definition of "concentration")*

Milwaukee is a city of 594,833 people located within the greater Milwaukee Metropolitan Statistical Area (MMSA) which has a population of 1,569,659 people (U.S. Census as of July 2013). There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the (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 African American.

Very low income households are concentrated in Milwaukee's near north, west, far northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to Milwaukee central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. These areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding. *(U.S. Census Bureau Estimate 2010).*

CDGA defines "areas of low income concentration", as those census tracts where at least 51% of persons are considered low-moderate income according to HUD's standards of 80% or less of the area median income. These areas are primarily the Neighborhood Revitalization Strategy Areas(NRSAs), which based on *Year 2010* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. There are however, other non-NRSA areas of low income concentration scattered throughout the City where at least 51% of persons are considered low-moderate income according to HUD's standards of 80% or less of the area median income. CDGA defines areas of minority concentration as those census tracts with a minority population of at least 51%.

What are the characteristics of the market in these areas/neighborhoods?

Mostly comprised of low income areas with some areas experiencing high unemployment, poverty, and abandoned and foreclosed properties. These areas were generally the hardest hit by the foreclosure crisis.

Are there any community assets in these areas/neighborhoods?

These areas have numerous assets, despite the decline in property values and the effects of the foreclosure crisis such as:

- Active, committed residents, businesses and institutions
- Strong community-based organizations serving these areas
- Rich racial and ethnic diversity of residents
- Reliable access to public transportation
- High homeownership rates in some areas
- Neighborhood commercial districts and Business improvement Districts
- Easy access to the Interstate system; Downtown and the Menomonee Valley
- Well-established schools, churches, parks and libraries
- Increasing levels of homeowner investment in some areas
- Historic homes being renovated in some areas
- Neighborhood festivals and community events
- Substantial neighborhood purchasing power

In fact, according to the U.S. Census, the buying power of African Americans in some of Milwaukee's poorest neighborhoods illustrate the economic development potential if tapped for locally-owned businesses and recycled through the community.

U.S. Census Bureau estimates of African American income in Milwaukee County:

- African American residents of Milwaukee County had annual income totaling over $3.5 billion in 2011, with over 70% of this income concentrated in the 9 zip codes where African Americans make up a majority of the population.

Are there other strategic opportunities in any of these areas?

Northside – Central

- 30th Street Industrial Corridor/Tower Automotive/Century City – large scale industrial redevelopment at the site of the former A.O. Smith and Tower Automotive plants on Milwaukee's north side
- W. Fond du Lac & W. North Avenue commercial corridor
- W. Capitol Drive, Locust Street, Center Street commercial & mixed-use corridor
- W. North Avenue Gateway
- Masterlock
- Capitol Stampings
- Community Warehouse

Northeast Side

- Bronzeville Cultural & Entertainment District
- Historic King Drive Commercial Corridor
- W. Atkinson-Capitol-Teutonia (ACT) Triangle
- E. Capitol Drive commercial corridor
- Brewer's Hill – historic homes
- Wisconsin Black Historical Museum (new mixed-use development)

Northwest Side

- Goodwill Industries
- New Villard Street library(mixed-use retail & housing development)
- Close & accessible retail shopping
- Master Lock
- 30th Street Industrial Corridor/Century City
- Power, energy, controls and automation "asset" clustering

Near West Side

- Connecting to the Menomonee Valley will allow convenient access to jobs and recreational amenities such as the Hank Aaron State Trail extension, Mitchell Park Domes, new Urban Ecology Center.
- N. 27th Street & W. Wisconsin Avenue commercial corridor
- N. 35th Street & W. Wisconsin Avenue commercial corridor
- City on a Hill – W. Kilbourn Avenue & N. 22nd Street
- Indian Community School Redevelopment – W. State Street & N. 33rd Street
- Transit-oriented development at N. 35th Street & W. Wisconsin Avenue
- Miller Brewing Company
- Harley Davidson
- Marquette University
- Aurora Sinai Hospital

Near South Side

- Connecting to the Menomonee Valley will allow convenient access to jobs and recreational amenities such as the Hank Aaron State Trail extension, Mitchell Park Domes, new Urban Ecology Center
- Silver City
- Rockwell Automation
- Historic Mitchell Street Gateway Redevelopment
- S. Cesar Chavez Drive commercial district
- 13th Street & Lincoln Village Center
- W. Lincoln Avenue commercial corridor
- Modjeska Theatre District at S. 12th Street & W. Mitchell
- W. National Avenue; S. 5th & 6th Streets; Virginia & Washington Streets; potential cultural, arts & entertainment district
- South 1st Street-East Greenfield Avenue; water technology "asset" clustering

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STRATEGIC PLAN

SP-05 Strategic Plan Overview

The Community Development Grants Administration has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent housing and economic opportunity for all community residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and social service providers. These priorities represent a comprehensive approach to neighborhood vitality, housing availability and affordability for all residents and adding value to the community.

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

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

The City's ***Economic and Community Development Strategy*** compliments its Anti-Poverty strategy by emphasizing the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing. In terms of targeting resources, Milwaukee continues its commitment to cluster developments and large impact developments. This model of comprehensive planning is embraced by the residents of the target areas as the emphasis is focused on housing improvement, job creation and income enhancement.

The City of Milwaukee's ***Housing Strategy*** for the next five years includes expanded homeownership opportunities and access to affordable housing for all residents, the elimination of blighted structures and the sale and redevelopment of vacant lots and foreclosed properties, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also proposes to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

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

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

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

Additionally, the City places an emphasis on addressing the needs of the mentally ill and veterans, youth issues such as dropout rates, recreation, educational programs and employment and overall unemployment issues. Housing and supportive services for persons with HIV/Aids and other disabilities are another priority for the City of Milwaukee as well as continuing to monitor the impact of the Wisconsin Works (W-2) programs for Milwaukee's residents.

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

The City's ***Public Housing Improvement Strategy***, formulated in conjunction with the Consolidated Plan, notes the following strategies for its residents including: efforts to provide opportunities for resident participation through economic development programs, home ownership programs and supportive services offered through drug elimination grants and economic development and supportive services (ED/SS) grants at all its public housing developments. Residents are also directly involved in the evaluation of program outcomes and in the determination of the level of satisfaction with facilities and services offered by the Housing Authority. Other initiatives include the Housing Authority's commitment to expand their efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing and the portability of residents who wish to relocate to other communities outside the city.

The City continues to support efforts to strengthen Milwaukee's communities, including programs such as community organizing (block club creation and support), crime prevention, neighborhood cleanups, health care services, and landlord/tenant programs.

The City will continue to promote policies and employ strategies to promote fair housing and fair lending to help remove barriers to affordable housing.

To this end, the City will continue to approach planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City will also continue to investigate programs and support initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. The City is also supportive of initiatives and efforts that emphasize employment and self-sufficiency. Funding allocations are designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Geographic Distribution: The geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the Community Development Block Grant Target area which also includes two(2) Neighborhood Revitalization Strategy Areas (NRSAs). The HOPWA funds cover the four-County Milwaukee Metropolitan Statistical Area comprised of: Milwaukee, Waukesha, Ozaukee and Washington counties.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Neighborhood Revitalization Strategy Areas (NRSA) CENSUS TRACTS	
NRSA #1	11,12,13,14,15,19, 20,21,22,23,24,25,26,27,28,37,38,39,40, 41,42,43, 44,45, 46, 47,48,49,50,59,60,61,62,63,64,65,66,67, 68, 69,70,79,80,81,82,83,84, 85, 86, 87, 88,89, 90, 91,92,93,96,97,98,99,100, 101,102,103, 104,105,106, 107,115,116,117, 118, 119, 120,121,122, 123,133,134,135,136,137,138,139, 140,141, 146,147,148,149,150
NRSA #2	155,156,157,158,159,160,161,162,163,164,165,166,167,168,168,170, 171,173,174,175,176,177,178,186,187,188

NARSA Requirements

To receive the designation by HUD, the municipality must include the following in a NARSA application to HUD:

1. **Boundaries:** Identify the neighborhood's boundaries. All of the boundaries must be contiguous.

2. **Demographic criteria**: Demonstrate that the selected area is primarily residential and contains a high percentage of low and moderate-income persons. The threshold is usually 70 percent but may be as low as 51 percent.

3. **Consultation:** Describe how the strategy was developed with consultation of the area's stakeholders, including residents, businesses, financial institutions, community groups and others that serve the neighborhood.

4. **Assessment**: Assess the economic conditions of the area and examine the potential opportunities and problems likely to be encountered.

5. **Economic Empowerment**: Develop a realistic strategy and implementation plan to promote the area's economic progress, create meaningful jobs for low and moderate income residents and promote revitalization.

6. **Performance Measurements:** Identify the results expected be achieved in measurable benchmarks.

Basis for Priorities and Allocation of Funds

Racial/Ethnic Geographic Concentrations

There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the Milwaukee Metropolitan Statistical Area(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).

