

CITY OF MILWAUKEE, WISCONSIN

YEAR 2009

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

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

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TABLE OF CONTENTS

	<u>Page</u>
<u>EXECUTIVE SUMMARY</u>	2
I. <u>NARRATIVE - General Questions</u>	
Geographic Distribution of Funds	6
Assessment of One Year Goals and Objectives	11
Affirmative Furthering Fair Housing	15
Leveraging Resources	34
II. <u>NARRATIVE - Managing The Process</u>	
Citizen Participation	35
Monitoring	38
Self-Evaluation	46
III. <u>NARRATIVE – Program Objectives</u>	
Public Housing	50
Barriers to Affordable Housing	56
Lead-Based Paint	66
Homeless	69
IV. <u>NARRATIVE – Community Development</u>	
Assessment of Relationship of Funds to Goals & Objectives	83
Changes in Program Objectives	88
Meeting National Objectives	93
Low Mod Job Activities	94
Progress Against Benchmarks	100
V. <u>NARRATIVE: HOME/AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)</u>	112
VI. <u>NARRATIVE: NON HOMELESS SPECIAL NEEDS-HOPWA</u> (Housing Opportunities for Persons with AIDS)	116



CITY OF MILWAUKEE, WISCONSIN 2009 Program Year CAPER-DRAFT

The *CPMP 2009 Consolidated Annual Performance and Evaluation Report* includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

GRANTEE: City of Milwaukee, Wisconsin
CON PLAN PERIOD: 2005 to 2009

Executive Summary (92.220(b))

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

PY 2009 CAPER Executive Summary:

Introduction

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

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

As a recipient of these funds, the City of Milwaukee is required to submit to HUD each year, a final *Consolidated Annual Performance and Evaluation Report (CAPER)* which provides detailed information to the local public, HUD and members of Congress on activities undertaken with these entitlement funds. It is also used to track the grantee's performance in meeting the goals established in the *2005-2009 Five-Year Consolidated Plan* and subsequent *Annual Action Plans*.

Most activities conducted in 2009 were under the direct control and supported by the following Federal entitlement funds which are administered by the Community Development Grants Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Stewart E. McKinney Emergency Shelter Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and American Dream Downpayment Initiative (ADDI)**. Other Federal and State funds used for activities include the Gang Reduction Initiative and the Juvenile Accountability Block Grant, among other resources.

In 2005, the City of Milwaukee submitted the *2005-2009 Five-Year Consolidated Plan* as required by the U.S. Department of Housing and Urban Development. The Consolidated Plan details broad strategies to address community development within the scope of the HUD National Objectives.

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

The new HUD statutory program goals are:

DECENT HOUSING - which includes:

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

A SUITABLE LIVING ENVIRONMENT - which includes:

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

EXPANDED ECONOMIC OPPORTUNITIES- which includes:

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

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

- **Availability/Accessibility** – This outcome relates to programs that make services, housing, infrastructure, public services, or shelter accessible or available to low or moderate income persons, include those with special needs and/or disabilities.
- **Affordability** – This outcome relates to programs that provide affordability to low or moderate income persons and can include affordable housing.

- **Sustainability** – This outcome relates to programs that improve communities and promote viability such as removing slum and blight or other services that sustain communities.

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in monitoring problem properties and organizing efforts to address quality of life issues and encouraged the economic integration and revitalization of neighborhoods. Other priorities addressed in 2009 included integrating crime prevention into a variety of city services and capital improvements and expanding the city's aggressive efforts to combat lead hazards.

The City's **Anti-Poverty Strategy** emphasizes jobs and job creation. City departments utilized a variety of tools in 2009 to work cooperatively with the non-profit sector and the business community to leverage employment and economic activity in the City. In addition, in 2009, several non profit agencies were funded to provide skilled job training and placement services and others were funded to provide technical assistance to businesses to help create new jobs. The *Driver's License Recovery and Employability Project* was again funded in 2009 to assist residents with driver's license restoration enabling them the ability to seek employment not only in the City of Milwaukee, but also in outlying areas where job growth has been significant. The City also continued the successful Summer Youth Internship Program which utilized Federal funds to provide internship positions in City government for **173** low income youth. The Mayor's Office also spearheaded the expansion of the program to include leveraged funds from the private sector which resulted in several hundred additional positions.

The City's **Economic and Community Development Strategy** compliments its Anti-Poverty strategy by emphasizing the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing. In terms of targeting resources, Milwaukee continued its commitment to cluster developments and large impact development projects. This strategy was evidenced in the continuance of the Milwaukee Mainstreet Program which is a citywide program that utilizes a comprehensive approach to revitalization of commercial districts throughout the City of Milwaukee. In 2009, four Mainstreet Districts were funded to engage in these activities.

In 2009, the City undertook activities as defined in the Housing Strategy in the Five Year Consolidated Plan. These activities included expanded homeownership and access to affordable housing for residents, the elimination of blighted structures, the sale and redevelopment of vacant lots, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also funded programs to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

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

The City also engaged in activities to meet the needs of persons with special needs and the homeless such as: coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems. In addition, the City's Housing Trust Fund Committee, which was established in 2006, approved several projects in 2009 to increase affordable housing options for the homeless, the disabled and other special needs populations.

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

Lead-based paint hazards and their abatement continued to be a high priority for the City of Milwaukee. To that end, the following actions took place in 2009: continuous evaluation of lead abatement methods, grants/loans to assist homeowners and landlords in removing lead hazards, collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, education and training for homeowners, landlords and tenants regarding lead poisoning prevention and securing city, state and federal funding to finance lead hazard reduction activities.

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

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

The Community Development Grants Administration continued to promote policies and employed strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City approached planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City also continued to investigate programs and supported initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. Funding allocations in 2009 were designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

Summary of Resources and Distribution of Funds

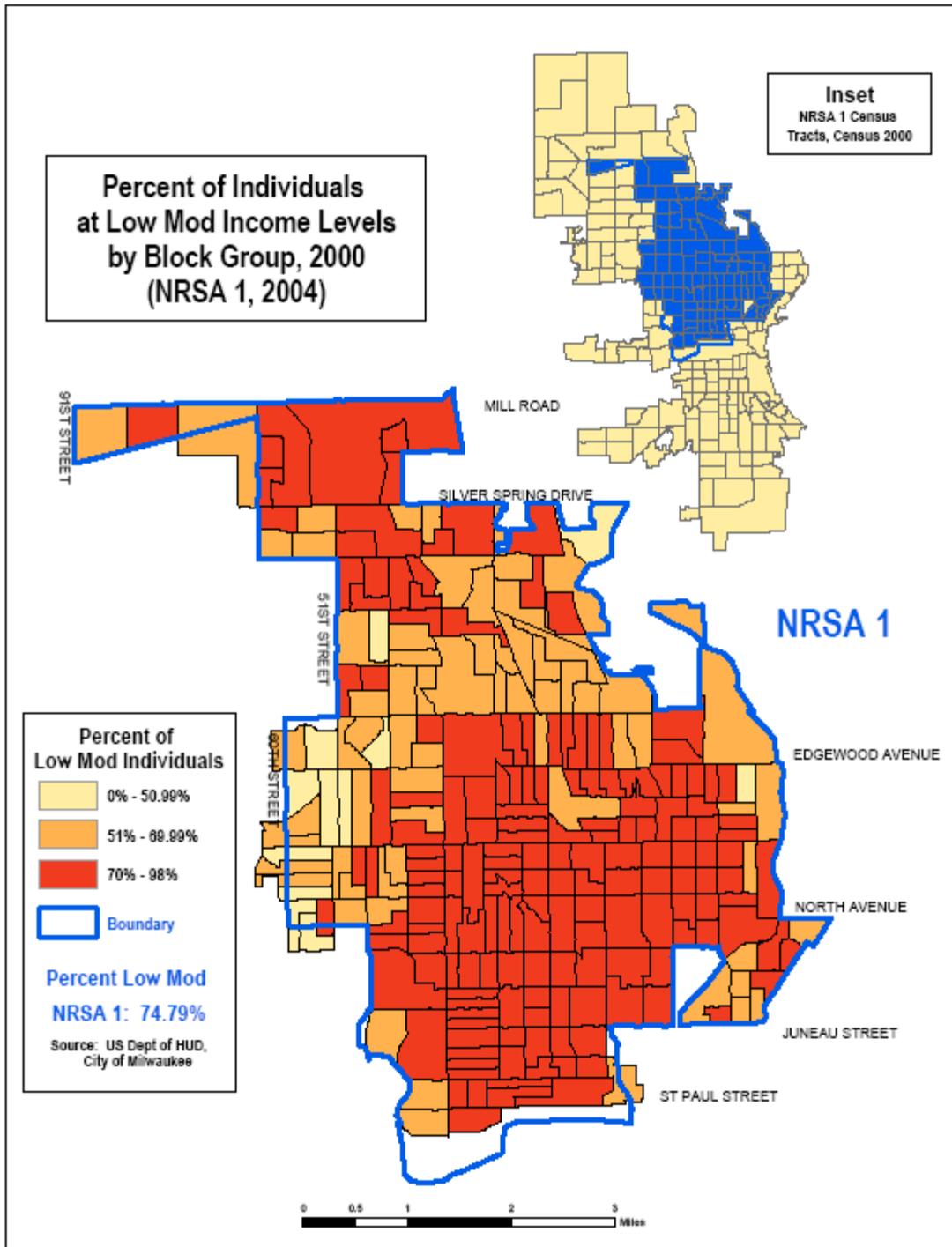
- 1) Provide a description of the geographic distribution and location of investment (including areas of low-income and minority concentration).

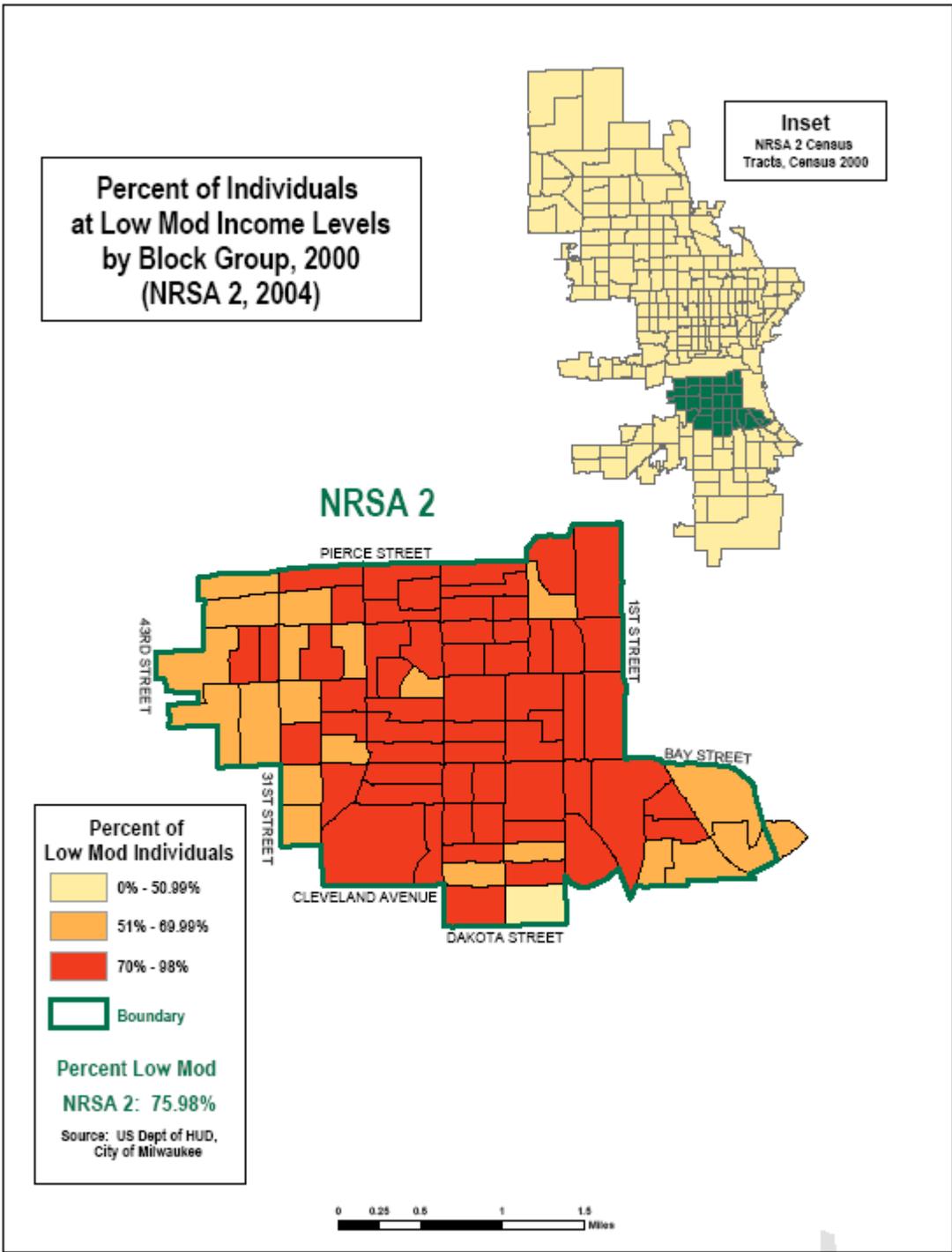
You are encouraged to include maps in this description.