CDGA proposes to target funding to areas with the greatest need, namely the Neighborhood Revitalization Strategy Areas (NRSAs), which based on *Year 2010* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. Funding is also allocated for low income persons in non-NRSA census tracts within the City of Milwaukee. The major emphasis is on targeting resources to effectuate neighborhood revitalization by integrating housing, economic development and public services in a tightly defined geographic area through a clear and well planned development strategy.

Low Income Concentration

Milwaukee is a city of 594,833 people located within the greater Milwaukee Metropolitan Statistical Area (MMSA) which has a population of 1,569,659 people *(U.S. Census as of July 2013).* Recent population shifts include a movement to suburban areas and a loss of population in the city. Very low income households are concentrated in Milwaukee's near north, west, northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to the central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. These areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding. *(U.S. Census Bureau 2010).*

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

NRSA Area	Total Population*	Total Low/Moderate Income Population*	Total Percent Low/Moderate Income Persons*
NRSA #1 (North)	**207,434**	**155,782**	**75.1%**
NRSA #2 (South)	**78,889**	**60,552**	**76.8%**

(U.S. Dept. of HUD)

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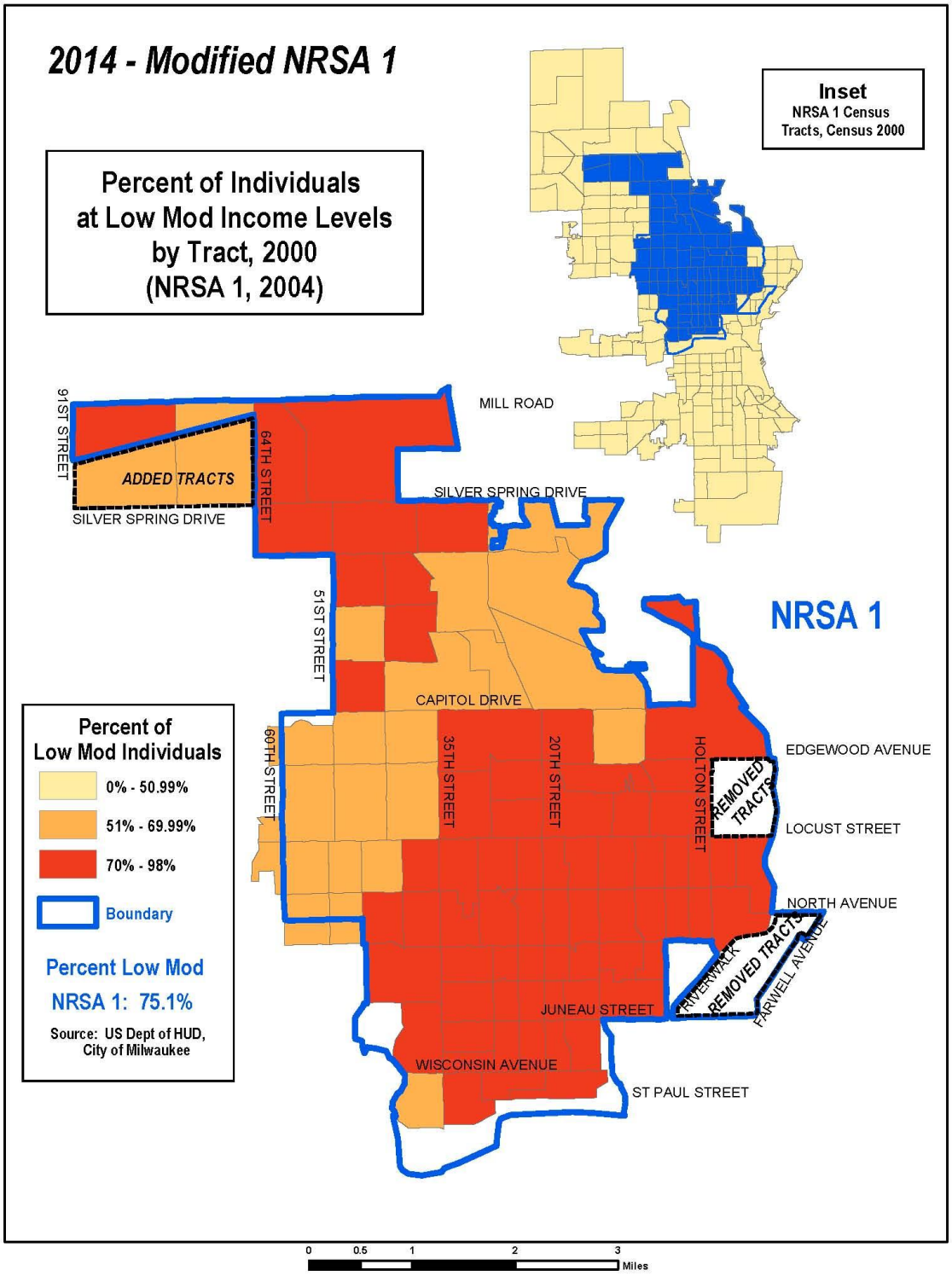

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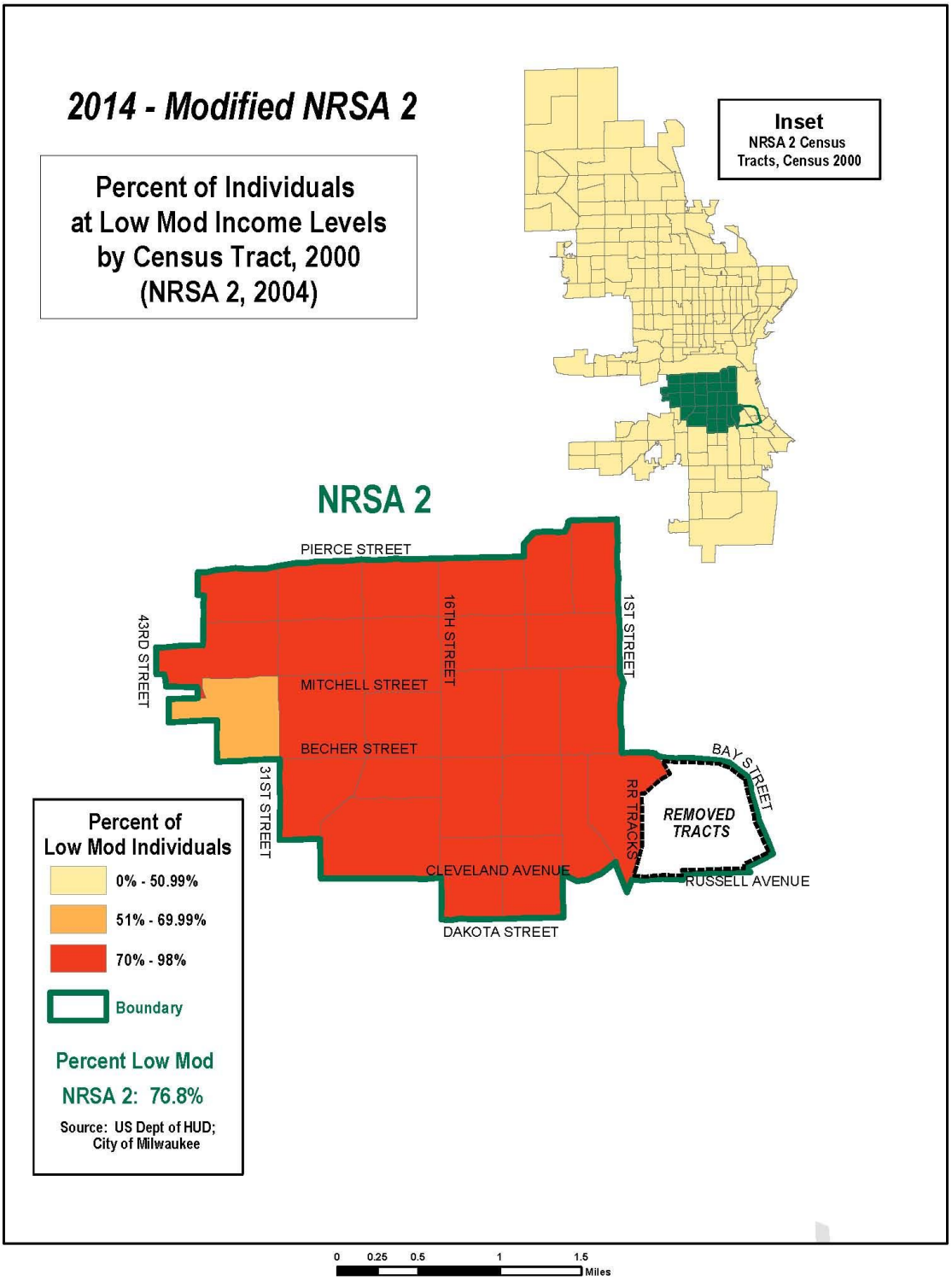

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SP-25 Priority Needs - 91.215(a)(2)

Table 47 – Priority Needs Summary

Priority Need	Population	Goals Addressing
Affordable Housing: Owner-occupied & Rental Rehabilitation & New Construction; includes CHDO & CHDO Operating Funds	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Increase access to affordable, quality owner-occupied & rental housing and a suitable living environment
Downpayment & Closing Costs Assistance	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Increase access to affordable, quality housing and a suitable living environment
Housing Accessibility/Modifications	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Availability/Accessibility; Increase & improve access to affordable, quality housing & a suitable living environment
Lead-Based Paint Prevention & Abatement	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Increase access to affordable, quality housing & a suitable living environment
Code Enforcement	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Increase access to affordable, quality housing & a suitable living environment
Demolition, Clearance & Remediation	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Increase access to affordable, quality housing & a suitable living environment
Special Economic Development/ Business Assistance	Extremely Low Low/Moderate Income	Expand economic opportunities; increase access to services; and a suitable living environment; sustainability

Priority Need	Population	Goals Addressing
Homebuyer Counseling Education	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Increase access to affordable, quality housing and a suitable living environment
Public Services – Youth Services	Extremely Low Low/Moderate Income Youth	Provide a suitable living environment; increase access to services
Public Services – Employment Services	Extremely Low Low/Moderate Income	Expand economic opportunities; increase access to services & a suitable living environment
Public Services – Neighborhood Strategic Planning/Community Organizing/Crime Prevention	Residents, businesses & other stakeholders in the NSP areas	Suitable living environment; engage stakeholders in community improvement efforts
Public Services – Homeless Services	Extremely Low Low/Moderate Income Large Families Families with Children Elderly Persons with physical disabilities	Availability/Accessibility; suitable living environment; housing stability & independence
Fair Housing	City of Milwaukee jurisdiction	Fair Housing Enforcement/Public Education
Planning	City of Milwaukee jurisdiction	process of setting goals and developing strategies to accomplish proposed goals
Administration	City of Milwaukee jurisdiction	Oversight of all funded activities
Planning – Technical Assistance & Capacity Building for Non-Profits	All subrecipients funded with Federal funds administered by CDGA	Technical assistance & improved organizational strength & capacity

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PRIORITY NEEDS - YOUTH

Youth needs fall into five key areas:

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

Effective Program Approaches

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

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

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

Implementation Strategy:

- Provide Job Readiness, Vocational and Customized Training to provide young people with real world work experiences and skills needed in today's workforce; and to help build a strong work ethic and connections with employers.

- Support the City's Summer Youth Internship *Earn & Learn* Program for high school youth to provide internships in City government and in the private sector.

- Invest in life skills development and programs to improve educational achievement.

- Support prevention and intervention programs for at-risk youth to help decrease youth violence and to help youth develop self-esteem, self confidence, goal-setting and attainment skills.

- Support neighborhood-based youth development programs, which provide outreach and access to high quality prevention and intervention programming including tutoring, mentoring, teen pregnancy prevention, safe havens and recreation.

- Support for interventions targeted at dealing with the aftermath of violence – within the family and the larger community – as a strategy for preventing future violent behavior.

- Civic Engagement-providing internships and apprenticeships for youth by involving them in leadership roles and community development opportunities within Milwaukee's nonprofit sector.

PRIORITY NEEDS: PUBLIC SAFETY and QUALITY OF LIFE

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

COMMUNITY ORGANIZING and CRIME PREVENTION

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

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

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

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

Implementation Strategy

1) Follow the lead of the Milwaukee Police Department (MPD), which has implemented a data-driven crime prevention and intervention strategy. Personnel and resources associated with the MPD are now driven through criminal activity determined by crime activity trends. An important element to this strategy is nurturing resident buy-in and support.

2) Continue to sustain anti-crime efforts at the neighborhood level through resident participation at monthly crime prevention and information meetings in Milwaukee Police Districts, 2, 3, 4, 5 and 6. The Milwaukee Police Department provides crime trend information, works and communicates with residents and community based organization representatives to highlight area "hot spots", discuss prevention strategies and develop a comprehensive prevention approach to quality of life nuisance issues in the community.

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3) Maintain the Community Prosecution Program at the police district level. In several Milwaukee police districts, the Community Prosecutors work with the Milwaukee Police Department in developing an outreach strategy that focuses on formerly incarcerated individuals who are re-entering the neighborhood. Working with the State of Wisconsin-Department of Corrections, community representatives and other concerned residents, the Community Prosecutors are engaged in group call-ins that offer those re-entering the community the opportunity to more fully and positively re-integrate into the neighborhood. Call-ins area also utilized for residents who have known involvement in drug dealing. At the call-in, individuals are offered one more chance to change their behavior, while at the same time provided with specific resources to resolve personal and economic issues (drug treatment, job training, education, etc.)

4) In addition to the work delineated above, continue to support the role of the Community Prosecutors as liaisons with neighborhood organizers and residents. Together, they work to reduce and/or eliminate "quality of life" nuisance issues (loud music, prostitution, problem houses, code violations, excessive noise, etc.), which degrades neighborhood peace and value.

5) Preserve the development of the foundation of community strength – block watches. Adjunct organizational efforts include; building and expanding on crime prevention within the small business community, landlord compacts, support and advance leadership training among residents and cultivate coordinated activities between and among community, faith and other groups within each neighborhood.

6) Utilize community contacts to engage a wide variety of residents and entities (youth, adults, schools, faith-based organizations, businesses, etc) in events and activities that promote communication, neighborhood pride and camaraderie. Activities include clean-ups, graffiti abatement, housing improvement, informational events.

7) Use community contacts to initiate and facilitate community forums to determine neighborhood-specific action issues.

8) Draw upon developed neighborhood relationships to plan and present information to residents, businesses and other invested entities in areas that resonate with the needs of the community.

PRIORITY NEEDS: ENVIRONMENTAL ISSUES

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

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

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

- Supporting the City's efforts in private and public development through assuring the protection of health, safety, and the environment. This can be measured through environmental reports summarizing site reviews, soil and groundwater sampling results and cleanup of contaminated properties before sale or development.

- Supporting the City's efforts in developments which can be measured through a comparison of money expended for investigation/ remediation to the property value increase and jobs created.

- Efficient coordination for the review and approval of the CDBG-funded projects and Environmental Impact Assessments to assist in timely release of federal funds. This can be measured by actual developments supported and an increase in tax base for the City (as measured by the City Treasurer's Reports).

- Avoidance of environmental liability and increased tax collection through screening tax-delinquent properties for possible foreclosure which is measured through the number of properties the program researches or conducts site visits on each year. This can also be measured through the number of tax-delinquent properties on the City "Do Not Acquire" list as measured in the City Treasurer's and Attorney's Offices.

CONSOLIDATED PLAN STRATEGIC GOAL: Environment

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

Implementation Strategy:

1) Inspect properties for environmental conditions that may pose hazards to nearby residents.

2) Coordinate, review and approve approximately 1,000 CDBG Planning Reviews, as required by HUD 24 CFR Part 58, in order to complete the "Release of Federal Funds" forms.

3) Prepare CDBG Environmental Impact Assessments annually for local agencies, such as community/neighborhood groups and as required by HUD 24 CFR Part 58, in order to complete the "Release of Federal Funds" forms.

4) Assist local HUD staff in conducting environmental reviews through HUD's 24 CFR Part 50 Requirements.

5) Screen hundreds of tax-delinquent properties for possible foreclosure and to avoid environmental liability.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	High market-rate rents in most neighborhoods of Milwaukee combined with Fair Market Rents that lag significantly behind actual rents will limit the ability of Housing Choice Voucher holders and holders of other forms of TBRA such as Shelter Plus Care to successfully obtain rental housing.
New Unit Production	There is a need for affordable new housing construction particularly on the vacant lots in the City's most distressed areas.
Rehabilitation	There is a great need for rehabilitation of owner-occupied and renter occupied housing units in the CDBG target areas. This need supports an increase in rehab activity, especially homeowner rehab. This is documented by the increased demand for the City's Neighborhood improvement Program(NIP).
Acquisition, including preservation	While median sales prices are on their way to recovering from the pre-crash levels, the volume of sales is still lagging despite historically low interest rates. Tighter lending restrictions combined with uncertainty in the job market are contributing to the slow recovery of homebuyer acquisition activity. On the other hand, the strong market-rate rental housing market is making the conversion of subsidized rental housing to market rate housing an attractive opportunity for the owners of such properties. Properties with expiring use restrictions are now more at-risk of being lost to the affordable housing stock, making preservation more of a priority.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan $
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $	
CDBG	public federal	Community Development activities	**$14,500**	**$100,000**	**-0-**	**$14,600,000**	**$58,400,000**
HOME	public federal	Community Development eligible housing activities	**$4,200,000**	**-0-**	**-0-**	**$4,200,000**	**$16,800,000**
ESG	public federal	Community Development- Housing & services for homeless persons	**$1,000,000**	**-0-**	**-0-**	**$1,000,000**	**$4,000,000**
HOPWA	public federal	Community Development- housing & services for persons with HIV/Aids	**$587,497**	**-0-**	**-0-**	**$587,497**	**$2,349,988**

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME – The City of Milwaukee for the past several years has received a HUD waiver. However, when required to match the HOME funds the City will utilize City-owned appraised land/real property, foregone taxes, fees, charges, Housing Trust Fund, City bond financing and other eligible affordable housing projects.