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

PY 2009 CAPER #1 response:

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





NRSA BOUNDARIES

NRSA 1 CENSUS TRACTS

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

NRSA 2 CENSUS TRACTS

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

Racial/Ethnic Geographic Concentrations

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

Milwaukee's residential segregation has been studied for decades by local and national researchers and policymakers. The tremendous impact on the gaps between Black and Whites as it relates to income, mortgage loan disparity rates and educational attainment, has been cited in numerous national studies. It is important to note the overlay of economic segregation as this impacts employment and other opportunities for Blacks. CDGA-funded programs providing "seed capital" for new economic development activities continued to be a high priority in 2009 as a means of stimulating economic opportunities including job creation - for Milwaukee residents in the identified Neighborhood Revitalization Strategy Areas (NRSAs).

CDGA targeted 2009 funding to areas with the greatest need, namely the Neighborhood Revitalization Strategy Areas (NRSAs), which based on *Year 2000* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. Funding was also allocated for low income persons in non-NRSA census tracts within the City of Milwaukee. The major emphasis was on targeting resources to effectuate neighborhood revitalization by integrating housing, economic development and public services in a tightly defined geographic area through a clear and well planned development strategy.

Low Income Concentration

Milwaukee is a city of 596,974 people located within the greater Milwaukee Metropolitan Area which has a population of 940,164 people. Recent population shifts include a movement to suburban areas and a loss of population in the city. Very low income households are concentrated in Milwaukee’s near north, west, northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to the central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. These areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding.

(U.S. Census Bureau 2000).

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

NRSA Area	Total Population*	Total Low/Moderate Income Population*	Total Percent Low/Moderate Income Persons*	% of Funds Expended
NRSA #1 (North)	216,718	162,104	74.79%	23.6%
NRSA #2 (South)	84,910	64,519	75.98%	9.2%

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

General CAPER Narratives:

2) Assessment of One Year Goals and Objectives

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

PY 2009 CAPER General Narratives Response #2

Assessment of Goals and Objectives

High Priority Objectives

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

The Consolidated Plan and 2009 Annual Action Plan includes the following high priorities:

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

2009 Key Accomplishments

In 2009, approximately **\$12** million in Community Development Block Grant (CDBG) and HOME entitlement dollars was allocated for direct housing and housing-related activities, including owner-occupied housing rehabilitation, acquire/rehab/sell, vacant and blighted homes, new home construction, rental rehabilitation and other categories. This resulted in the completion of **301** units of direct housing and/or major rehab activities. Other housing-related activities resulted in the following: homebuyer counseling programs assisted **211** *first-time* low-income homebuyers in closing home mortgage loans and **254** households received minor home repairs to their properties, furthering stability in Milwaukee's neighborhoods. In addition to these activities, **1,161** property units received graffiti abatement and **974** landlords received training on effective property management. Various types of tenant assistance, including tenant training, were provided to **2,457** persons and **150** households participated in the tool loan program.

In 2009, approximately **\$2.8** million in CDBG funds was allocated to anti-crime community development and quality of life related activities including: community organizing and crime prevention, drug house abatement, employment services, youth programming, health services, safe havens, truancy abatement and services for the elderly.

The 2009 accomplishments related to anti-crime activities involved **3,866** residents in: resident meetings and neighborhood improvement efforts such as cleanups, establishing new block clubs, and identifying hot spots, (drug houses or nuisance properties) which were referred to the appropriate authorities for action through the Community Prosecution program. In addition, **19,364** youth benefited from a variety of youth employment, educational and recreation initiatives. These varied organizing efforts correlate with the five-year strategy of the Consolidated Plan of increasing resident participation to improve the overall quality of life for residents.

CDGA-funded **Job Training and Placement** and **Job Placement** assisted **329** persons in obtaining employment and the **Special Economic Development** and **Large Impact Development** initiatives led to the creation of **129** new jobs for low income residents.

Other neighborhood improvement initiatives undertaken in 2009:

Targeted Weekend Neighborhood Box – This program utilizes a community-based approach to solid waste collection efforts. Community organizations, block clubs and others sponsored and participated in weekend clean-up efforts. A total of \$39,413 was allocated in 2009 and **567** dumpsters were placed for waste removal and neighborhood cleanups.

Summer Youth Internship Program – In 2009, the City allocated \$300,000 to enable **173** low income high school juniors and seniors to work in a variety of internship positions throughout City departments. The interns worked 20 hours per week over the course of eight weeks and were connected to the real-life world of work. Team leaders were hired to mentor the interns who also received training each week on personal and professional development. The program was so successful that funding was allocated to continue the program in 2009.

Milwaukee Mainstreet Program-The City continued its commitment and support of the Milwaukee Mainstreet Program which is a citywide program that utilizes a comprehensive approach to revitalization of commercial districts throughout the City of Milwaukee. A total of \$100,000 was allocated to this initiative in 2009 which involved collaborations from CDGA, the City's Department of City Development, LISC, other representatives of

the public sector, lending institutions, community-based organizations and Milwaukee area foundations. The basic principles of the Mainstreet Program are the targeting of public and private funds in specific geographic areas to spur new business development, improve the area's physical appearance and promotion of the area as a destination point, thus creating new jobs and enhanced business opportunities. In 2009, the following Mainstreet Districts were funded under Special Economic Development-Business Assistance, to engage in these activities: *Avenues West Association, Lincoln Village, Layton Boulevard West and Burleigh Street Community Development Corporation*. The City's Department of City Development also received CDBG funding to provide technical assistance to the four districts. In addition, two pilot Mainstreet Districts were continued in 2009: *North Avenue CDC and King Drive*.

Despite city wide economic conditions, the Milwaukee Mainstreet Program continued experiencing growth. In 2009, Mainstreet districts reported 16 new businesses and 1 business expansion. These businesses ranged from specialized candy stores to flower shops and restaurants, resulting in the creation of 50 new jobs within the six Mainstreet districts.

Trainings and Workshops

There were ten trainings and workshops conducted during 2009 which were geared towards Mainstreet Executive Directors, Managers, Business Owners and Business Improvement Districts(BIDs). In 2009, eight Commercial Revitalization Affinity Group(CRAG) sessions were held. Some of the topics included: Public Relations, Maximizing District Promotion and Business Plans.

Retail Investment Funds(RIF)/Façade Improvements

There were two trainings and two informational sessions held regarding the RIF program and city-wide Façade Program which resulted in the approval of the Monterrey Markets application and the creation of 16 jobs.

2009 – Key Accomplishments:

- 1) Direct technical assistance provided to business owners
- 2) 16 new businesses created, expanded or relocated to Mainstreet Districts as a result of the business support provided
- 3) 57.5 jobs were created in the Mainstreet Districts
- 4) A total of 784 volunteer hours contributed in 2009
- 5) A total of \$225,656 of private investment occurred within the Mainstreet Districts
- 6) The Mainstreet Districts have all reported a significant reduction in crime as a result of the safety and security initiatives implemented by the Community Liaison Officers and Community Prosecution units.

FOCUS & Fire Prevention – A total of **\$267,638** was allocated to install free smoke detectors and other social services for **1,183** low income households including: fire inspections, blood pressure tests, stroke screenings and referrals for additional social services.

Milwaukee Public Library Community Outreach & Technology Center This program provided access to the Internet and word processing and the library's print and media resources. A total of \$520,883 was allocated and **6,119** persons were served.

In 2009, approximately **\$1.8** million was allocated in CDBG/ESG funding for mandated and essential services such as homeless shelters and domestic violence prevention programs. Vacant lot/blight removal and land management programs received **\$1.1** million to manage and improve vacant lots for eventual redevelopment. Funds were also allocated to city-wide services including: fair housing, graffiti abatement and brownfields remediation. In addition, **65** community-based organizations received technical assistance to help strengthen their administrative capabilities and promote efficient services to the residents they serve. Enforcement services were provided to **672** clients to resolve housing and lending discrimination complaints.

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

PY 2009 CAPER General Questions #2c response:

Not Applicable

3) **Affirmatively Furthering Fair Housing**

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

PY 2009 CAPER General Questions #3a response:

Affirmatively Furthering Fair Housing

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

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

a. **Summary of Impediments:**

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

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

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

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

City of Milwaukee Activities

A. Fair Housing Ordinance

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

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

City of Milwaukee – Equal Rights Commission

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

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

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

The Equal Rights Commission has been fully operational since 02/10/09 when the first meeting was held. A total of 11 meetings were held in 2009, including two public hearings related to the Administrative Rules for the Paid Sick Leave Ordinance.

The Commission is charged with monitoring the employment, contracting, and program activities of the City, preparing and providing timely reports to the Mayor and Common Council on efforts to promote equal rights, equal opportunities, positive community relations, and to eliminate discrimination and inequities in City government and the City.

The Commission is also charged with receiving complaints alleging violations of Chapter 109 and pursuing remedies by means of mediation, conciliation, litigation or other appropriate means and rendering a written report of its activities and recommendations to the Mayor and Common Council. Finally, the Commission is charged with enforcing provisions of Chapter 112, Milwaukee's Paid Sick Leave Ordinance.

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

Throughout 2009, the Commission scheduled briefings with the following City departments to further understand department efforts in relation to equal rights issues: Dept. of Administration, Dept. of City Development, Dept. Of Neighborhood Services and Health Department. In addition, representatives from the Metro Milwaukee Fair Housing Council (MMFHC) presented an overview of their work and expressed continued interest in working with the Commission to streamline the referral process for housing discrimination complaints. The Commission was asked to review the Analysis of Impediments to Fair Housing Report to better understand how the City and MMFHC can work together on issues identified in the report. A commitment was made to conduct training sessions for City agencies regarding housing discrimination (the training scheduled last year was cancelled due to logistical reasons). It is anticipated that the training sessions will be scheduled in the Spring of 2010.

B. City Subcontracts with Fair Housing Programs

The **Metropolitan Milwaukee Fair Housing Council (MMFHC)** received a total of **\$124,000** in 2009 to 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 and a coordinated community-wide response to the problem of predatory lending.

From their on-going case files, MMFHC worked on a total of **499** fair housing and fair lending discrimination complaints in 2009. MMFHC conducted **20** fair housing/fair lending presentations reaching **1,068** people through civic, business, educational, neighborhood, religious and housing industry groups. In addition, 2 fair housing educational seminars were conducted by MMFHC in which **230** persons were in attendance, including real estate professionals, landlords, tenants, homeowners and prospective homebuyers. There were also **226** community outreach contacts by MMFHC staff.

MMFHC's Counseling and Investigative Services Program investigated allegations from **90** individual fair housing complainants and continued to uncover insidious forms of systemic discrimination in the housing industry. MMFHC conducted tests in the rental, sales, insurance and lending industries throughout its service area. The results of testing activity have been particularly effective in legal action taken pursuant to complaints. The results of individual complaint activity and systemic cases have included filings with administrative agencies such as the U.S. Department of Housing and Urban Development and the Wisconsin Equal Rights Division, lawsuits filed in federal court and case resolutions which include monetary, affirmative and injunctive relief. This includes a settlement involving a 50-unit condominium complex built out of compliance with federal accessibility guidelines. As part of the settlement the developers of the complex have created an escrow account to pay for modifications to ground-floor units in order to make them physically accessible.

MMFHC's Education and Outreach Program informed home-seekers and housing providers about fair housing rights and responsibilities to ensure compliance with fair housing laws. Fair housing and fair lending presentations were given to civic, business, educational, neighborhood, religious and housing industry groups. Specific examples include presentations conducted at: La Causa Family Resource Center, Blessed Deliverance Church, United Community Center, Career Youth Development, the Wisconsin Women's Business Initiative Corporation, and a variety of classes at University of Wisconsin-Milwaukee, Marquette University and Concordia College.

As part of its Outreach and Education activities, MMFHC also disseminated over a thousand brochures, in both English and Spanish, throughout the Milwaukee area. These brochures outlined the fair housing laws as well as the rights and responsibilities of housing providers and consumers under those laws. Additionally, MMFHC provided information and referral services on **908** occasions, and technical assistance to representatives of government, civic and industry groups and private individuals on 95 occasions throughout 2009. Accessing and networking with individuals and groups throughout the community was also an essential component of MMFHC's outreach activities as 226 such contacts were made in 2009.

MMFHC's Fair Housing Training Services assisted housing professionals in the real estate, insurance and mortgage lending industries and provided contractual fair housing training. MMFHC conducted specialized seminars on fair housing issues for groups including the Wisconsin Fair Housing Network Conference and the City of Milwaukee's Landlord Training Program. These seminars provided in-depth information on fair housing and fair lending laws, procedures and other related issues. Additionally, MMFHC provided training as part of the educational curriculum for the Homeownership Counseling Education program, a certification program for homebuyer counselors administered by the University of Wisconsin Extension Program.

MMFHC's Fair Lending Program worked to address fair lending issues in a variety of ways. Fair Lending staff answered calls from a predatory lending/foreclosure prevention hotline and conducted intake of **409** fair lending allegations in 2009. For most borrowers, after investigating the loan and discussing options with the client, Fair Lending Program staff worked with the borrowers and their lender or servicer to modify the terms of their loans, or to find other more appropriately priced loans. Much of the loan modification work was performed through the Obama administration's Making Home Affordable Program, or through in-house modification programs of lenders not participating (or not fully participating) in the Making Home Affordable Program. Fair Lending Program staff also helped consumers file complaints with the Wisconsin Department of Financial Institutions. Where appropriate, cases were referred to Legal Aid, other attorneys and/or lenders and housing counseling agencies.

Fair Lending Program staff continued to generate television, radio, and print coverage on predatory lending as part of its outreach and education. Staff disseminated informational brochures on predatory lending in English and Spanish and gave educational presentations to church groups, neighborhood associations, civic organizations, social service groups, elected officials and affordable housing professionals. Staff helped plan and implement workshops designed for people considering refinancing, modifying, or home equity loans, including workshops at the Money Conference and other neighborhood or community-based events.