ESG – The City meets the HUD requirement by requiring that funded agencies provide documentation of eligible sources of matching fund.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Milwaukee may choose to utilize City-owned foreclosed/tax deed properties and/or vacant lots to address the housing and community development needs as identified in the Consolidated Plan.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

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

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

The long-term goal of a NRSA is greater self-sufficiency for all of a neighborhood's residents. The City will continue to use NRSAs as a tool for community reinvestment, provided that the documentation is provided that demonstrates the community's distress, the activities are economically feasible and a comprehensive approach is utilized to encourage citizen participation.

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

Structure 1

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

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

Structure 2

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

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

Structure 3

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

Some activities require a City Department to collaborate with a non-City organization for planning and/or implementation. This structure requires very careful and deliberate efforts at coordination of activities. This structure also requires open and on-going communication among the organizations involved in the specific collaboration. In structuring a collaborative effort, the City's needs, resources and goals must be carefully integrated with the needs, resources and goals of the other partners in the project. This is a complex undertaking because each of the partners in the project may be accountable to a different funding source. In spite of the complexity of coordinating various collaborative efforts, the City of Milwaukee will continue to pursue these relationships in an effort to link resources and meet the goals of providing decent housing, establishing suitable living environments and expanding economic opportunities.

Structure 4

Activities carried out by Non-City Organizations

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

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

Obstacles to Addressing the Need

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

Table 50 - Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Milwaukee, Wisconsin	City Government – Mayor's Office, Common Council, Dept. of Administration, CDGA, Dept. of City Development; Dept. of Public Works, Redevelopment Authority of the City of Milwaukee, Dept. of Neighborhood Services, Health Dept, Library, Fire Dept., Milwaukee Police Dept. Comptroller's Office	Housing; Economic Development, Code Enforcement, Planning & Administration, Public facilities, Environmental Planning & Sustainability, Clearance & Demolition, Brownfields, Lead Abatement, Land Management, Spot Acquisition, Public Services	Jurisdiction
Housing Authority-City of Milwaukee	Public Housing Authority(PHA)	Public Housing, homeownership, rental, planning	Jurisdiction
Non Profit Housing Providers	Community Housing Development Organization (CHDO)	Housing Providers	Jurisdiction
Non-Profit Youth Services Providers	Subrecipient	Public Services-Youth	Jurisdiction
Non Profit Job Training & Placement Agencies	Subrecipient	Public Services – Employment Services	Jurisdiction
Non Profit Housing Providers	Subrecipient	Housing Provider	Jurisdiction
Non Profit Homeless Service providers	Subrecipient	Housing & Services for Homeless	Jurisdiction
Non Profit Business Assistance providers	Subrecipient	Special Economic Development	Jurisdiction
Non Profit NSP/Community Organizing Agencies	Subrecipient	Public Services-Neighborhood Planning, Community Improvement Initiatives; Crime Prevention	Jurisdiction
Non Profit Agencies & District Attorney's Office	Subrecipient & State of Wisconsin District Attorney's office	Public Services –Community Prosecution Unit	Jurisdiction
Non Profit HOPWA Providers	Subrecipient	Housing Opportunities for Persons with AIDS	Jurisdiction & 4 – County Milwaukee Metro Area
Non Profit Housing Providers	Subrecipient	Public Services – Homebuyer Counseling/ Homeownership Education	Jurisdiction
Non Profit Fair Housing Providers	Subrecipient; non-profit organization	Fair Housing Enforcement/Public Education	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Milwaukee & Milwaukee County	City of Milwaukee & Milwaukee County Continuum of Care	With technical support provided by CDGA, the Continuum of Care will implement its *10-Year Plan to End Homelessness*, monitor project performance, rank projects for funding purposes, coordinate funding applications, support Coordinated Entry, and implement initiatives to prevent and reduce homelessness.	City of Milwaukee & Milwaukee County
Milwaukee Continuum of Care Providers	Nonprofit and Government Service Providers	With financial support provided by CoC, ESG, CDBG, and other funding, provide prevention, coordinated entry, emergency shelter, rapid re-housing, transitional housing, safe haven, permanent supportive housing services to homeless individuals and families.	City of Milwaukee & Milwaukee County
Partnering Institutions	Nonprofit and Government Services	Provide education (Milwaukee Public Schools), employment and training (Milwaukee Area Workforce Investment Board), foster care discharge coordination (Bureau of Milwaukee Child Welfare), hospital discharge coordination (hospital systems), mental health care discharge (Milwaukee County Behavioral Health Division and private hospitals), and corrections (Milwaukee County House of Correction and Wisconsin Department of Corrections).	City of Milwaukee & Milwaukee County
Private Sector	Housing Development Organizations	Provide investment and technical expertise in partnership with CoC entities to increase the area's Permanent Supportive Housing Inventory.	City of Milwaukee & Milwaukee County

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Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	√	√	√
Legal Assistance	√		
Mortgage Assistance	√		
Rental Assistance	√	√	√
Utilities Assistance	√		
Street Outreach Services			
Law Enforcement	√	√	
Mobile Clinics		√	
Other Street Outreach Services	√	√	√
Supportive Services			
Alcohol & Drug Abuse	√	√	√
Child Care	√		
Education	√	√	
Employment and Employment Training	√	√	
Healthcare	√	√	√
HIV/AIDS	√	√	√
Life Skills	√	√	
Mental Health Counseling	√	√	√
Transportation	√	√	√
Other			
Other: Mainstream Benefit Enrollment Assistance	√	√	√

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs
Service Delivery System for Homeless Persons:

The traditional components of the homeless services system are working adequately; however, high rates of return to homelessness (shelter) indicate that permanent housing placement is not sustainable over the long term for many of the system's clients. The primary service delivery mechanism within the homeless services system, in addition to temporary/permanent housing, is case management.

Case management is central to the ability homeless clients to identify their needs and access the services and benefits that will address those needs. All homeless service providers utilize some level of case management in their work with clients. Case management alone, however, is not sufficient to address many of the serious needs presented by homeless clients. Here, case managers must be able to access the resources of mainstream institutions such as the workforce development system or the behavioral health system or develop strategies to provide similar services in-house.

At this point in time, because of the unique nature of each homeless services provider, there is significant variability in the nature and level of services provided beyond the provision of shelter/housing.

Key elements of the current service delivery system for homeless persons include:

1) Significant variations in the level and intensity of case management among programs;

2) Partnerships developed at the individual agency level rather than the system level, e.g. one shelter in partnership with one employment services provider rather than the homeless services system in partnership with the workforce development system;

3) Services developed in-house to compensate for lack of access to institutional services; and

4) Limited communication and collaborative case planning for clients who have been involved with multiple providers and have experienced a high rate of return.

Strengths and Gaps of the Service Delivery System: Milwaukee's homeless services system has a variety of strengths and gaps. **Strengths include the following**:

1) Coordinated entry system that uses a priority ranking process to place individuals and families in greatest need into shelter;

2) Participation of shelters in the Coordinated Entry Work Group to provide advice and guidance on implementation and function as a problem-solving forum;

3) Gradual shifting of resources and new investment to prevention, early intervention, and rapid re-housing to reduce reliance on emergency shelter as a solution to homelessness;

4) Increased capability to implement Housing First to allow homeless individuals and families access to the full array of homeless services from emergency shelter to permanent supportive housing;

5) Increased capacity to build new permanent supportive housing, including housing for special populations including youth aging out of foster care and returning veterans;

6) Sustained collaboration among providers via the Shelter Task Force; and,

7) New multi-system involvement, including representation of the area's four public housing authorities, on the Continuum of Care Executive Board.

Service delivery system gaps include the following:

1) Specialized assistance to increase the utilization of cash and non-cash mainstream benefits, especially SSI/SSDI;

2) Access to employment services including basic skills, job readiness, job search, and skills training;

3) Access to mental health services and on-site capacity to address more serious mental health needs exhibited by clients since the implementation of coordinated entry;

4) Communication and collaboration between providers regarding service planning and delivery for clients, especially clients at high risk of return to homelessness;

5) Permanent supportive housing capacity especially for special populations including chronically homeless, veterans, and youth aging out of foster care;

6) Resources to support expanded homelessness prevention and rapid re-housing; and

7) Common outcomes shared across providers to address high priority issues.

Strategy for Overcoming Gaps to Address Priority Needs: In order to reduce homelessness, the homeless services system (Continuum of Care) must engage the resources of other systems. Toward that end, the CoC has embarked on an updating of its 10-Year Plan approved in 2010 to specifically address gaps in the employment and behavioral health areas. Other strategies to overcome gaps include:

1) Further development of Coordinated Entry to function as a vehicle for implementation of Housing First;

2) Improved collaboration with the workforce development system to increase access for homeless workers to employment and training resources;

3) Improved collaboration with the behavioral health system to increase capacity within homeless service agencies to address mental health needs of clients and to improve access to higher level support and treatment resources;

4) Development of a sustainable mechanism for collaborative case planning and service delivery that respects the rights of clients while improving communication to achieve better outcomes;

5) Increasing the capacity of permanent supportive housing for special populations;

6) Continuing the investment of resources in homelessness prevention and rapid re-housing and reducing reliance on emergency shelter; and
7) Establishing system-wide outcome targets that are reported by individual programs, service type, and the system as a whole.