Fair Lending Program staff also raised funds for and coordinated all aspects of two day-long community-wide Foreclosure Prevention Events – one on Milwaukee’s south side and another on the north side. These events helped nearly **400** delinquent borrowers to connect with and make loan modifications with their lenders, many of whom were there in person on the day of the event. Counselors from MMFHC and our partners from other nonprofit counseling agencies assisted borrowers whose lenders were not at the events by connecting with their lenders in subsequent weeks.

Fair Lending Program staff continued to convene a citywide group called the CRA Caucus. The CRA Caucus works to find ways to encourage lenders to live up to their commitments under the Federal Community Reinvestment Act (CRA). During 2009, members of the CRA Caucus provided input and technical assistance to national policy-makers interested in strengthening the Community Reinvestment Act and creating a Consumer Financial Protection Agency which would consolidate and streamline the oversight of CRA and other fair lending laws and regulations. CRA Caucus members also worked with lenders to learn about their policies and loan products, to provide them with information on the credit needs of the community, and working to help them address those needs.

Fair Lending Program staff provided technical assistance to the Milwaukee Foreclosure Prevention Initiative (MFPI), actively participating on the Steering Committee. They were active leaders in the Milwaukee Homeownership Consortium (MHC), chairing the MHC’s Foreclosure Outreach Workgroup, and participating as a member on the MHC Resource and Oversight Workgroup. Staff also provided technical assistance as an appointed member of a foreclosure prevention group convened by the Speaker of the Assembly of the State of Wisconsin.

The ***Legal Aid Society of Milwaukee***, Inc., received a total of \$50,000 in CDBG funds and represented vulnerable inner city residents who have been victims of predatory lending practices. Through its’ A-LINE Project, the economic viability of clients has been increased and, in turn, the city neighborhoods in which clients live. Some 2009 successes include:

1. Legal Aid Society provided leadership on Mayor Barrett’s Mortgage Foreclosure Initiative. Attorney Catherine Doyle of Legal Aid served on the Mayor’s advisory committee and intervention committee. Legal Aid has led efforts to establish a mediation program for foreclosures in Milwaukee County Circuit Courts. Through its efforts in conjunction with the Mayor and Chief Judge of Milwaukee County, the mediation project is close to fruition. It is hoped that this project will increase the number of homes saved from foreclosure judgment and decrease the number of homes left vacant in Milwaukee neighborhoods.

2. Legal Aid Society continued to provide direct representation to victims of predatory mortgage lending practices and mortgage foreclosure rescue scams. In 2009, Legal Aid opened **99** new cases, resulting in **82** resolutions for clients; obtaining settlements in cash or other economic value. Two of the 2009 successes include:

- ❖ A disabled client obtained Legal Aid’s representation after a default judgment of foreclosure had been entered against him. Although the client had a limited, fixed income from government benefits, he had been given an adjustable rate loan that required him to pay over 50% of his monthly income for his mortgage and property taxes during the teaser period. His loan permitted the interest rate to rise to over 16%. After Legal Aid moved to reopen the default judgment, the loan was modified to reset the interest rate to 1% for the life of the loan.

❖ Another client was the victim of a mortgage foreclosure rescue scam by which the entire equity in her home was stolen by a con artist. Legal Aid filed an action against the scammer and two title companies who participated in the scam. A settlement was reached with one of the title companies and a settlement with the other title company is in the works. The scammer has left Milwaukee and the client has recovered two-thirds of her loss through the litigation.

3. Legal Aid Society has successfully brought motions to dismiss foreclosure actions in which the plaintiffs fail to sufficiently establish that they are the real party in interest and have standing to bring the action. These cases involve the complex issues surrounding “securitization” of the vast majority of the mortgages subject to foreclosure in Milwaukee. The business of marketing and closing of subprime, often predatory mortgages during the past several years was conducted in such vast numbers that the paperwork necessary to establish ownership of these mortgages often was not properly maintained as these mortgages were sold up the securitization chain. Legal Aid contends that as foreclosures of Milwaukee properties are filed in record numbers, the paperwork must properly establish the legal ownership of the plaintiffs.

4. Legal Aid Society conducted extensive research in the Milwaukee County Courthouse regarding foreclosures filed in 2006, 2007 and 2008, reviewing over 4,000 files. Based on this date, Legal Aid has prepared a report of foreclosures detailing the locations, types of loans and disposition of the properties, post-foreclosure and a report on the role that mortgage brokers played in Milwaukee’s foreclosure crisis. These reports will be presented to support legislative efforts to enact regulation of the mortgage broker industry to prevent this type of crisis from repeating itself.

5. Legal Aid continued its efforts to challenge the unconscionable practices of auto title lenders in our community. Legal Aid represented several individuals in claims against Wisconsin Auto Title Loans Inc.; a title loan lender which requires borrowers to use their cars as collateral. Legal Aid has challenged WATL’s charging 300% APR interest on one month loans to customers who often have no ability to repay the loan in one month and may repay the loan amount many times over before retiring the loan or losing their vehicle. Claims include illegal packing of the loans with overpriced memberships in roadside assistance clubs. Legal Aid won a decision finding WATL’s arbitration clause unconscionable and have defeated multiple motions to dismiss, finally clearing the case for class certification and discovery which are actively under way. In two separate actions, Legal Aid has challenged the same practices and is seeking more immediate injunctive relief against the company’s practices and is opposing the company’s efforts to force these cases into arbitration, which is an ineffective forum for obtaining a statewide injunction.

6. Legal Aid continued to pursue its class action against a law firm representing pay day lenders in collection actions. This collection law firm engaged in wholesale violations of Wisconsin collection law and victimized thousands of Milwaukee County residents. A settlement has been reached and the process of finalizing language prior to seeking court approval is underway.

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

C. Annual Review of Lending Practices by City Comptroller

The Milwaukee Common Council adopted legislation requiring the City Comptroller to prepare an annual report on lending practices by area financial institutions. Besides focusing on residential lending practices, the review also compared lending patterns by race and income and compares the racial loan denial rate for Milwaukee with forty-nine other large

metropolitan areas in the country. Recommendations were provided for improving residential lending in those areas of the City where homeownership is lowest and annual reviews of the progress that City departments have made in implementing prior report recommendations. This report was distributed to community-based organizations, lenders and others to help facilitate action on the recommendations.

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

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

Section 504 of the Rehabilitation Act of 1973

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

SECTION 8 – Rent Assistance Program

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

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

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

Community Organizing to Strengthen Milwaukee Neighborhoods

Community organizing is recognized as an important component in strengthening Milwaukee neighborhoods through resident action on crime prevention and housing blight. In 2009, **\$750,000** in CDBG funds was awarded to neighborhood organizations to undertake activities to make Milwaukee neighborhoods safer, cleaner and more attractive, which is essential to any effort to affirmatively promote fair housing choice. A total of **3,866** residents were directly involved in these activities.

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

Homebuyer Counseling & Other Homebuyer Assistance Activities

A total of **\$300,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **211** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

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

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

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

2009 Block Grant Awards used to Reduce Housing Impediments	
CDBG Funded –Activity	2009 Allocation
Community Organizing/Crime Prevention/NSP	\$750,000
Home Buying Counseling Program & Homebuyer Assistance Activities	\$300,000
Metropolitan Milwaukee Fair Housing Council /Legal Aid Society	\$174,000
TOTAL	\$1,224,000

Source: 2009 CDGA Program Records

4) Address Obstacles to Meeting Underserved Needs

Identify actions taken to address obstacles to meeting underserved needs.

PY 2009 CAPER General Questions #4 response:

The City of Milwaukee engaged in the following initiatives in 2009:

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

Foster and Maintain Affordable Housing

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

PY 2009 CAPER General Questions #5 response:

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

Key components of the Housing strategy are:

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

2009 Key Accomplishments:

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

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

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

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

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

Neighborhood Improvement Programs (NIPs)

In 2009, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Department of City Development

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

DCD's *Owner-Occupied Home Rehab Initiative* utilizes CDBG/HOME funds to finance home rehabilitation for owner occupants (one to four units) meeting established income guidelines. The program supplements activities with funding from Tax Incremental Districts (TID) and local foundations. In 2009, 97 CDBG- or HOME-funded rehabilitation loans were approved totaling \$1,872,818 for the rehabilitation of 120 housing units. Using Tax Incremental District funds, an additional 11 rehabilitation loans were originated, totaling \$116,050 for the rehabilitation of 16 units.

DCD's *Rental Rehabilitation Program* utilizes HOME funds to assist responsible landlords in providing safe, decent and affordable housing for income-qualified tenants. Based on the amount of HOME funds received, landlords must reserve a certain number of units for low and moderate income tenants for an extended period of time; generally five to ten years after the renovations are completed. In 2009, loans were approved totaling \$526,813 for

the rehabilitation of 66 housing units. Including the landlords' contributions, the total investment in rent rehab projects was \$1,200,185.

Targeted Investment Neighborhoods **Supplementary TIN Activities**

A significant portion of DCD's loan and grant programs were concentrated in the City of Milwaukee's Targeted Investment Neighborhoods (TINs). In a TIN, DCD works with neighborhood partners to focus resources in a relatively small geographic area. Such efforts stabilize and increase owner occupancy, strengthen property values, assist property owners, and improve the neighborhood's physical appearance. The TIN program also works with residents and local neighborhood partners to address quality of life issues, encourage resident involvement and build resident leadership in the neighborhood.

DCD collaborations and support for 2009 included: ten neighborhood partners; the Milwaukee Police Department (MPD); Department of Neighborhood Services (DNS); Department of Public Works; 30th Street Industrial Corridor; Greater Milwaukee Foundation (GMF), Harley Davidson Foundation; Lowes Charitable and Educational Foundation; Starbucks in Bay View and Mid Town; Genesis Behavioral Services; Woodlands Management Association, and several neighborhood block watches/associations.

DCD worked with these partners on number of initiatives to address quality of life issues in the TINs. These activities included:

- Clean Sweeps Program with DNS

Clean Sweeps is a collaboration between DCD and the Department of Neighborhood Services (DNS) and neighborhood partners in the TINs. The program included DNS issuing orders for graffiti, nuisance vehicles and substandard properties. This coordination of city services resulted in an immediate and visible impact that directly supported the improvement efforts in the TINs. In 2009, sweeps were conducted in March, May, and August.

- Greater Milwaukee Foundation Grant and Lowes Foundation Grant

Through two grants, one from the Greater Milwaukee Foundation (\$12,500) and a second from Lowes Charitable and Educational Foundation (\$20,000), DCD provided technical assistance and resources to TIN residents for Small Scale Block Improvement projects. The projects were designed to make positive visual improvements to TIN neighborhoods as well as encourage resident involvement and civic participation. For 2009, a total of 20 projects were completed in the TINs. The projects from these two grants leveraged an additional \$4,100 (beyond the grants) for the TIN program.

- Restorative Justice

DCD continued a successful relationship with Genesis Behavioral Services' Restorative Justice Program. The collaboration resulted in 17 TIN neighborhood clean ups, 7 literature drops (over 5,000 brochures distributed), and assistance on two TIN Small Scale Block Improvement projects. Genesis clients contributed over 500 hours of work to the TIN program in 2009.

Healthy Neighborhoods

DCD has been a strong partner in the City's collaboration with the Greater Milwaukee Foundation in the "Healthy Neighborhoods" initiative. The Healthy Neighborhood approach focuses on marketing a neighborhood's positive attributes instead of focusing on the problems a neighborhood may be experiencing. Although problems are not overlooked, they are made secondary to communicating and marketing a neighborhood's assets.

In 2009, \$90,000 in City funding was provided for neighborhood improvement projects for the 9 neighborhoods participating in the Healthy Neighborhoods Initiative. The \$90,000 investment is leveraging significant funds, including:

- \$417,000 from the Greater Milwaukee Foundation in 2009 – direct support for the Healthy Neighborhoods Organizations and Healthy Neighborhoods Home Tours.
- \$180,000 to date from resident investment and in-kind donations from local merchants, businesses and professionals.

Legacy Redevelopment Corporation

Building on the success of City Homes, Lindsay Heights and other infill new construction efforts, the City teamed up with Legacy Redevelopment Corporation on a plan to redevelop land that was cleared for the Park West freeway in the vicinity of North 20th Street and West Garfield Avenue. Implementation of the plan began in 2007 and involves the construction of up to 75 new single-family homes on vacant city lots, the rehabilitation of existing properties, new infrastructure improvements and enhancements to nearby Johnson's Park. A Tax Incremental District (TID) was created to support public infrastructure and park improvements, as well as create rehabilitation resources for existing property owners. Public improvements and park improvements were completed in 2009 and even in a depressed housing market, work began on two model homes in 2009.

Bishop's Creek Tax Incremental District

In 2008, the City created the Bishop's Creek Tax Incremental District. The District includes the site of the former Kaiser Tannery site located on the southwest corner of 32nd Street and Hampton Avenue, as well as the residential neighborhood to the west of the site. Plans for the redevelopment of the Kaiser site include the rehabilitation and/or new construction of office/retail facilities, residential development, a student dormitory, a cultural and hospitality venue and other community facilities. TID funding totaling \$1,435,000 will be used for site demolition and remediation, construction of a public sewer, a grant to the developer for the affordable housing project, and a forgivable loan pool for property owners in the surrounding neighborhood.

In 2009 work began on the first phase of the project which involved site demolition, remediation and preparation for new development, as well as the construction of a new 55 unit high quality affordable housing project.

Lindsay Heights Homeownership Initiative/Tax Incremental District (TID)

For the past several years, the City of Milwaukee, WHEDA, the YMCA CDC and local neighborhood residents have been collaboratively working to improve housing conditions in the Lindsay Heights neighborhood, bounded by North 12th Street, North 20th Street, West Walnut Street and West Locust Streets. One of the primary strategies was a demonstration project to produce new affordable homes on vacant City owned lots within the area. Additional efforts included providing resources and incentives to existing homeowners to improve their properties.

Building on these efforts, the partners worked to create a realistic vision for the Lindsay Heights neighborhood to help guide future development in a long term and sustainable manner. To implement the plan, as well as accelerate development efforts, the City of Milwaukee created the Lindsay Heights Tax Incremental District (TID) in the summer of 2001, the first privately-funded housing TID in the City of Milwaukee. Creation of the TID provided additional resources for housing rehabilitation and new construction in the neighborhood. To date, over 160 new homes were built and over 185 properties were rehabilitated, representing almost \$30 million in new investment.

In 2009, DCD amended the tax incremental district to provide \$600,000 in funding for the Franklin Square Project located at 15th and Center. Franklin Square is the second phase of the Teutonia Gardens project and is a high quality affordable housing development consisting of 37 housing units, representing over \$8.7 million in investment.

Foreclosure Initiative

In 2008, the Milwaukee Mayor Tom Barrett formed the Milwaukee Foreclosure Partnership Initiative (MFPI). 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 address the foreclosure crisis. The strategy included *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure, and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes.

The MFPI included over 100 members representing a broad range of interests who came together to create a blueprint for how the City of Milwaukee and its partners will respond to the challenges posed by the foreclosures in the community. The MFPI's final report was released in early 2009 and partners moved forward swiftly to implement many of its recommendations, including:

- The Milwaukee Foreclosure Mediation Program was launched to provide mediation services to borrowers and lenders to help homeowners save their homes from foreclosure. The Intervention workgroup developed a program outline, secured participation from local housing counseling agencies, legal service providers, lenders and the Milwaukee County Circuit Court. The coordinated efforts of the MFPI allowed the program to obtain funding from the City of Milwaukee, the State of Wisconsin Department of Justice, and local foundations to secure Marquette University Law School as the program administrator. In addition, significant pro bono resources have been obtained through the local legal community who are serving as volunteer mediators. The Mediation Program began conducting mediations during the fall of 2009. Since the end of July, when the program was launched, over 400 homeowners have applied for foreclosure mediation. Since the first mediations were conducted in September 2009, **63** homeowners have been able to save their homes from foreclosure (a 97% success rate for cases mediated) The program is showing promising results and is serving as a model for how similar programs can be launched elsewhere in Wisconsin.
- The MFPI launched the Milwaukee Housing Consortium, representing 42 organizations in the housing delivery system, to increase the number of homebuyers who receive homebuyer education, promote sustainable homeownership and help market foreclosed homes to homeowners to stem the loss of homeownership resulting from the foreclosure problem. The MFPI was able to secure over \$50,000 in funding to support these efforts.

Two homeownership events sponsored by the Consortium in 2009 attracted over 700 prospective homeowners. The events highlighted the purchase of foreclosed properties for home ownership and the use of Neighborhood Stabilization Program resources.

Homebuying counseling agencies continue to be critical to foreclosure intervention efforts. The MFPI assisted in raising over \$170,000 to increase the capacity of area counseling agencies for foreclosure intervention counseling. Two community wide foreclosure intervention events, attended by 300 residents were held to assist families facing foreclosure. These events were staffed by lenders, national loan servicers, homebuying counseling agencies and numerous community volunteers. This work is key to reducing the number of foreclosures that result in vacant and foreclosed properties.

- The MFPI promoted and supported legislation to preserve vacant properties during the foreclosure process, protect the rights of tenants in foreclosed homes and protect against mortgage scams.
- The City's Neighborhood Stabilization Program was launched to assist in the purchase and rehabilitation of foreclosed homes for homeownership and responsible rental property ownership. In addition, the City has established a land bank to acquire foreclosed homes and support neighborhood revitalization activities.
- A comprehensive foreclosure website was created to link individuals and neighborhood groups and to provide information about foreclosed properties and resources. The website has an "interactive map" of foreclosed properties that is linked to the Multiple Listing Service that helps prospective purchasers locate foreclosed properties in Milwaukee neighborhoods.

Other Housing Initiatives

Habitat for Humanity: The City of Milwaukee continued its' relationship with the Milwaukee chapter of Habitat for Humanity. HOME funds were provided to offset the cost of constructing new single-family homes for very low-income households. These new homes helped breath new life into some of the most deteriorated neighborhoods in the City of Milwaukee.

American Dream Downpayment Initiative(ADDI): During 2009, the City of Milwaukee continued the administration of the American Dream Downpayment Initiative (ADDI) utilizing its entitlement grant award of \$42,427. In addition, \$200,000 was provided for Homebuyer Assistance during the reprogramming cycle. The ADDI program aims to increase the homeownership rate among low income and minority households by providing downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income. Funding was provided to Select Milwaukee, who was designated the lead agency of a consortium of six homebuyer counseling agencies. The program continues to be a success with the consortium utilizing all funds to help low-income persons own their own home.

SECTION 8 – Rent Assistance Program

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

Housing Trust Fund

During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. Ongoing revenue from the City budget continues to be the source of funding. In 2009 \$962,250 was available to help create affordable housing in the city. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatomi gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds.

In 2009, a competitive application process was conducted and the City of Milwaukee received fourteen responses to its Housing Trust Fund Request for Proposals totaling \$3.1 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties (*see following page*):

HOUSING TRUST FUND ALLOCATIONS

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

Summary of Progress

Comparison of Actual Housing Accomplishments with Proposed Goals for the 2009 CDGA Program Year & 5-Year Consolidated Plan

Activity	Strategy	HUD Objective & Outcome	HUD Performance Indicator (# units)	2009 (#units planned)	2009 actual units	5 yr. Con Plan (#units planned)	5 yr. Con Plan (#actual units)
Acquisition of owner units for rehabilitation New Housing production (rental & owner-occupied) Rehabilitation of existing rental units	Expand the supply of affordable housing units for low income persons through acquisition/ rehab/ sale activities & construct new owner-occupied and/or rental housing for income eligible households. Rent rehabilitation or provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households; new rental construction.	Decent Housing Affordability	# affordable units complete & sold to eligible persons #rental units complete & occupied by eligible persons #affordable rental units complete & code compliant	74	89	443	608
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	142	217	722	1214
American Dream Downpayment Assistance & Homebuyer Assistance	Provide downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income.	Decent Housing Affordability	#owner-occupied units complete & code compliant	7	44	87	152
Homebuyer Counseling	Provide homebuyer counseling and other homebuyer assistance to assist <i>first-time</i> low income homebuyers. Provide pre-purchase counseling, mortgage loan assistance, budget counseling and assistance with credit repair.	Decent Housing Affordability	#income eligible persons obtaining a home mortgage loan	295	211	1,375	1,022
Minor Home Repair Tool Loan, Homesource Building Materials Distribution	Provide vouchers to income eligible homeowners for small home repairs to residential property.	Decent Housing Affordability	#owner occupied units complete & properties improved	360	393	1,980	3,429
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	460	439	2,125	2,412
Housing - Code Enforcement	Increase targeted code enforcement to decrease decline in target areas through Code Enforcement activities, Tenant Assistance program, Landlord Tenant Compliance, Landlord Training Program, Graffiti Abatement, Receivership of Nuisance Properties	Suitable living environment Sustainability	# residential structures brought into code compliance #households assisted & number of repairs	2,154	8,318	11,800	27,268
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	1,000	1,183	6,940	7,360

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

Major Housing Projects

<u>Project Name/Description</u>	Funding	# Units proposed
<p><u>King Drive Commons III</u> This project is a continuation of the success of King Drive Commons I & II. It involves the construction of 24 units of affordable rental housing, utilizing Low Income Historic Tax Credits (LIHTC) and HOME funds, and 2,000 square feet of commercial space. Vacant parcels of land and blighted properties were assembled and HOME funds were used to assist in acquisition and the construction of 11 units which are to be completed in 2011. Location: N. Dr. Martin Luther King Jr. Drive</p>	\$350,000 (HOME)	11/HOME
<p><u>Guest House of Milwaukee</u> This project involved the partial demolition and reconstruction of 24 units of affordable supportive housing for persons at risk of becoming homeless with incomes \leq50% CMI. HOME funds were used to assist in the construction of 11 units which were completed in 2009. Location: 1218 W. Highland Avenue</p>	\$305,000 (HOME)	11/HOME
<p><u>St. Catherine's</u> This project involves the rehabilitation of 11 existing units in the St. Catherine Residence located at 1032 E. Knapp St. Each unit will have double occupancy and serve very low to extremely low income occupants. St. Catherine offers these units for far less than market rates. They offer valuable support for individuals who are setting goals for self-improvement, self-sufficiency and creating a better life.</p>	\$350,000 (HOME)	11/HOME
<p><u>Wisconsin Fresh Start/YouthBuild Program</u> This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Three units were completed in 2009 with other units in progress.</p>	\$300,000 (CDBG) \$672,158 (HOME)	7 HOME/CDBG
<p><u>Silver City Townhomes</u> This project involves the construction of 20 units of affordable rental housing (that will be available for purchase after the compliance period), utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. Vacant parcels of land were assembled and HOME funds will be used to assist in the construction of 8-11 units which are to be completed in 2011. Location: South 35th and West Pierce Streets</p>	\$200,000 (HOME)	8/HOME

6) Leveraging Resources

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

PY 2009 CAPER General Questions #6a response:

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

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

Economic development funds have complimented projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. In 2009, the High Intensity Drug Trafficking Areas (HIDTA) program was again funded to compliment similar CDBG-funded activities.

2009 CDGA Grants Obtained

Community Development Block Grant (CDBG)	HUD Entitlement Grant	\$16,890,055
HOME Investment Partnership (HOME)	HUD Entitlement Grant	6,927,431
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	741,009
Housing Opportunities for Persons with AIDS(HOPWA)	HUD Entitlement Grant	531,988
Neighborhood Stabilization Program(NSP)-Federal	Housing & Economic Recovery Act (HERA)	9,197,465
Neighborhood Stabilization Program(NSP)-State	Housing & Economic Recovery Act (HERA)	1,461,792
Homelessness Prevention & Rapid Re-Housing Program (HPRP)	2009 American Recovery Act	6,912,159
Community Development Block Grant(CDBG-R)	2009 American Recovery Act	4,518,509
American Recovery & Reinvestment Act Port Security Grant Program	2009 American Recovery Act	423,773
Weed & Seed-Historic Clark Square(10/1/08-9/30/09)	U.S. Dept. of Justice	150,000
Weed & Seed-Historic Clark Square(10/1/09-9/30/10)	U.S. Dept. of Justice	142,000
Juvenile Accountability Block Grant (7/1/08-6/30/09)	State of Wisconsin-Office of Justice Assistance	65,953
Juvenile Accountability Block Grant (7/1/08-6/30/09)	State of Wisconsin-Office of Justice Assistance	73,156
High Intensity Drug Trafficking Area(HITDA)	U.S. Dept.-Office of National Drug Control Policy	696,000
Milwaukee Youth Construction Training-Project A	U.S. Dept. of Labor	238,755
Enhancing Prevention, Protection, Response & Recovery	U.S. Dept. of Homeland Security	693,627
Marine Domain Awareness	U.S. Dept. of Homeland Security	67,457

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

Coordination of Public and Private Resources: High Priority

As can be seen in the following examples, in 2009, CDGA continued its concerted effort to coordinate and maximize federal grant funds with public and private investments, with the goal of significantly enhancing the viability of Milwaukee neighborhoods and meeting the priorities established in the HCD 5-year Strategy.

- Linking job creation to the City's housing development efforts: The City's housing development projects effectively linked job creation to their CDBG/HOME-funded programs. Neighborhood Improvement Project (NIP) housing rehabilitation programs promoted the development of small contractors, particularly minority, women and disadvantaged business enterprises.
- The City's *Receivership Program* is an interdepartmental effort of the Department of Neighborhood Services, City Attorney's office and the Milwaukee Police Department to abate nuisances or blighted properties, which threaten to destroy a neighborhood by forcing property values down. CDBG dollars enhanced this initiative and in 2009, **731** inspections were conducted for action against problem and nuisance properties.
- CDBG/HOME funds also enhanced public-private partnerships between the City, non profit organizations and the private sector such as the *Milwaukee Mainstreets Program*, *Summer Youth Internship Program*, *American Dream Downpayment Initiative/Homebuyer Assistance Program* and *HACM's* homeownership initiatives.
- In 2009, through the combined efforts of Federal, State and local anti-drug and law enforcement agencies, the City again received a grant from the United States Office of National Drug Control Policy to combat drug trade and use. The *High Intensity Drug Trafficking Area (HIDTA)* grant, administered by the City on behalf of the *Safe and Sound Program*, is a Federal project funded through the Office of National Control Policy and represents a coordinated approach to combating local drug trafficking and drug use. The *Safe and Sound Program* utilizes tough law enforcement and prevention by offering after school and weekend safe havens that provide educational, social and recreational activities for youth.

c. Describe how matching requirements were satisfied.

PY 2009 CAPER General Questions #6c response:

ESG was matched with CDBG funds. There was no match required in 2009 due to two Disaster Declarations for the City and County of Milwaukee.

7) Citizen Participation

a. Provide a summary of citizen comments.

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

PY 2009 CAPER Citizen Participation #7a response:

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

Citizen input into the 2009 CAPER. In accordance with the regulations of the U.S. Department of Housing and Urban Development, the City of Milwaukee prepared a “draft” of the 2009 CAPER Report covering the City’s Community Development Program from January 1, 2009 through December 31, 2009. The public comment period for review of the Report was **February 26, 2010 through March 29, 2010**. CDGA notified all funded community agencies, NRSA 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 following publications on the dates listed and has submitted copies for public review at local libraries, CDGA offices and the City Legislative Reference Bureau.