SP-45 Goals Summary 91.215(a)(4)

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	FY 2015-2019 Bench marks proposed
Affordable Housing: Owner-occupied & Rental Rehab & New Construction; (includes CHDO & CHDO Operating Funds)	1/1/15	12/31/19	Housing	Jurisdiction	Affordable owner-occupied & rental housing	CDBG & HOME funds	# of affordable homeowner & rental units complete & sold or occupied by eligible persons	325
Housing-Neighborhood Improvement Program (NIP)	1/1/15	12/31/19	Housing	Jurisdiction	Affordable owner-occupied housing	CDBG & HOME funds	# of affordable homeowner units complete	400
Downpayment & Closing Cost Assistance	1/1/15	12/31/19	Housing	Jurisdiction	Affordable owner-occupied Housing	CDBG & HOME funds	# of units sold to owner-occupants & rehabbed	125
Housing Accessibility/ Modifications	1/1/15	12/31/19	Housing	Jurisdiction	Affordable owner-occupied & rental housing	CDBG funds	# of units constructed/rehabbed & occupied by eligible persons	125
Lead-Based Paint Prevention & Abatement	1/1/15	12/31/19	Housing	Jurisdiction	Decent, safe, quality owner-occupied & rental housing	CDBG funds	# of units abated & households provided with a safe living environment	1,250
Code Enforcement	1/1/15	12/31/19	Housing Code Enforcement	Jurisdiction	Decent, safe, quality owner-occupied & rental housing	CDBG funds	# of residential structures brought into code compliance	7,500
Demolition, Clearance & Remediation	1/1/15	12/31/19	Housing	Jurisdiction	Decent, safe, quality owner-occupied & rental housing	CDBG & HOME funds	# of parcels remediated for future development	250

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	FY 2015-2019 Bench marks proposed
Special Economic Development/ Business Assistance	1/1/15	12/31/19	Special Economic Development	Jurisdiction	Expand economic opportunities increase access to services; and a suitable living environment; sustainability	CDBG funds	# with increased access to economic opportunities & services; a suitable living environment; sustainability	300
Employment Services	1/1/15	12/31/19	Public Services	Jurisdiction	Expand economic opportunities increase access to services & a suitable living environment	CDBG funds	# with access to economic opportunity & a suitable living environment	500
Fire Prevention/ Education	1/1/15	12/31/19	Housing	Jurisdiction	Decent, safe, quality owner-occupied & rental housing	CDBG funds	Increase access to affordable, quality housing & a suitable living environment	3,000
Homebuyer Counseling Education	1/1/15	12/31/19	Public Services	Jurisdiction	Increase access to affordable, quality housing and a suitable living environment	CDBG funds	# with access to affordable, quality housing and a suitable living environment	1,500
Youth Services	1/1/15	12/31/19	Public Services	Jurisdiction	Suitable living environment; increase access to services	CDBG funds	# with access to services & a suitable living environment	75,000
Neighborhood Strategic Planning/ Community Organizing/Crime Prevention	1/1/15	12/31/19	Public Services	Jurisdiction	Suitable living environment	CDBG funds	Suitable living environment; number of stakeholders involved in community improvement efforts	15,000

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	FY 2015-2019 Bench marks proposed
Driver's License Recovery & Employability Program	1/1/15	12/31/19	Public Services	Jurisdiction	Suitable living environment	CDBG funds	# persons obtaining a valid driver's license	500
Community Prosecution Program	1/1/15	12/31/19	Public Services	Jurisdiction	Suitable living environment	CDBG funds	# properties & nuisances abated/resolved	500
Homeless Services	1/1/15	12/31/19	Public Services	Jurisdiction	Availability/ Accessibility; suitable living environment; housing stability	CDBG funds	# with increased access to permanent housing & supportive services	40,000
Planning – Technical Assistance & Capacity Building for Non-Profits	1/1/15	12/31/19	Technical Assistance	Jurisdiction	Suitable living environment; increase access to services	CDBG funds	# agencies receiving technical assistance & improved organizational strength & capacity	300
Public Services – General	1/1/15	12/31/19	Public Services	Jurisdiction	Suitable living environment; increase access to services	CDBG funds	# with increased access to services & a suitable living environment	150,000

Table 52 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Name	Goal Descriptions
Affordable Housing: Owner-occupied & Rental Rehab & New Construction; (includes CHDO & CHDO Operating Funds)	*__Rehabilitate__ distressed properties in the Target Area with a focus is on deteriorated, boarded and vacant properties with an emphasis on foreclosures. At completion, the properties are code compliant and energy efficient and are marketed to income eligible residents. *__Construct__ new homes on vacant city lots (infill) for sale to low/moderate income owner-occupants. *__Provide loans__ and technical assistance to owner-occupants of one to four unit residential properties in need of repair and at very low interest . Code violations and energy conservation items are the top priorities of the program.
Housing-Neighborhood Improvement Program (NIP)	*__Neighborhood Improvement Program (NIP)__ - Administered by several community-based housing organizations. Forgivable housing rehabilitation loans for repairs based on interior and/or exterior municipal code violations. NIP clients must be owner-occupants of the property for a specified number of years before applying for assistance; agree to remain an owner occupant for a specified number of years following the completion of the housing rehabilitation work and household must be income eligible.
Downpayment & Closing Cost Assistance	Provide downpayment & closing costs assistance to prospective first-time homebuyers.
Milwaukee Builds/ Youth Build Program	This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies are funded to undertake this program.
Housing Accessibility/ Modifications	Housing accessibility improvements for income eligible persons with physical, visual and hearing disabilities. Improvements can include handicap accessible ramps, bathroom, kitchen, bedroom and living room modifications, safety enhancements and assistive devices.
Lead-Based Paint Prevention & Abatement	Inspection, testing and abatement procedures for housing rehabilitation programs.

Goal Name	Goal Descriptions
Tenant Assistance/Rent Abatement/Rent Withholding Program **Landlord/Tenant Programs**	Ensures that identified code violations on rental properties are addressed by allowing renters living in units with expired code repair orders to pay rent into a city-held account until repairs are made. Program provides renters with emergency relocation from condemned properties and emergency shelter when necessary. Rental proceeds may be used for repairs related to health, safety and welfare of tenants. (Administered by community-based organizations, in collaboration with the City).
Graffiti Abatement Program	Remove graffiti from residential structures; public education.
Code Enforcement	Efforts undertaken in a deteriorated area being renewed to address and arrest the decline in a designated blighted area.
Demolition, Clearance & Remediation	Demolition of City owned, tax foreclosed and other foreclose and blighted properties for future redevelopment. **Brownfields Redevelopment** - Program is geared toward revitalizing properties that are vacant or underutilized and are often suspected to be environmentally contaminated. The program aims to turn blighted sites into economically productive properties and relieve the significant psychological barriers that can inhibit the quality of life within a commercial or residential neighborhood. **Spot Acquisition** - Acquisition of blighted properties and lots for eventual housing and commercial redevelopment.
Fire Prevention/ Education	Install free smoke detectors for low income households. Provide additional services such as: fire inspections, blood pressure tests, stroke screenings and referrals for additional social services.
Community Prosecution Program	Collaborate with the Milwaukee Police Department and the District Attorney's office to abate criminal activity and nuisance properties and nuisance behavior in neighborhoods.
Youth Services	Social, educational and recreational activities and services for low-moderate income youth; safe havens, school-community initiatives, truancy abatement and teen pregnancy prevention. Provides structured safe haven programs for youth at various locations throughout the City of Milwaukee.
Homebuyer Counseling/ Education	This program provides homebuyer counseling and other homebuyer assistance activities to facilitate mortgage loan closings for first-time low-income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, non-profit community-based organizations provide budget counseling and assistance with credit repair. Counseling services also include assistance to residents in obtaining home improvement/repair loans, refinancing of existing mortgage loans, post purchase, tax default and mortgage default counseling. In addition, the homebuyer counselors act as a liaison between homebuyers, lenders and real estate professionals.

Goal Name	Goal Descriptions
Employment Services	**Job Placement & Job Training & Placement**: Includes Skilled trades, industry specific job training and placement opportunities boosting employment and living wage jobs for low-moderate income individuals.
Housing Opportunities for Persons with Aids (HOPWA) (4-County Metro Milwaukee Area)	Housing & supportive services for persons with HIV/AIDS to facilitate housing stability, independence and improve quality of life.
Fair Housing	**Fair Housing: Public Education** - Public education program that includes presentations on fair housing laws, programs for homeowners on discriminatory homeowner's insurance practices, fair housing training seminars, technical assistance on fair housing compliance and housing information referral service to ameliorate racially segregated housing patterns in the metropolitan Milwaukee area. **Fair Housing Enforcement** - Through walk-ins, general referrals from governmental agencies and other advocacy groups, program provides counseling and testing services for persons alleging violations of fair housing in rental, sale, insurance, financing and appraisals to ameliorate racially segregated housing patterns in metropolitan Milwaukee. **Fair Lending** - Advocates for the removal of institutional barriers to private sector investments in Milwaukee neighborhoods. Monitors compliance with lending laws and promotes partnership development activity with financial institutions to reduce the patterns of segregation and to increase minority lending practices in metro Milwaukee.
Homeless Services	Housing and services for homeless individuals and families, victims of domestic violence and troubled youth, including assistance with obtaining appropriate supportive services, permanent housing, transitional housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living.
Driver's License Recovery & Employability Program	Assist low income persons with driver's license recovery, employment & other supportive services.
Neighborhood Strategic Planning/Community Organizing/Crime Prevention	Programs are a coordinated, pro-active approach to neighborhood stability combining organizing efforts with public enforcement efforts (DNS, Health , Police and City Attorney) as a tool in dealing with crime, neighborhood clean ups, nuisance properties, block club formation and other neighborhood issues.