- 1) Milwaukee Journal/Sentinel, February 26, 2010
- 2) Port Publications/Ozaukee Press, February 11, 2010(HOPWA)
- 3) The Waukesha Freeman, February 11, 2010 (HOPWA)
- 4) Milwaukee Community Journal, February 26, 2010
- 5) El Conquistador, February 26, 2010
- 6) West Bend Daily News, February 24, 2010(HOPWA)

As of March 30, 2010, there were _____ comments provided to CDGA on the 2009 CAPER. (forthcoming after the public comment period)

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

PY 2009 CAPER Citizen Participation #7b response:

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

8) Institutional Structure

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

PY 2009 CAPER Institutional Structure #8 response:

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

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

The long-term goal of a NRSA is greater self-sufficiency for neighborhood residents and other stakeholders. The City utilized NRSAs in 2009 as a tool for community reinvestment in response to the community's distress.

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

Structure 1

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

Many 2009 funded activities were under the direct control and funded by the Community Development Grants Administration. As was stated previously, these activities were primarily funded by Community Development Block Grant, HOME, ADDI, HOPWA and Emergency Shelter grant funds. Funded activities were implemented by the responsible organization and monitored by the CDGA.

Structure 2

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

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

Structure 3

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

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

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

Structure 4

Activities carried out by Non-City Organizations

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

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

Priorities Addressed in 2009:

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

9) Monitoring

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

PY 2009 CAPER Monitoring #9a response:

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2009 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

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

The long-term outcomes expected from these strategies are:

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

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2009 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

Performance – Based Measurement System for funded Activities

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

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

Monthly performance reports were required of all funded groups. In addition, a bi-annual report was also required explaining the data source, along with an assessment on how the selected outcomes led and/or contributed to one or more of CDGA's Long Term Outcomes, as listed on the previous page. Funded agencies were also required to submit a final 2009 year end report detailing their accomplishments and providing a self assessment of their funded activities.

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

Components of CDGA's Performance Measurement System:

Activity Workplan Components

(contractual requirement of funded agencies)

- ❖ Activity to be performed
- ❖ Timetable to perform the activity
- ❖ Method to be utilized to perform the activity
- ❖ Agency Mid-Term Outcomes expected from the funded activity (includes number of units upon completion of project/activity)
- ❖ Agency Long-Term Outcomes expected from the funded activity

(includes the benefits that result from a program). Outcomes typically relate to a change in conditions, status, attitudes, skills, knowledge or behavior. Common outcomes could include improved quality of life for program participants, improved housing stock, economic vitality, increased property values, reduced crime or neighborhood revitalization.

Outcome Measurement Workplan Components
(contractual requirement of funded agencies)

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

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

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

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

PY 2009 CAPER Monitoring #9b, 9c, 9d response:

Monitoring

Lead Agency: The agency responsible for oversight and monitoring of these Federal funds and ensuring that these activities are implemented is the Community Development Grants Administration. The oversight body for CDGA is the City of Milwaukee Community and Economic Development Committee of the Milwaukee Common Council. All actions taken by the Committee in 2009 were ratified by the Milwaukee Common Council and the Mayor. In 2009, the CDGA solicited and evaluated applications from all interested parties through an open and competitive Request for Proposal (RFP) process. Recommendations for

funding were made to the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

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

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

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

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

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

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

PY 2009 CAPER Monitoring #9e response:

(a) Inspections - The inspections of HOME assisted projects is an ongoing process. In 2009, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability. In addition, CDGA partnered with DNS for oversight of housing production properties, utilizing the services of certified DNS building inspectors to ensure compliance with housing codes.

f. What is the status of your grant programs?

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

PY 2009 CAPER Monitoring #9f response:

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

ANTI-POVERTY STRATEGY

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

PY 2009 CAPER Antipoverty Strategy #10 response:

As demonstrated in the *2005-2009 Consolidated Plan*, poverty is a daily part of the lives of many of Milwaukee's households. Milwaukee's racial gap in income, while closing slightly in the 1990's, remains far above the national average with Milwaukee ranking high among the nation's 50 largest metro areas in racial disparities in income.

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

Actions Undertaken in 2009 to reduce poverty and increase economic vitality:

- ❖ Funded non profit community based agencies to provide technical and other assistance to businesses to create new jobs.
- ❖ Provided funding for job creation initiatives such as the *Emerging Business Enterprise Program, the Retail Investment Fund, Large Impact Developments(LIDs), and Revolving Loan Funds* operated by community-based agencies to provide loans and grants to businesses to facilitate job creation and business expansion in the City.
- ❖ Continued funding for the Milwaukee Mainstreet Program, to facilitate development in commercial districts, which spurred new businesses, new job creation and new redeveloped housing units.
- ❖ Supported initiatives which assisted in removing employment barriers for low-income households, e.g. walk-to-work programs and programs that provide access to an array of wrap around social, educational, employment and lifeskills services.
- ❖ Funded skilled job training and placement programs and educational and English proficiency programs.
- ❖ Created homeownership opportunities for low income residents and improved the condition and affordability of rental housing in Milwaukee.
- ❖ Funded the *Driver's License Recovery & Employability* project to assist residents in driver's license recovery, enabling them to seek gainful employment in the City of Milwaukee and in outlying areas.
- ❖ Supported redevelopment of residential, commercial and industrial Brownfield properties such as efforts in the Menomonee Valley, the 30th Street Industrial Corridor and throughout the target area neighborhoods.

-
- ❖ Promoted neighborhood resident involvement, stability and pride through activities that fostered community collaboration such as community organizing, crime prevention, nuisance and drug house abatement, block clubs, neighborhood cleanups and landlord/tenant assistance programs.
 - ❖ Funded programs that addressed the various issues facing youth such as: unemployment, education, truancy, crime, violence, health and teen pregnancy.

Summary of Progress

Comparison of Actual Accomplishments with Proposed Goals for the 2009 CDGA Program Year & 5-Year Consolidated Plan

Activity	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (# units)	2009 (#units proposed)	2009 actual units	5 yr. Con Plan (#units proposed)	5 yr. Con Plan (#actual units)
Employment Services(Job Placement, Job Training & Placement)	Provide Job Placement/Job Training & Placement assistance for low income persons	Suitable Living Environment Expand economic opportunity	# low income persons trained & placed into jobs	249	329	2,270	2,873
Community Organizing/Crime Awareness/ Neighborhood Strategic Planning	Facilitate residents/stakeholder in community improvement efforts; crime prevention initiatives	Suitable Living Environment Sustainability	# residents & stakeholders engaged in community improvement efforts	3,480	3,866	18,003	21,869
Driver's License Recovery & Employability Project	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	972	2,137	1,597	4,921
Special Economic Development-Business Assistance	Provide technical and/or financial assistance to businesses	Expand economic opportunities Sustainability	#new businesses and new jobs created for low income persons	136	129	614	673
Senior Services	Provide homecare and other services to assist elderly to remain independent and in their homes	Suitable Living Environment Sustainability	#elderly assisted & remaining in their homes	60	72	1,070	895
Youth Activities (education, recreation, Summer Youth Internship Employment program, mentoring, tutoring, teen pregnancy prevention, safe havens)	Increase employment, education, recreation, mentoring, tutoring, teen pregnancy prevention, safe havens for youth	Suitable Living Environment Sustainability	# youth with increased access to services	16,845	19,364	121,555	154,370
Community Prosecution Unit (abate nuisances)	Abate neighborhood nuisances & drug houses through prosecution	Suitable Living Environment Sustainability	# properties & nuisances abated/resolved	100	837	500	2,976

Self-Evaluation

11) Provide an evaluation of accomplishments.

PY 2009 CAPER Self-Evaluation #11 response:

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2009 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

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

The long-term outcomes expected from these strategies are:

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

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2009 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

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

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

Key Activities and Sample Indicators:

HOUSING: The City funded numerous owner and rental housing activities geared to provide decent, affordable housing and a suitable living environment. Blighted properties that have been improved and/or repaired have had an immediate

positive impact on neighborhoods and contributed to an increase in property values, reduced crime and improved quality of life. For example, the City's Receivership Program is an initiative that targets nuisance properties. The City Attorney prosecuted non-compliant owners resulting in the elimination of the property or other resolution which helped to stabilize the neighborhood and helped to reduce crime which contributed to improved quality of life.

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

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

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

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

IMPROVE QUALITY OF LIFE FOR RESIDENTS & STAKEHOLDERS

The City funded numerous activities geared to help improve the quality of life for residents and other stakeholders. These included but are not limited to: 1) Community Prosecution Unit which abated neighborhood nuisances and criminal activity; 2) Community Organizing which involved stakeholders in community improvement and crime prevention initiatives; 3) Youth services which provided an array of services to address youth issues such as: employment, education, health, violence, teen pregnancy and other pertinent issues; 4) Senior services, which provided homecare and other services, enabling many elderly to avoid institutionalization and remain in their homes; and 5) Neighborhood cleanups and other blight removal initiatives which improved the physical of neighborhoods.

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

EXAMPLES OF SUCCESSFUL OUTCOMES BY FUNDED ACTIVITIES

ACTIVITY CATEGORY	PROPOSED GOAL	OUTCOMES
Neighborhood Improvement Program(NIP); housing rehabilitation	Correction of health, safety & other building code violations	Building code violations abated for 217 property units; improved quality of life for homeowners; increase in property values
Homebuyer Counseling	Educate potential first time homebuyers on homebuying process; credit repair and budgeting	211 low income clients successfully purchase their first home; increasing access to affordable and decent housing and furthering stability in Milwaukee neighborhoods
Employment Services	Participants are trained and placed in jobs	Low income residents are trained; 329 are placed in jobs; contributing to economic vitality
Youth Services	Teen Pregnancy Prevention/youth development	Of 714 girls served by Pearls for Teen Girls in 2009, 99.6% avoided pregnancy; 100% graduated from high school & 100% were accepted into college; improving their quality of life
Youth Services	Reduction in youth crime; improved quality of life	Of 191 youth enrolled in the Running Rebels program, only 6 were charged with additional criminal offenses, representing a 97% success rate
Lead Abatement/ Prevention program	Decrease in lead poisoning prevalence rates	Decrease in lead poisoning prevalence rates from 4.6% in 2008 to 4.5% in 2009; improving quality of life

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

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

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

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

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

HOUSING

Affordable Housing

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

- a. Describe efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).**
- b. Description of efforts to address the accessibility needs of persons with disabilities.**

PY 2009 CAPER Affordable Housing #14 response:

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

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

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

Public Housing Strategy

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

PY 2009 CAPER Public Housing #15 response:

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

A. Mission

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

The Housing Authority of the City of Milwaukee manages 4,003 units of low-income housing that are subsidized by the U.S. Department of Housing and Urban Development (HUD) and 5,353 Section 8 vouchers. The Housing Authority also owns and manages 968 units of affordable housing and has developed 32 units of market rate rental housing.

It should be noted that HACM still has a surplus of one-bedroom apartments for the elderly, based on vacancies during the past five years. HACM staff notice that vacancies increase when newer subsidized apartment buildings become available, which seems to be supported by a number of studies. Most of HACM's elderly housing was built over twenty-five years ago, incorporating more modest design standards without the space and amenities currently available in the newer housing developments. HACM will continue to pursue tax credits and HUD funding for the revitalization of its elderly housing and supports the careful review of any proposal for additional subsidized elderly housing to determine whether the area surrounding the proposed development can support the additional units.

Since 1993, over 1,300 units of HACM housing were revitalized using five Federal Hope VI grants totaling over \$134 million. The Housing Authority submitted the close-out documents for Highland Park in 2008 and will complete the 2003 Scattered Sites in 2009. The Housing Authority recently received another Hope VI grant for Scattered Sites.

Public Housing Strategy

The Housing Authority works to build strong communities and increase affordable housing options in Milwaukee. The Housing Authority works closely with public and private partners to coordinate revitalization activities, which include physical improvements and comprehensive community and supportive services. HACM works with a team of highly competent partner agencies to ensure quality services for its residents. Examples of these services include case management, education, employment, and homeownership. HACM has assisted more than 200 families become first-time homebuyers and returned over \$3 million to the city's tax base.

The Housing Authority of the City of Milwaukee (HACM) has developed its FY 2009 Agency Plan in accordance with applicable federal regulations utilizing the electronic template. HACM's five-year plan continues to employ the broad mission and **Goals** outlined by the U.S. Department of Housing and Urban Development along with a series of program specific **Goals**. The following progress has been made towards achieving **Goals** established in the current year plan.

Progress in Meeting Year 2009 Goals:

- Continue the Section 32 Homeownership Program and sell 10 homes to eligible families. 12/31/2009
- **STATUS:** Six Section 32 sales were completed as of 9/30/09 and three additional offers were pending closing.
- Continue the Section 8(y) Homeownership option and convert 10 households from rental to ownership. 12/31/2009
- **STATUS:** Five families purchased homes under the Section 8(y) program and five additional families had accepted offers which should closed by 12/31/2009.
- Develop, including acquisition and rehabilitation, market and sell market rate homes including the use of brokers. 12/31/2009
- **STATUS:** Ongoing – no market rate sales were completed in 2009 due to economic and housing market conditions. HACM did establish procedures for using brokers to assist in marketing and sales.
- Develop and implement a Phase II redevelopment plan for the Convent Hill site. 12/31/2009
- **STATUS:** Ongoing-current economic conditions negatively impact the market for market rate rental and homeownership units.
- Submit at least one Hope VI application in response to the Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of the amount of the grant money available. 12/31/2009
- **STATUS:** HACM will submit a \$20 million Hope VI application for Westlawn in response to a HUD NOFA by the 11/17/2009 due date.
- Submit funding applications for Low Income Housing Tax Credits, the Affordable Housing Program and other sources necessary to support HACM property redevelopment. 12/31/2009
- **STATUS:** Three Low Income Housing Tax Credit applications were submitted. The application for Scattered Sites III and Olga Village were funded.
- Continue to implement Asset Based Property Management and submit the Year 4 Stop Loss data by the required date. 12/31/2009
- **STATUS:** Ongoing-the Year 4 Stop Loss was submitted on time. HUD had not yet approved prior year Stop Loss submittals as of 9/30/09.
- Close out the 2003 Scattered Sites Hope VI grant. 12/31/2009
- **STATUS:** Completed
- Continue to operate the VA/SRO facility. 12/31/2009
- **STATUS:** Ongoing-the Surgeon's Quarter maintained full occupancy during 2009.
- Continue to administer the Veterans Administration Supportive Housing (VASH) grant through the Section 8 Voucher program. 12/31/2009
- **STATUS:** Ongoing-through 9/30/2009, 45 of the initial allocation of 70 vouchers were under contract. HACM received an additional allocation of 35 VASH vouchers to be leased up beginning 1/1/2010.
- Continue to offer the "Make Your Money Talk" program. Enroll and graduate 20 families. 12/31/2009
- **STATUS:** Ongoing-through 9/30/2009, 54 families completed the Make Your Mney Talk program.
- Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2009

- **STATUS:** Ongoing-through 9/30/2009, 19 scholarships were awarded.
- Prepare and implement a redevelopment plan for Westlawn and submit grant and other property related applications necessary to support the plan. 12/31/2009
- **STATUS:** HACM contracted with Torti Gallus to prepare a redevelopment plan for Westlawn. Preliminary plans were presented to the HACM Board in September. A "Green Communities" funding application was submitted in response to a NOFA under the competitive American Recovery and Reinvestment Act (ARRA) capital grant program. A Hope Vi application will also be submitted for Westlawn.
- Partner with Sun Starr to resubmit an application for Low Income Housing Tax Credits to support the redevelopment of the Becher Court property. 12/31/2009
- **STATUS:** Sunstar received an allocation of Low Income Housing Tax Credits in September 2009 to fund the construction of the Becher Terrace facility. The relocation of Becher Court tower residents was completed in September 2009. HACM included funding for the demolition of the tower from its ARRA Capital Fund Allocation.
- Determine if resources are available to support an RFP for Project Based Section 8 assistance and complete an RFP if appropriate. 12/31/2009
- **STATUS:** Ongoing-the Section 8 program was fully leased up. An RFP for Project Based assistance will not be done in 2009.
- Provide staff support for the City's Supportive Housing Commission. 12/31/2009
- **STATUS:** Ongoing-regular quarterly meetings were held at HACM facilities.
- Continue to actively participate in the City's Continuum of Care. Partner with Community Advocates and Hope House and the Salvation Army to submit a Rapid Rehousing Project for funding under the McKinney-Vento Homeless Grant Program. 12/31/2009
- **STATUS:** Ongoing-HACM's Associate Director is the Co-Chair of the CoC. Applications for Rapid Rehousing funding were submitted. HACM received a \$300,000 allocation to assist Section 8 program families impacted by foreclosure with relocation. HACM also partnered with Community Advocates and five shelter agencies serving homeless families to provide housing and rental assistance.
- Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, and the Consortia to Re-Unite Families. 12/31/2009
- **STATUS:** Ongoing-all MOU's were continued. The Consortia to reunite families formally implemented a "Keeping Our Families United" (KOFU) initiative in July 2009. To-date, nine KOFU families were referred for placement in "hard to lease" public housing units.
- Continue to offer the "Second Chance" program and place up to five eligible families, subject to availability, as referred by the Counseling Center, the Milwaukee Women's Center and Nia Imani Family Inc. 12/31/2009
- **STATUS:** Ongoing-one placement was made.
- Approach Salvation Army about partnering with HACM to make referrals to the "Second Chance" program. 12/31/2009
- **STATUS:** The Resident Advisory Board added the Salvation Army as a participating agency.
- Apply for grants from all eligible sources of funding to support HACM functions and property redevelopment. 12/31/2009
- **STATUS:** Ongoing-HACM engaged a consultant to research and identify all grant sources to which HACM could apply.

- Consider use of Capital fund and Operating fund reserves to leverage financing for redevelopment. 12/31/2009
- **STATUS:** Ongoing-Capital Fund resources will leverage financing for the Olga Village development.
- Comply with the requirements of the Regulatory and Operating Agreements for public and assisted housing units owned by the Highland Park Development LLC, the Cherry Court LLC, the Convent Hill LLC, the Carver Park I & II LLC's, and the Scattered Sites I & II LLC's. 12/31/2009
- **STATUS:** Ongoing
- Provide support for the 2009 resident event sponsored by the HACM Resident Advisory Board. 12/31/2009
- **STATUS:** Ongoing-on September 16, 2009 the Resident Advisory Board sponsored a Job Fair and related educational workshops which were attended by over 200 public housing residents.
- Maintain "High Performer" status under the Section 8 Management Assessment Program and regain "High Performer" status under the Public Housing Assessment System. 12/31/2009
- **STATUS:** HACM continued as a "High Performer" under the Section 8 Management Assessment Program and as a "Standard Performer" under the Public Housing Assessment System.
- Submit applications as necessary for disposition and/or demolition of HACM property owned by the low income program. 12/31/2009
- **STATUS:** Ongoing-Demolition applications were submitted for the Becher Court tower and for Westlawn. A disposition application was submitted for scattered sites public housing units.
- Use Energy Star standards and green technology to the maximum extent feasible in HACM new construction and redevelopment. 12/31/2009
- **STATUS:** Ongoing-all units being completed under the Scattered Sites Hope VI-II redevelopment program are Energy Star rated.
- Submit an application for Moving-to-Work or its successor program. 12/31/2009
- **STATUS:** Ongoing-HACM was not identified by HUD as an agency eligible to apply for MTW under the 2009 eligibility criteria.
- Open the family public housing waiting list in 2009. 12/31/2009
- **STATUS:** Completed-8000 applications were received during the open application period. The list was closed on May 31, 2009.
- Submit acquisition plans for developing public housing. 12/31/2009
- **STATUS:** Ongoing
- Submit a waiver to convert some public housing units to project-based. 12/31/2009
- **STATUS:** Ongoing-twelve scattered sites tax credit units were approved for project based Section 8 assistance.
- Secure a line of credit for the revitalization of public housing. 12/31/2009
- **STATUS:** Ongoing-Capital Fund financing was used as an alternative to obtaining a line of credit.
- Work in partnership with the United Community Center to provide enhanced services for Housing Authority residents, including the submission of a low-income housing tax credit application to support the revitalization of Becher Court. 12/31/2009
- **STATUS:** Ongoing-HACM received an allocation of Low Income Housing Tax Credits for the development of the 37 unit Olga Village public housing property on the campus of UCC.

- Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2009
- **STATUS**: Ongoing
- Work with the City of Milwaukee on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties. 12/31/2009
- **STATUS**: Ongoing-HACM has acquired foreclosed properties in conjunction with its Section 32 homeownership program. HACM will also acquire and rehab foreclosed properties using the City's NSP funds to develop rental replacement and homeownership units in conjunction with the Westlawn redevelopment program.
- Use project-based vouchers to support the revitalization of Scattered Sites. 12/31/2009
- **STATUS**: Ongoing-twelve units developed under the scattered sites Hope VI program will receive Section 8 project based assistance.

Waiting List Organization

The Housing Authority has three separate waiting lists for its HUD-subsidized programs.

There are 3,810 applicants on the waiting list for the Housing Choice Voucher Program/Section 8 Rent Assistance. This waiting list is currently closed.

There are 7,495 applicants on the family waiting list for the public housing program. This waiting list is currently closed.

There are 2,752 applicants on the elderly/near elderly/disabled waiting list, which remains continuously open.

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

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

There is also a Resident Advisory Board comprised of 14 public housing residents who meet monthly with Housing Authority staff to assist with planning and implementation. HACM's Agency Plan is adopted by the Housing Authority's Board of Commissioners, which includes two public housing residents.

HACM currently has approval to administer a homeownership program under the Section 32 Homeownership Program. Between January 1, 2009 and September 30, 2009 HACM sold 6 homes and had 3 additional offers pending closing. HACM currently has more than 100 participants in its program. Participants must be a first time home buyer, must have earned income of at least \$15,000/year, must attend homeownership counseling classes and must not owe child support or any state or local authority. Additional information regarding the homeownership program are provided in the Term Sheet that is available at all administrative offices and housing development offices.

HACM also administers a Section 8(y) Homeownership Program. Similar eligibility criteria, with an additional requirement that participants maintain minimum earned income requirements in order to continue mortgage subsidy. Since December 11, 2001, 147 vouchers have been converted from rental to ownership through September 30, 2009. HACM expects to convert 10 vouchers in 2010.

If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Response:

The Housing Authority of the City of Milwaukee is not considered "troubled" by the U.S. Department of Housing and Urban Development and has received numerous awards for the quality of its housing and services provided to its residents.

In addition, HACM is a "high performer" based on HUD's assessment of its Housing Choice Voucher program and a "standard-performer" for the public housing program. HACM received scores of 93 and 82, respectively, out of a possible 100 points for each program.

BARRIERS TO AFFORDABLE HOUSING

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

PY 2009 CAPER Barriers to Affordable Housing #16 response:

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

Key components of the Housing strategy are:

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

2009 Key Accomplishments:

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

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

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

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

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

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

Neighborhood Improvement Programs (NIPs)

In 2009, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Department of City Development

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

DCD's *Owner-Occupied Home Rehab Initiative* utilizes CDBG/HOME funds to finance home rehabilitation for owner occupants (one to four units) meeting established income guidelines. The program supplements activities with funding from Tax Incremental Districts (TID) and local foundations. In 2009, 97 CDBG- or HOME-funded rehabilitation loans were approved totaling \$1,872,818 for the rehabilitation of 120 housing units. Using Tax Incremental District funds, an additional 11 rehabilitation loans were originated, totaling \$116,050 for the rehabilitation of 16 units.

DCD's *Rental Rehabilitation Program* utilizes HOME funds to assist responsible landlords in providing safe, decent and affordable housing for income-qualified tenants. Based on the amount of HOME funds received, landlords must reserve a certain number of units for low and moderate income tenants for an extended period of time; generally five to ten years after the renovations are completed. In 2009, loans were approved totaling \$526,813 for the rehabilitation of 66 housing units. Including the landlords' contributions, the total investment in rent rehab projects was \$1,200,185.

Targeted Investment Neighborhoods/Supplementary TIN Activities

A significant portion of DCD's loan and grant programs were concentrated in the City of Milwaukee's Targeted Investment Neighborhoods (TINs). In a TIN, DCD works with neighborhood partners to focus resources in a relatively small geographic area. Such efforts stabilize and increase owner occupancy, strengthen property values, assist property owners, and improve the neighborhood's physical appearance. The TIN program also works with residents and local neighborhood partners to address quality of life issues, encourage resident involvement and build resident leadership in the neighborhood.

DCD collaborations and support for 2009 included: ten neighborhood partners; the Milwaukee Police Department (MPD); Department of Neighborhood Services (DNS); Department of Public Works; 30th Street Industrial Corridor; Greater Milwaukee Foundation (GMF), Harley Davidson Foundation; Lowes Charitable and Educational Foundation; Starbucks in Bay View and Mid Town; Genesis Behavioral Services; Woodlands Management Association, and several neighborhood block watches/associations.

DCD worked with these partners on number of initiatives to address quality of life issues in the TINs. These activities included:

- Clean Sweeps Program with DNS

Clean Sweeps is a collaboration between DCD and the Department of Neighborhood Services (DNS) and neighborhood partners in the TINs. The program included DNS issuing orders for graffiti, nuisance vehicles and substandard properties. This coordination of city services resulted in an immediate impact that directly supported the improvement efforts in the TINs. In 2009, sweeps were conducted in March, May, and August.

- Greater Milwaukee Foundation Grant and Lowes Foundation Grant

Through two grants, one from the Greater Milwaukee Foundation (\$12,500) and a second from Lowes Charitable and Educational Foundation (\$20,000), DCD provided technical assistance and resources to TIN residents for Small Scale Block Improvement projects. The projects were designed to make positive visual improvements to TIN neighborhoods as well as encourage resident involvement and civic participation. For 2009, a total of 20 projects were completed in the TINs. The projects from these two grants leveraged an additional \$4,100 (beyond the grants) for the TIN program.

- Restorative Justice

DCD continued a successful relationship with Genesis Behavioral Services' Restorative Justice Program. The collaboration resulted in 17 TIN neighborhood clean ups, 7 literature drops (over 5,000 brochures distributed), and assistance on two TIN Small Scale Block Improvement projects. Genesis clients contributed over 500 hours of work to the TIN program in 2009.

Healthy Neighborhoods

DCD has been a strong partner in the City's collaboration with the Greater Milwaukee Foundation in the "Healthy Neighborhoods" initiative. The Healthy Neighborhood approach focuses on marketing a neighborhood's positive attributes instead of focusing on the problems a neighborhood may be experiencing. Although problems are not overlooked, they are made secondary to communicating and marketing a neighborhood's assets.

In 2009, \$90,000 in City funding was provided for neighborhood improvement projects for the 9 neighborhoods participating in the Healthy Neighborhoods Initiative. The \$90,000 investment is leveraging significant funds, including:

- \$417,000 from the Greater Milwaukee Foundation in 2009 – direct support for the Healthy Neighborhoods Organizations and Healthy Neighborhoods Home Tours.
- \$180,000 to date from resident investment and in-kind donations from local merchants, businesses and professionals.