Goal Name	Goal Descriptions
Special Economic Development/ Business Assistance	**Special Economic Development/Business Assistance** – Community-based agencies provide technical assistance to businesses to help spur new job creation and job retention. Assistance includes: business plan development, financial accounting, loan underwriting, legal and tax consulting and contract procurement. **Revolving Loan Fund Program** - Expand economic opportunities by provide loans to businesses to create jobs for low income residents. **Office of Small Business Development -** Assist and protect the interest of emerging and small business concerns. Promote and encourage full and open competition in the City of Milwaukee so emerging businesses may successfully compete in a free market as independent business owners. Establish mentor-protégé relationships between small businesses and those businesses in the mainstream marketplace.
Planning – Technical Assistance & Capacity Building for Non-Profits	Provide technical assistance to community-based organizations to help strengthen their administrative capabilities, board development and promote efficient services to the residents they serve

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

During the period of the Consolidated Plan (2015-2019), the City proposes to complete the following affordable housing units for income eligible households, as defined in the HOME regulations.

Housing Goals	Proposed Number of Units to be Completed
Rental Housing	**225**
Homeowner Goals	**500**
Total Overall Housing Goals	**725**

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable--Not under a Section 504 Voluntary Compliance Agreement

Activities to Increase Resident Involvement

The Housing Authority is governed by seven Commissioners, two of whom are public housing residents. It is their responsibility to determine Housing Authority policy and assure agency compliance with all applicable state laws and federal regulations. The Housing Authority 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 (HACM) and includes representatives from HACM's housing developments and the Rent Assistance Program. The Housing Authority meets with the Resident Advisory Board (RAB) on a monthly basis. The RAB assists the Housing Authority with the development and implementation of policies and plans, including the Annual Plan. In addition to the Resident Advisory Board, each of the Housing Authority's developments has a Resident Council that meets on a monthly basis to discuss policies and procedures, programs and activities that affect their housing development. Both the RAB and the Resident Councils also receive a small amount of HUD funding every year to help fund resident participation activities. HACM has also worked to improve resident leadership capacity by providing training and technical assistance to resident leaders.

Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable - The Housing Authority is not designated as troubled under 24 CFP Part 902.

Plan to remove the 'troubled' designation

Not applicable - The Housing Authority is not designated as troubled under 24 CFP Part 902.

SP-55 Barriers to Affordable Housing – 91.215(h)

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Affirmatively Furthering Fair Housing

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

Summary of Impediments:

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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.

CONSOLIDATED PLAN STRATEGIC GOAL: Expanded homeownership and owner-occupied housing; rehabilitation of owner-occupied housing; Expanded rental housing and rehabilitation

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

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

Utilization of Strengthened Fair Housing Ordinance

The City passed its first fair housing ordinance on December 12, 1967. In line with Wisconsin State Statutes enacted in 1965, the ordinance rendered unlawful any type of discrimination in the sale, rental or lease of housing based on race, color, religion, national origin or ancestry. Expressly prohibited were the following forms of discrimination: (1) Refusal to sell, lease, finance or contract to construct housing or to discuss the terms thereof; (2) Refusal to permit inspection or exacting different or more stringent price, terms or conditions related to the sale, lease or rental of housing (3) Refusal to finance or sell an unimproved lot or to construct a home or residence on a lot; or (4) Publishing, circulating, issuing, displaying or advertising the sale, financing, lease or rental of housing which states or indicates any discrimination in connection with housing. The City's original fair housing ordinance was repealed and recreated on October 16, 1990 and again on December 16, 2008. Referred to as Chapter 109, it was subsequently amended to prohibit both housing and employment discrimination. Regarding housing, the law applies to all housing units intended for occupancy by two or more families living independently of each other, eliminates provisions against testing and substantially increases penalties for non-compliance.

City of Milwaukee – Equal Rights Commission

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

The City of Milwaukee ERC was re-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 proposed model will maintain the City's oversight, investigative and enforcement capabilities over discriminatory practices not addressed and protected by federal and state laws. The following are the broad functional responsibilities of the new ERC:

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

Annual Review of Lending Practices by City Comptroller

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

FAIR HOUSING PROGRAMS

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

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

- **MMFHC's Counseling and Investigative Services** will investigate fair housing complaints to uncover insidious forms of systemic discrimination in the housing industry. MMFHC will conduct tests in the rental, sales, insurance and lending industries throughout its service area.

- **MMFHC's Education and Outreach Program** will inform home-seekers and housing providers about fair housing rights and responsibilities to ensure compliance with fair housing laws. Fair housing and fair lending presentations will be conducted to civic, business, educational, neighborhood, religious and housing industry groups.

- **MMFHC's Fair Housing Training Services** will assist housing professionals in the real estate, insurance and mortgage lending industries and provide contractual fair housing training. MMFHC will conduct specialized seminars on fair housing issues for a variety of groups. These seminars provide in-depth information on fair housing and fair lending laws, procedures and other related issues.

- **MMFHC's Community Economic Development (CED) Program** will address fair lending issues in a variety of ways. CED staff will respond to calls from a predatory lending hotline and investigate fair lending allegations. After investigating the loan and discussing options with the client, where appropriate, cases will be referred to Legal Aid, other attorneys and/or lenders and housing counseling agencies. Also, when appropriate, CED will assist clients to restructure existing loans or to find other, more appropriately priced loans, sometimes helping clients apply for refinancing through the rescue fund operated by the National Community Reinvestment Coalition (NCRC). CED will also assist consumers file complaints with the Wisconsin Department of Financial Institutions.

- CED will also generate television, radio and print coverage on predatory lending as part of its' outreach and education. CED staff will disseminate informational brochures on predatory lending in English and Spanish and give educational presentations to church groups, neighborhood associations, civic organizations, social service groups, elected officials and affordable housing professionals. CED staff will help plan and implement workshops designed for people considering refinancing or home equity loans, including workshops at the Money Conference and other neighborhood or community-based events.

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

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

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

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

Section 504 of the Rehabilitation Act of 1973

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

SECTION 8 – Rent Assistance Program

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

2. Addressing the emergency and transitional housing needs of homeless persons

3. 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.

4. Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

1. Outreach and Coordinated Entry

Outreach and coordinated entry are the foundation for a strong and effective homeless services system. Linking people who are at imminent risk of homelessness with resources to sustain permanent housing in the community is a critical component of an early intervention system. Making sure that people who have no other option than shelter are referred to the most appropriate setting is as important.

Street outreach will continue to be provided to homeless adults and youth. Outreach will engage homeless people on the street, in parks, under bridges, encampments, and abandoned buildings. Outreach workers will provide food, clothing and personal care items as immediate assistance and connect homeless with HIV testing, substance abuse services, benefits assistance, and access to shelter, transitional housing, safe haven, and permanent supportive housing. Collaboration with nonprofit outreach providers and law enforcement will continue. A Housing First project to identify, engage and place 30 unsheltered homeless adults into permanent supportive housing is planned for implementation in 2015 with expansion in following years.

Goal: 8,500 homeless encounters annually

School-based outreach will continue to be provided to children and families via a designated homeless outreach contact at each school who can facilitate enrollment in the Homeless Education Program (HEP). Online and central office enrollment will also be offered. HEP-enrolled families will receive McKinney-Vento services including free breakfast/lunch, before/after school programs, tutoring, fee waivers, free books/materials, ESL, school health, special education and other services. HEP will also refer families to Coordinated Entry and other community services as needed.

Goal: 3,000 homeless students served annually

Coordinated Entry (CE) will be fully implemented for families and single women and men. Coordinated Entry will function as a one-call system operated by 211, accessible via phone call, text message and online. CE will function as the gateway to the full array of homeless services including prevention, rapid re-housing, emergency shelter, safe haven, transitional housing, and permanent supportive housing with services directed to homeless individuals and families in greatest need. CE will use a priority ranking system based on the Vulnerability Index to identify greatest need and make the most appropriate service match. Prevention and supportive services will be offered to individuals and families whose currently housing situation can be sustained with assistance.

Goal: 24,000 CE callers served annually

2. Emergency and Transitional Housing

Emergency shelter and transitional housing are resources for individuals and families in greatest need who have no other housing option in the community. Homelessness prevention and rapid re-housing are strategies intended to reduce the reliance on emergency shelter and transitional housing and increase the rate of successful placement in permanent unsubsidized or supportive housing in the community.