Legacy Redevelopment Corporation

Building on the success of City Homes, Lindsay Heights and other infill new construction efforts, the City teamed up with Legacy Redevelopment Corporation on a plan to redevelop land that was cleared for the Park West freeway in the vicinity of North 20th Street and West Garfield Avenue. Implementation of the plan began in 2007 and involves the construction of up to 75 new single-family homes on vacant city lots, the rehabilitation of existing properties, new infrastructure improvements and enhancements to nearby Johnson's Park. A Tax Incremental District (TID) was created to support public infrastructure and park improvements, as well as create rehabilitation resources for existing property owners. Public improvements and park improvements were completed in 2009 and even in a depressed housing market, work began on two model homes in 2009.

Bishop's Creek Tax Incremental District

In 2008, the City created the Bishop's Creek Tax Incremental District. The District includes the site of the former Kaiser Tannery site located on the southwest corner of 32nd Street and Hampton Avenue, as well as the residential neighborhood to the west of the site. Plans for the redevelopment of the Kaiser site include the rehabilitation and/or new construction of office/retail facilities, residential development, a student dormitory, a cultural and hospitality venue and other community facilities. TID funding totaling \$1,435,000 will be used for site demolition and remediation, construction of a public sewer, a grant to the developer for the affordable housing project, and a forgivable loan pool for property owners in the surrounding neighborhood.

In 2009 work began on the first phase of the project which involved site demolition, remediation and preparation for new development, as well as the construction of a new 55 unit high quality affordable housing project.

Lindsay Heights Homeownership Initiative/Tax Incremental District (TID)

For the past several years, the City of Milwaukee, WHEDA, the YMCA CDC and local neighborhood residents have been collaboratively working to improve housing conditions in the Lindsay Heights neighborhood, bounded by North 12th Street, North 20th Street, West Walnut Street and West Locust Streets. One of the primary strategies was a demonstration project to produce new affordable homes on vacant City owned lots within the area. Additional efforts included providing resources and incentives to existing homeowners to improve their properties.

Building on these efforts, the partners worked to create a realistic vision for the Lindsay Heights neighborhood to help guide future development in a long term and sustainable manner. To implement the plan, as well as accelerate development efforts, the City of Milwaukee created the Lindsay Heights Tax Incremental District (TID) in the summer of 2001, the first privately-funded housing TID in the City of Milwaukee. Creation of the TID provided additional resources for housing rehabilitation and new construction in the neighborhood. To date, over 160 new homes were built and over 185 properties were rehabilitated, representing almost \$30 million in new investment.

In 2009, DCD amended the tax incremental district to provide \$600,000 in funding for the Franklin Square Project located at 15th and Center. Franklin Square is the second phase of the Teutonia Gardens project and is a high quality affordable housing development consisting of 37 housing units, representing over \$8.7 million in investment.

Foreclosure Initiative

In 2008, the Milwaukee Mayor Tom Barrett formed the Milwaukee Foreclosure Partnership Initiative (MFPI). 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 address the foreclosure crisis. The strategy included *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure, and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes.

The MFPI included over 100 members representing a broad range of interests who came together to create a blueprint for how the City of Milwaukee and its partners will respond to the challenges posed by the foreclosures in the community. The MFPI's final report was released in early 2009 and partners moved forward swiftly to implement many of its recommendations, including:

- The Milwaukee Foreclosure Mediation Program was launched to provide mediation services to borrowers and lenders to help homeowners save their homes from foreclosure. The Intervention workgroup developed a program outline, secured participation from local housing counseling agencies, legal service providers, lenders and the Milwaukee County Circuit Court. The coordinated efforts of the MFPI allowed the program to obtain funding from the City of Milwaukee, the State of Wisconsin Department of Justice, and local foundations to secure Marquette University Law School as the program administrator. In addition, significant pro bono resources have been obtained through the local legal community who are serving as volunteer mediators. The Mediation Program began conducting mediations during the fall of 2009. Since the end of July, when the program was launched, over 400 homeowners have applied for foreclosure mediation. Since the first mediations were conducted in September 2009, **63** homeowners have been able to save their homes from foreclosure (a 97% success rate for cases mediated) The program is showing promising results and is serving as a model for how similar programs can be launched elsewhere in Wisconsin.

- The MFPI launched the Milwaukee Housing Consortium, representing 42 organizations in the housing delivery system, to increase the number of homebuyers who receive homebuyer education, promote sustainable homeownership and help market foreclosed homes to homeowners to stem the loss of homeownership resulting from the foreclosure problem. The MFPI was able to secure over \$50,000 in funding to support these efforts.

Two homeownership events sponsored by the Consortium in 2009 attracted over 700 prospective homeowners. The events highlighted the purchase of foreclosed properties for home ownership and the use of Neighborhood Stabilization Program resources.

Homebuying counseling agencies continue to be critical to foreclosure intervention efforts. The MFPI assisted in raising over \$170,000 to increase the capacity of area counseling agencies for foreclosure intervention counseling. Two community wide foreclosure intervention events, attended by 300 residents were held to assist families facing foreclosure. These events were staffed by lenders, national loan servicers, homebuying counseling agencies and numerous community volunteers. This work is key to reducing the number of foreclosures that result in vacant and foreclosed properties.

- The MFPI promoted and supported legislation to preserve vacant properties during the foreclosure process, protect the rights of tenants in foreclosed homes and protect against mortgage scams.
- The City's Neighborhood Stabilization Program was launched to assist in the purchase and rehabilitation of foreclosed homes for homeownership and responsible rental property ownership. In addition, the City has established a land bank to acquire foreclosed homes and support neighborhood revitalization activities.
- A comprehensive foreclosure website was created to link individuals and neighborhood groups and to provide information about foreclosed properties and resources. The website has an "interactive map" of foreclosed properties that is linked to the Multiple Listing Service that helps prospective purchasers locate foreclosed properties in Milwaukee neighborhoods.

Other Housing Initiatives

Habitat for Humanity: The City of Milwaukee continued its' relationship with the Milwaukee chapter of Habitat for Humanity. HOME funds were provided to offset the cost of constructing new single-family homes for very low-income households. These new homes helped breath new life into some of the most deteriorated neighborhoods in the City of Milwaukee.

American Dream Downpayment Initiative(ADDI): During 2009, the City of Milwaukee continued the administration of the American Dream Downpayment Initiative (ADDI) utilizing its entitlement grant award of \$42,427. In addition, \$200,000 was provided for Homebuyer Assistance during the reprogramming cycle. The ADDI program aims to increase the homeownership rate among low income and minority households by providing downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income. Funding was provided to Select Milwaukee, who was designated the lead agency of a consortium of six homebuyer counseling agencies. The program continues to be a success with the consortium utilizing all funds to help low-income persons own their own home.

SECTION 8 – Rent Assistance Program

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

Housing Trust Fund

During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. Ongoing revenue from the City budget continues to be the source of funding. In 2009 \$962,250 was available to help create affordable housing in the city. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatomi gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds.

In 2009, a competitive application process was conducted and the City of Milwaukee received fourteen responses to its Housing Trust Fund Request for Proposals totaling \$3.1 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties (*see following page*):

HOUSING TRUST FUND ALLOCATIONS

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

**Comparison of Actual Housing Accomplishments with
Proposed Goals for the 2009 CDGA Program Year & 5-Year Consolidated Plan**

Activity	Strategy	HUD Objective & Outcome	HUD Performance Indicator (# units)	2009 (#units planned)	2009 actual units	5 yr. Con Plan (#units planned)	5 yr. Con Plan (#actual units)
Acquisition of owner units for rehabilitation New Housing production(rental & owner-occupied) Rehabilitation of existing rental units	Expand the supply of affordable housing units for low income persons through acquisition/ rehab/ sale activities & construct new owner-occupied and/or rental housing for income eligible households. Rent rehabilitation or provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households; new rental construction.	Decent Housing Affordability	# affordable units complete & sold to eligible persons #rental units complete & occupied by eligible persons #affordable rental units complete & code compliant	74	89	443	608
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	142	217	722	1214
American Dream Downpayment Assistance & Homebuyer Assistance	Provide downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income.	Decent Housing Affordability	#owner-occupied units complete & code compliant	7	44	87	152
Homebuyer Counseling	Provide homebuyer counseling and other homebuyer assistance to assist <i>first-time</i> low income homebuyers. Provide pre-purchase counseling, mortgage loan assistance, budget counseling and assistance with credit repair.	Decent Housing Affordability	#income eligible persons obtaining a home mortgage loan	295	211	1,375	1,022
Minor Home Repair Tool Loan, Homesource Building Materials Distribution	Provide vouchers to income eligible homeowners for small home repairs to residential property.	Decent Housing Affordability	#owner occupied units complete & properties improved	360	393	1,980	3,429
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	460	439	2,125	2,412
Housing - Code Enforcement	Increase targeted code enforcement to decrease decline in target areas through Code Enforcement activities, Tenant Assistance program, Landlord Tenant Compliance, Landlord Training Program, Graffiti Abatement, Receivership of Nuisance Properties	Suitable living environment Sustainability	# residential structures brought into code compliance #households assisted & number of repairs	2,154	8,318	11,800	27,268
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	1,000	1,183	6,940	7,360

Major Housing Projects

<u>Project Name/Description</u>	Funding	# Units proposed
<p><u>King Drive Commons III</u> This project is a continuation of the success of King Drive Commons I & II. It involves the construction of 24 units of affordable rental housing, utilizing Low Income Historic Tax Credits (LIHTC) and HOME funds, and 2,000 square feet of commercial space. Vacant parcels of land and blighted properties were assembled and HOME funds were used to assist in acquisition and the construction of 11 units which are to be completed in 2011. Location: N. Dr. Martin Luther King Jr. Drive</p>	\$350,000 (HOME)	11/HOME
<p><u>Guest House of Milwaukee</u> This project involved the partial demolition and reconstruction of 24 units of affordable supportive housing for persons at risk of becoming homeless with incomes \leq50% CMI. HOME funds were used to assist in the construction of 11 units which were completed in 2009. Location: 1218 W. Highland Avenue</p>	\$305,000 (HOME)	11/HOME
<p><u>St. Catherine's</u> This project involves the rehabilitation of 11 existing units in the St. Catherine Residence located at 1032 E. Knapp St. Each unit will have double occupancy and serve very low to extremely low income occupants. St. Catherine offers these units for far less than market rates. They offer valuable support for individuals who are setting goals for self-improvement, self-sufficiency and creating a better life.</p>	\$350,000 (HOME)	11/HOME
<p><u>Wisconsin Fresh Start/YouthBuild Program</u> This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Three units were completed in 2009 with other units in progress.</p>	\$300,000 (CDBG) \$672,158 (HOME)	7 HOME/CDBG
<p><u>Silver City Townhomes</u> This project involves the construction of 20 units of affordable rental housing (that will be available for purchase after the compliance period), utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. Vacant parcels of land were assembled and HOME funds will be used to assist in the construction of 8-11 units which are to be completed in 2011. Location: South 35th and West Pierce Streets</p>	\$200,000 (HOME)	8/HOME

LEAD BASED PAINT

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

PY 2009 CAPER Lead-based Paint #17 response:

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

The number of housing units in Milwaukee that contain lead-based paint hazards as defined by section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 100,000 housing units. These housing units are occupied by approximately 82,940 families who are extremely low-income, low-income or moderate income.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) further prioritizes approximately 53,190 of these housing units as representing the epicenter of the childhood lead poisoning prevention problem in Milwaukee. These highest risk housing units are located in target areas where the majority of homes were built before 1925, have assessed housing values below \$63,250 and the majority of homes are rental owned.

In 2008, preliminary data analysis shows 4.6% 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 nearly three times greater than the national average of 1.6%. Milwaukee's Lead Program Target Areas' report cited prevalence rates in the north side target area at 14.1% which reflects the racial disparities that exist in this health problem.

II. Fifth Year Priority Goals/Objectives:

- 1) To eradicate childhood lead poisoning by the year 2010 (Five-Year Goal).
- 2) To produce 6,000 lead safe housing units within the high risk target areas by 2010.
- 3) To involve community members most affected by the problem in neighborhood based strategies.
- 4) To diversify and increase funding to make homes lead-safe before a child is poisoned.
- 5) To increase lead testing of children covered by Medicaid.

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

Collaborations continued between CDGA, MHD and the Department of City Development to implement standardized processes for all affected CDBG and HOME-funded housing rehabilitation projects in compliance with the lead safe housing regulations. These processes included: the assumption of lead-based paint, use of certified lead abatement contractors for abatement, standardization of lead safe work practices, occupant protection, monitoring of work sites, lead dust clearance tests, laboratory analysis and lead abatement of windows.

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

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

To date, 13,803 units in the City of Milwaukee received lead safe interventions (5/1997-12/09) of which **439** were CDBG funded in 2009.