Emergency shelter capacity is currently 235 beds for families, 452 beds for single adults, and 16 beds for unaccompanied youth. No additional emergency shelter capacity is required or planned.

Goal: 1,400 people served as members of households; 2,800 people served as single adults annually with the number decreasing over the next five years

Transitional housing (and Safe Haven) capacity is currently 485 beds for families, 310 beds for single adults, 109 beds earmarked specifically for veterans, and 30 beds for unaccompanied youth. A reallocation of a minimum of two CoC-funded transitional housing projects (40 beds) to permanent supportive housing for chronically homeless individuals and/or families is planned by 2015 with additional reallocations to follow to respond to the permanent housing needs of special populations.

Special populations will continue to receive emergency shelter and transitional housing services tailored to their unique needs. Included in this category are veterans, veterans' families, victims of domestic violence, people with HIV/AIDS, and unaccompanied youth.

Goal: 200 persons served as members of households; 400 people served as single adults annually with the number decreasing every year over the next five years

3. Transition to Permanent Housing

Rapid Re-housing that includes both case management and rent assistance (per the HUD definition) is planned for implementation in 2015. Case management and rent assistance have been provided prior to this time as separate programs by a network of homeless services providers. By 2015, rapid re-housing will be provided to a minimum of 310 families with children through reallocation of current CoC-funded Supportive Service Only projects to Rapid Re-Housing (60 families), ESG-funded Rapid Re-Housing (100), and rapid re-housing funded by other (non-McKinney-Vento sources including SSVF, TANF, and philanthropic) funding (150 families). Rapid re-housing is planned for continued expansion as additional CoC and ESG funds are directed to this program.

Goal: 310 served as people in families with children served in 2015 with the number increasing every year over the next five years; Reduction in Length of Stay

Permanent Supportive Housing capacity is currently 427 beds for people in families with children, 1,020 beds for single adults, 165 beds for people who are chronically homeless, and 183 beds for veterans. Primary focus over the next five years is on increasing units available for people who are chronically homeless and for families with children.

The plan to increase Permanent Supportive Housing includes:

1) Continuing efforts to reallocate Supportive Services Only and Transitional Housing Project funding to support Permanent Supportive Housing for people who are chronically homeless;
2) Implementing a policy to prioritize 100% of PSH beds that become available through turnover for occupancy by people who are chronically homeless;
3) Fully implementing Housing First including developing a method for establishing homelessness at the point of Coordinated Entry and utilizing the priority ranking index to insure placement of highest need chronically homeless people in PSH;
4) Implementing a plan to engage, assess, and place 30 chronically homeless individuals living on the street directly into PSH.

Goal: Increase the number of PSH beds dedicated for use by the chronically homeless to 221 by 2015 with ongoing increases to address need as quantified by Point in Time and HMIS data

Reduction in the Rate of Return will continue to be tracked using an HMIS-generated Rate of Return (RoR) report to identify homelessness or return to shelter after exiting any CoC-funded housing program. The CoC will also continue to use RoR as a criterion in the annual HUD renewal project ranking. Currently (2013), CoC projects had the following Rates of Return: Permanent Supportive Housing (13.4%), Transitional Housing (19.8%), Safe Haven (23.4%), and Supportive Services Only (21.0%).

The plan to reduce the Rate of Return includes:

1) Increasing income through utilization of cash and non-cash mainstream resources including SSI/SSDI;
2) Increasing employment through collaboration with employment service providers;
3) Achieving maximum enrollment in Affordable Care Act health insurance; and
4) Improving access and utilization of mental health and substance abuse services.

Goal: Reduction in rate of return to national best practice levels

4. Homelessness Prevention

A multi-faceted approach is planned to reduce the number of individuals and families with children who become homeless:

1) Insuring that Coordinated Entry is widely publicized and utilized by residents of the entire county so that people at risk of homelessness can gain accessed to prevention services relating to basic needs, income, employment, transportation, and other assistance;

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2) Providing ESG-funded prevention services including housing relocation, stabilization and tenant-based rental assistance;
3) Increasing utilization of cash and non-cash mainstream resources;
4) Supporting efforts to provide special intervention to achieve permanent housing placement for people leaving foster care, hospitals, mental health facilities, and corrections;
5) Incorporating homeless prevention in jurisdictions' Consolidated Plans and providing City and County CDBG support for foreclosure and eviction prevention programs operated directly by jurisdictions and by community-based organizations;
6) Identifying and addressing barriers to fair housing choice;
7) Providing secondary prevention via effective delivery of CoC/ESG-funded emergency shelter, rapid re-housing, transitional housing, safe haven, and permanent supportive housing that decreases the rate of return to homelessness; and
8) Developing and implementing a focused CoC-wide effort to reduce the rate of return and monitoring progress for individual providers and the system as a whole.

Goal: Decrease in the number of individuals and families with children who become homeless as evidenced by entry into emergency shelter

SP-65 Lead Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards
How are the actions listed above related to the extent of lead poisoning and hazards?
How are the actions listed above integrated into housing policies and procedures?

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 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 194,881 housing units, with 102,112 of these units located in the target area.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) focuses on the target area outreaching to property owners with information about lead hazard and lead poisoning prevention.

In 2012, approximately 3.4% of children tested in Milwaukee for lead exposure were identified as lead poisoned. Although great strides have been made in reducing the prevalence rate, the current scope of the problem is approximately 4 times greater than the national average of 1.2%. Also in 2012 the CDC revised the reference level at which public health actions are initiated from 10mcq/dL to 5mcq/dL with the program responding by notifying parents/guardians of all reported blood lead levels which in 2013 was over 3000 notifications.

Actions to Address LBP Hazards and Increase Access to Lead-Safe Housing

Effective April 22, 2010, EPA's Lead-Based Paint Renovation Repair and Painting (RRP) Rule was put in place to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. The rule requires workers to be certified and trained in the use of lead-safe work practices, and requires renovation, repair, and painting firms to be EPA-certified. Renovation is broadly defined as any activity that disturbs painted surfaces and includes most repair, remodeling, and maintenance activities, including window replacement.

The Health Department will continue to work closely with other City Departments (CDGA, Department of Neighborhood Services (DNS) and the Dept. of City Development) and community partners on efforts to increase awareness off the EPA Lead-Safe Rule and integrate lead-safe work practices into City housing projects. Under the direction and leadership of the City's Health Department, the City has utilized multiple HUD grants from the HUD Office of Healthy Homes and Lead Hazard Control for focused treatment of addressing high risk window components where lead paint content and lead dust levels are extremely high, while the property owner addresses other lead hazards that may be present in the home. In addition, the Health Department provides comprehensive secondary interventions to lead poisoned children and their families and has successfully engaged in community and housing-based primary prevention to prevent lead exposure in areas disproportionately impacted by childhood lead poisoning.

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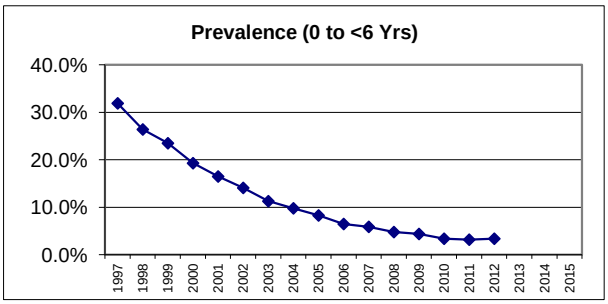
Actions Related to Address the Extent of Lead Poisoning and Hazards

The City of Milwaukee Health Department has successfully and will continue to manage lead abatement funding to assure safe and habitable housing in the City of Milwaukee with over 16,800 housing units to date listed on the MHD Lead Safe Housing Registry.

The Health Department's Strategic Goal is to assess, identify and reduce lead-based paint hazards and their effects with the long term goal of eradicating childhood lead poisoning in the City of Milwaukee. Despite significant progress made in the fight against childhood lead poisoning the current rate of lead poisoning for Milwaukee is 3.4% (the State's prevalence rate is 1.7%). 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).



While the rate of lead poisoning has declined dramatically over the past 15 years as a result of targeted interventions, the rate is stable with concerns that it could be on the increase if strategies are not maintained. The rate of lead testing of 2 year olds in the City has also dropped and is being analyzed to identify new strategies and interventions to reverse this trend.

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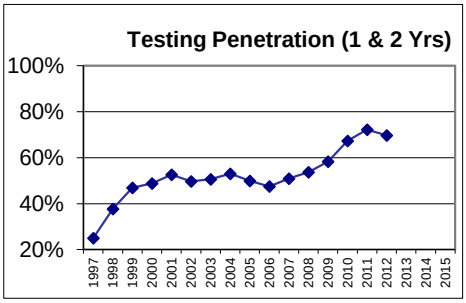

Actions are Integrated into Housing Policies and Procedures

The City Health Department has several initiatives that integrate the prevention of lead poisoning among children in Milwaukee and increasing the availability of safe and habitable housing that includes: 1) community awareness through outreach and education; 2) assuring inspections and monitoring of lead abatement projects; 3) providing environmental inspections and nursing case management for lead poisoned children; 4) working closely with Lead Abatement Contractors to assure lead safe work practices; and, 5) providing quality data surveillance of blood lead results for investigations.

The program coordinated and provided training in 2013 for 110 Milwaukee homeowners to receive education on lead-safe home renovation and repair, and plans on continuing to coordinate training and increase community awareness of lead poisoning hazards. The training opportunity is for low income property owners that have identified lead hazards on their property that require remediation.
In order to continue to assure that Milwaukee children will not be lead-poisoned and children that are lead poisoned receive Public Health interventions the program has several challenges; maintaining level funding, establishing a strong stable contractor base and working with other City Departments to assure that housing projects in Milwaukee always include assessments for lead and lead-safe remediation.

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

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

Consolidated Plan - Implementation Strategy:

*Assure compliance with the HUD Lead Safe Housing Rule and EPA Renovation Repair and Painting (RRP) rule by providing information, education and training to property owners.

*Continue to produce lead safe housing units in the high risk target area of the City of Milwaukee utilizing all available funding; provide partial grant subsidies to assure the safe remediation of lead-based paint hazards for high risk window components for housing units.

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*Provide investigations and case management to lead-poisoned children and their families in Milwaukee.

*Collaborate with other City agencies; Department of City Development (DCD) and Dept. of Neighborhood Services (DNS), with the goal of increasing lead safe housing that is safe and habitable for Milwaukee families.

*Involve community organizations and members most affected by the problem in neighborhood based strategies.

*Increase the awareness and importance for lead testing of children; minimum of 3 blood lead tests before the age of 3.

*Diversify and increase funding to make homes lead-safe before a child is poisoned. The average cost of lead abatement per housing unit is $4,000 when working with the property owner to assure no open building code violations and property taxes are current.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families
How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

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

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

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

- **Jobs and job creation** must be at the centerpiece of the poverty reduction strategy in light of Milwaukee's job gap (difference between the number of persons expected to work and the number of available jobs). The creation of jobs, the matching of jobs to the skills of the labor force, and the location of jobs are all fundamental components of the anti-poverty strategy notwithstanding the fact that much of Milwaukee's economic future will be determined by regional and global economic forces rather than local decisions.

- **The opportunity to work, prepare for work**, or contribute to the community's improvement should be built into every program providing services to people living in poverty.

- **Programs which support strong families** and promote safe neighborhoods can help create environments conducive to investment and economic development. Greater linkage between business activity, social services and community organizing, for example, can maximize resources and significantly enhance the impact of public dollars.

- **Successful efforts to reduce poverty**, particularly in targeted neighborhoods, require the combined efforts of the public sector funding and services, non profit and business. Collaborative efforts provide the level of sustained investment and the breadth of skill needed to achieve significant reductions in the level of poverty.

- **The investment in human capital is critical.** This means working cooperatively with Milwaukee Public Schools, colleges and universities, and employment and training programs to constantly improve the quality of Milwaukee's labor force and to enhance individual economic opportunity. In many instances, the development of individual economic ability requires one-on-one case management, multiple social services and housing assistance in addition to education and training resources.

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

According to labor market information, the Milwaukee Area Workforce Investment Board(MAWIB), has identified seven potential industry sectors and four potential economic development clusters that have the following characteristics: immediate and long-term projected job growth and career opportunities; significant impact on local economy; and where training and employment services are portable among multiple employers. The seven industry sectors include: **Construction, Advanced Manufacturing, Health Care, Retail/Hospitality and Tourism; Information Technology; Business / Financial Services; Water; and Green Economy industries.** Potential economic clusters strategies include targeting Small Business; Central City Businesses; local Tax Incremental Fund and Business Investment Districts; and Green Economy economic development and industry intermediaries such as the Milwaukee Area Healthcare Alliance, Milwaukee Builds, the Water Council, and the Wisconsin Energy Research Consortium. A key example of this is health care, which has some of the largest potential for occupational growth and job openings. Also, there are some occupational overlaps within sectors; for example, information technology needs in healthcare, and advanced manufacturing skill set needed in the Water Sector, but by focusing on industry sectors, development of development efforts can best be targeted to meet employer needs.

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

Implementation Strategy:

- Create livable wage jobs through aggressive economic development activities to help reduce the unemployment of Milwaukee residents.

- Assist with training individuals for jobs within emerging industries such as manufacturing, health care, retail/hospitality, information technology, business / financial Services, water, and green economy industries.

- Provide 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).

- Increase partnerships with other entities to offer supportive services to workers to promote job stability and retention, such as: job training, apprenticeships, education.

- Support 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.

- Promote and market the identities of neighborhood retail districts and implement existing improvement plans.

- Assist small businesses and microenterprises with technical assistance and access to capital through business lending and revolving loan programs.

- Support transitional jobs programs for released inmates and for offenders diverted from incarceration.

- Generate economic activity directly or "piggyback" employment and economic development activities on social service programs that teach self sufficiency and independence.

- Support public transit expansion and other transportation options that connect Milwaukee residents to jobs in outlying areas.

- Support the *Driver's License and Employability Program* to assist low income residents in restoring driver's license privileges and to assist in employment opportunities.

- Expand affordable homeownership opportunities for residents; increase quality affordable rental housing.

- Support programs and initiatives which assist in removing barriers for low income persons such as walk-to-work programs, English proficiency programs and those that provide access to an array of wrap services such as: Health services, social services, education, lifeskills, employment and transportation.

- Pursue new revenue sources and improve efficiency in current programs to maintain existing service levels.

- Work with community partners to improve the physical appearance, social and economic vitality of Milwaukee neighborhoods and commercial districts.

- Promote programs that respond to the social issues facing youth such as: education, unemployment, teen pregnancy, truancy, crime and violence.

- Foster community partnerships involving residents, community-based agencies, schools, faith-based entities, businesses, government and others to help improve the overall quality of life for families.

- Promote neighborhood resident involvement, stability and pride through activities that foster community collaboration such as community organizing, crime prevention and various neighborhood improvement initiatives.

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SP-80 Monitoring – 91.230

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

Monitoring response:

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

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

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

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

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

Inspections - The City's Department of Neighborhood Services (DNS) will inspect and verify tenant income levels in HOME-assisted units and document the results, in compliance with the Federal regulations and during the applicable period of affordability. In addition, DNS will inspect properties during the compliance period to ensure that properties remain in a decent, safe, and sanitary condition. Approximately 150 properties will be inspected by DNS per annum. The Department of Neighborhood Services will provide onsite building inspections and general project oversight as follows:

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

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

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

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

Performance – Based Measurement System for funded Activities

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

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

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

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

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

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

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

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

Components of CDGA's Performance Measurement System

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

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OTHER NARRATIVE

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

Section 108 Loan Guarantee

A brief summary should be included in the narratives section on what activities associated with the Section 108 Project will take place during the years covered by the Consolidated Plan Strategic Plan.

Response: During the five year Consolidated Plan period of 2015-2019, the City may elect to utilize Section 108 funds. However, at this time, there are no projects identified.

Reprogramming Funds: Depending upon the availability of funds, additional activities may be funded through a Reprogramming cycle. The reprogramming funds, if available, will be spent on similar activities as identified in the 2015-2019 Consolidated Plan and subsequent Annual Action Plans.

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

CHDO Operating Funds: Agencies certified as CHDO's and funded during the period of the Consolidated Plan (2015-2019), will receive a reserve of CHDO operating funds. These funds will be used for operating costs associated with the delivery of HOME-funded housing production and rehab activities.

HOME INVESTMENT PARTNERSHIPS

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

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

PERIOD OF AFFORDABILITY

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

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

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b. Period of Affordability Under Recapture Provisions

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

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

RESALE PROVISIONS

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

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

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

Ensuring Long term Affordability

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

Fair Return on Investment

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

Presumption of Affordability

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

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

RECAPTURE PROVISIONS

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

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

Recapture Method

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

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

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

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

The City has multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial

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lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

The City of Milwaukee has an Affirmative Marketing Plan which is used to assist the City and its funded agencies on affirmative marketing procedures as required by federal regulations of the U.S. Department of Housing and Urban Development. This Plan details specific affirmative marketing and outreach that project sponsors must utilize for any HOME-assisted project of five or more units.

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

The marketing of properties may begin anytime following feasibility approval by CDGA, given the availability of clear and concise information about the finished product. Critical information such as asking price, estimate appraised value, estimated housing costs, floor plans and drawings/renderings must be provided to all interested persons.

Acceptable marketing methods included:

- Community Homes Homeownership List
- Phone inquiries
- Signs on properties
- Internet
- Open house events at the property
- Homeownership fairs
- Cooperation with homebuyer counseling agencies

The pre-sale of housing units produced under the City's Housing Production program is permissible and encouraged. If a property is affirmatively marketed and an eligible buyer is identified prior to the completion of the project, an offer to purchase may be accepted by an agency. However, transfer of ownership may not occur prior to receipt of a certificate of occupancy or code compliance. Additionally, in the case of housing rehabilitation, lead clearance must also be obtained from the Milwaukee Health Department prior to ownership transfer.

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

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

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

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

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

The City ***may*** elect to use HOME funds for Tenant-based rental assistance during the 2015-2019 period of the Consolidated Plan.