The MHD CLPPP is continued to facilitate implementation and oversight of the City of Milwaukee Lead Elimination Strategic Plan. Some of the accomplishments in 2009:

- The MHD CLPPP continues to work with the State of Wisconsin CLPPP on the lead poisoning application link to the Wisconsin Immunization Registry (WIR). Data from STELLAR will be transferred and uploaded to the WIR weekly. Individuals that are in WIR will be able to click on a link to see the lead information, and if approved, will have access to the information. This information will include the date, when, and where the child was lead tested. The MHD CLPPP has agreed to participate in the pilot-testing when the model is completed.
- MHD CLPPP actively participated on a statewide committee to develop the lead module for the Wisconsin Electronic Disease Surveillance System (WEDSS). The first pilot testing will begin early 2010.
- The MHD CLPPP PHN Coordinator participates on the Wisconsin State Lead Elimination Plan "Targeting Screening of High Risk Populations" sub-committee. The sub-committee mission is to improve blood lead testing of state-wide Medicaid and WIC eligible children less than 6 years of age.
- Provider Report Cards - Mailings continue to go out from the State Lead Program to all Medicaid Medical Providers in the state with their rate of screening children that are enrolled in Medicaid and were seen in their practice. This mailing includes a list of children that were seen at their practice but failed to receive a lead test. The PHN Coordinator serves as a contact for questions about lead testing and treatment interventions.

IV. Actions undertaken in 2009 to evaluate and reduce lead-based paint hazards:

- **Screening (blood lead testing):** 2009 preliminary data indicates that the CLPPP received 33,134 reports of children with lead test results, identifying 843 children with lead levels newly identified 10 µg/dL or greater.
- **Laboratory Analysis:** The MHD CLPPP Chemistry Laboratory continued to analyze blood lead, dust lead, soil and paint chip samples for all properties receiving MHD CLPPP intervention.
- **Surveillance:** Preliminarily, the lead poisoning prevalence rate in 2009 is reported at 4.5%, a decrease from 4.6% in 2008.

- **Care Coordination:** Comprehensive services were provided to 231 children newly identified as cases with elevated blood lead levels.
- **In-Home Case Management (Home Visits):** 184 children with newly elevated blood lead levels received an initial home visit by a Public Health Nurse (PHN). 188 children with blood lead levels below the level of a new case received an Early Intervention home visit by a Health Services Assistant (HSA). 1,266 home visits were completed by PHNs and HSAs to provide follow-up and case management services.
- **Lead Risk Assessments/Secondary Interventions:** In 2009, 343 investigations were completed based on the identification of a lead poisoned child. These investigations resulted in 225 legally binding work orders issued. 184 orders were remediated by December 31, 2009.
- **Lead-safe units funded:** A total of 439 units were completed using CDBG funds. Of these, 204 were made lead-safe using 'In-house' Community Development Grants Administration (CDGA) funds for hazard control and 235 units were made lead lead-safe through 'other' CDGA housing rehabilitation projects that were reviewed by CLPPP for lead safe practices and clearance.
- **Community Capacity Building:** A total of 6,667 community members were reached through community organizing and housing advocacy projects.
- **Health/Housing Partnerships:** The Lead Elimination Strategic Plan identified multiple opportunities for health-housing partnerships to eradicate childhood lead poisoning. These opportunities relate primarily to the Department of Neighborhood Services (DNS) Building Code Compliance Program, Dept. of City Development (DCD) in-rem (tax foreclosure) properties and HACM's Section 8 program.
- **Prevention of Disabilities in Children:** An increase in housing foreclosures has increased the instability in the rental market, resulting in chronically lead poisoned children becoming more vulnerable to hazardous conditions. HACM provided six vouchers to families with chronically lead poisoned children. These families were screened by MHD to assure enrollment. Experience has shown declines in lead levels of chronically poisoned children after placement into safe and habitable housing.

HOMELESS

Homeless Needs

18) Identify actions taken in 2009 to address needs of homeless persons.

Persons with special needs as well as the homeless are an important concern for the City as it is recognized that addressing the needs of all citizens, regardless of their circumstance, is an essential component to strengthening neighborhoods. The City of Milwaukee supports an integrated, coordinated system of homeless services that is coordinated through the mechanisms of the Milwaukee Continuum of Care and the Emergency Shelter Task Force. The system is a stable, well-functioning continuum that has continued to effectively serve homeless individuals and families in 2009.

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

A key sub-committee of the Milwaukee Continuum of Care, the Milwaukee Shelter Task Force, is made up of the executive directors of emergency homeless shelters. This group is the vehicle that ensures the coordination of services and recommends the efficient allocation of resources across the system. The shelters utilized a mix of private and Local, State and Federal governmental resources to address the needs of the homeless, including, but not limited to: Milwaukee County (funds from various divisions such as mental health, GAMP-medical assistance), United Way, Health Care for the Homeless, State of Wisconsin-Dept. of Health and Human Services, State Shelter Subsidy Grants, State ESG Transitional Housing Program (THP), HUD Supportive Housing Project funds, private donations, in-kind volunteer donations.

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

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

Homeless Prevention: Milwaukee's homeless prevention effort begins with a comprehensive, coordinated approach to reducing inappropriate discharges from publicly funded institutions including foster care, health care, mental health, and corrections. The problem of inappropriate discharges, specifically 'discharges to the street' has historically been very serious in Milwaukee as it has in other major U.S. cities. With the encouragement of the U.S. Department of Housing and Urban Development and through the concerted actions of the Milwaukee Continuum of Care, the community has identified discharge protocols used by each major institution which act to prevent inappropriate discharges. The *foster care system*, managed by the Bureau of Milwaukee Child Welfare, has established a formal protocol relative to the foster care discharge of youth reaching the age of 18. A Transitional Living Plan is developed for each foster care child when he/she reaches the age of 15.5 years; the plan addresses educational attainment, acquisition of daily living skills, employability, health care, and related services. As a

consequence, individuals leaving foster care are not discharged to shelter or other McKinney-Vento funded projects.

Health care discharges to the street are prevented by the fact that all Milwaukee community hospitals have established protocols for discharge planning for individuals leaving their facilities after inpatient stays. Discharge planning addresses post-inpatient housing particularly from the perspective of maintaining adequate continuity of care. In 2008, for Milwaukee County General Assistance patients, discharge from an inpatient stay includes coordination with individuals' primary care clinics which maintain responsibility for the overall coordination of care and, as necessary, the coordination of supportive services, including housing. (Beginning in January 2009, however, Milwaukee County residents using GAMP were transitioned to Badger Care Plus operated by the State of Wisconsin as part of the state's Medicaid program.)

Mental health discharges have traditionally been a major source of inappropriate discharges to the street. Milwaukee County Behavioral Health Division policies, however, insure that BHD patients are not discharged to the street or to shelter. All providers of BHD-funded inpatient and residential care (as well as community hospitals providing psychiatric care) adhere to Chapter 51 section 51.35 (5) of the State Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act which mandates that discharged persons be connected to necessary transition services to ensure a proper residential living environment. In addition, Milwaukee County has sought and received State of Wisconsin, Bureau of Housing, Homeless Prevention Program funding to support emergency placement/rent payment for individuals exiting psychiatric emergency or inpatient care who would otherwise be homeless.

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

Milwaukee's prevention system also includes services such as mortgage assistance, rental assistance, utilities assistance, counseling/advocacy, and legal assistance provided by the following agencies: AIDS Resource Center of Wisconsin, American Red Cross, Aurora Family Services, Benedict Center, Cathedral Center, Catholic Charities, Center for Veterans Issues, City of Milwaukee, City of West Allis, Community Advocates, Disability Rights Wisconsin, Grand Avenue Club, Hope House, IMPACT/2-1-1, Independence First, Latina Resource Center, Latino Health Organization, Legal Action of Wisconsin, Legal Aid Society, Mental Health Association, Milwaukee County Department on Aging, Milwaukee County Economic Support Division, Milwaukee County Wraparound Program, City of Milwaukee Health Department, Milwaukee Public Schools, Milwaukee Women's Center, M & S Clinical Services, Our Space, Inc., Salvation Army, Social Development Commission, Sojourner Family Peace Center, Spanish Center, St. Ben's Meal, State of Wisconsin Bureau of Milwaukee Child Welfare, The Counseling Center of Milwaukee/Pathfinders, The Parenting Network, The Task Force on Family Violence, Voces de la Frontera, Walker's Point Youth & Family Center, W-2 agencies (MAXIMUS, UMOS, YW Works), WE Energies, WI Lifeline & Link-Up, Wisconsin Community Services, Word of Hope Ministries, Inc., U.S. Veterans Administration, YWCA of Greater Milwaukee.¹

¹ Prevention agencies and activities identified in the 2009 Milwaukee Continuum of Care Exhibit 1 submitted to the U.S. Department of Housing and Urban Development, November 2009.

Information and Referral: Milwaukee has the substantial benefit of comprehensive telephone information and referral services (2-1-1) operated by IMPACT Alcohol and Other Drug Abuse Service. This 24/7 telephone line provides callers who are experiencing homelessness or who are in precarious housing situations with information about housing alternatives, supportive services, and shelter availability. Highly trained information and referral specialists utilize a comprehensive resource directory to help callers consider alternatives that will prevent immediate homelessness and begin to solve their housing problem over the long term. 2-1-1 received 12,173 calls for shelter in 2009, a monthly average of 1,014.²

Rank	Issue	Total Needs	Met Needs	Unmet Needs	Pct Unmet	Presenting Need
1	Emergency Shelter	10,586	9,064	1,522	14.4%	7.5%
2	Domestic Violence Shelter	874	809	65	7.4%	0.6%
3	Transitional Shelter/Housing	325	275	50	15.4%	0.2%
4	Runaway / Youth Shelter	219	182	37	16.9%	0.2%
6	Crisis Nursery	95	84	11	11.6%	0.1%
8	Day Shelter	74	68	6	8.1%	0.1%
	Total	12,173	10,482	1,691	13.9%	8.7%

Shelter System: Twelve (12) emergency shelters provided services to persons experiencing homelessness in Milwaukee. In 2009, these shelters provided a total of 724 beds, 60.5% for individuals (single adults) and 39.4% for persons living in families. The specific distribution of emergency shelter beds is provided in the table below.

Table 1: Milwaukee Emergency Shelter Facilities and Capacity

Operating Agency	Facility Name	Individual Beds	Family Beds	Total Beds
Cathedral Center	Cathedral Center	32	19	51
Community Advocates	Women's Center		22	22
Guest House of Milwaukee	Guest House	43		43
Hope House of Milwaukee	Hope House	11		11
La Causa	Crisis Nursery	12		12
Rescue Mission	Safe Harbor	250		250
Rescue Mission	Joy House		80	80
Salvation Army	Emergency Lodge	74	48	122
Social Development Commission	Family Support Center		76	76
Sojourner Family Peace Center	Sojourner Family Peace Center		41	41
The Counseling Center	Pathfinders	8		8
Walker's Pt. Youth & Family Center	Runaway & Teen Shelter	8		8
	Total	438	286	724

The Milwaukee shelter system provides an estimated 271,925 shelter nights of service annually.³ An unduplicated count of persons who used Milwaukee shelters during 2009 is currently being compiled by the State of Wisconsin Bureau of Supportive Housing, Service Point Administrator and will be provided to the City of Milwaukee Community Grants Administration upon completion.

² 2-1-1 @ IMPACT Requests 2009, provided by IMPACT, January 2010.

³ Annual nights of service calculated by multiplying the January 28, 2009, Point in Time persons in emergency shelter and transitional housing (N = 745) by 365 days.

Service Coordination: The emergency shelter system provided a broad range of services focused on assisting persons to address their immediate homelessness as well as to develop and implement plans to attain and sustain safe and decent housing over the longer term. Information guiding the development of supportive services and the manner in which services are provided is provided by the Continuum of Care's Point in Time Survey.⁴ Two specific findings are relative to supportive service provisions: Homeless Problems/Disability Conditions and Service Utilization. The tables below provide documentation for these areas:

Table 2: Homeless Problems/Disability Conditions

Problem/Disability Condition	Surveyed Individuals	Percent
Mental illness	378	41.1%
Physical disability	296	32.2%
Alcohol abuse	250	27.2%
Drug abuse	231	25.1%
Developmental disability/learning disability	94	10.2%
HIV/AIDS	14	1.5%
Domestic violence	115	12.5%
Other	10	1.1%

Table 3: Service Utilization

Service	Surveyed Individuals	Percent
Social Security	42	4.6%
SSI/SSDI	175	19.0%
GAMP/BadgerCare Plus	203	22.1%
TANF/W-2	84	9.1%
Badger Care/Medicaid/Medicare	168	18.3%
Veterans Benefits	15	1.6%
Veterans Health Care	57	6.2%
Unemployment Benefits	27	2.9%
Food Stamps	247	35%
Other	33	3.6%
Employment Income	98	14%
No benefits of any kind	172	18.7%

Supportive services including case management, life skills, alcohol and drug abuse treatment, mental health counseling, health care, HIV/AIDS services, education, employment, child care, coordination with transitional housing, and transportation assistance/planning are provided by each of the 12 emergency shelters in the system.⁵

In addition to the direct provision of services, Milwaukee shelters coordinated their activities through a strong network of cross-referral and collaboration fostered by the Milwaukee Shelter Task Force. Monthly task force meetings ensured coordination of activities, coordination of intake, case management, and discharge planning policies, collaborative action to address high volume/overflow situations, and strategic initiatives to address common issues facing shelter clients, e.g. access to employment services. Service coordination was reinforced by the use of a Homeless Management Information System (Service Point) in which each provider records client and service data in the same format.

Data are then used for facility-specific program planning as well as system coordination and development.

⁴ Survey was conducted on January 28, 2009, with 919 individuals who identified themselves as homeless.

⁵ 2009 Milwaukee Continuum of Care Exhibit 1.

Representatives of the emergency shelter system were active participants in the Continuum of Care's process to create a 10-Year Plan to End Homelessness in Milwaukee. A 10-Year Plan Prevention and Emergency Services Work Group, headed by Tim Baack, Associate Executive Director of Pathfinders of Milwaukee, developed a comprehensive set of plan recommendations that are included in the draft 10-Year Plan to End Homelessness in Milwaukee.

The 10-Year Plan includes the following draft Homeless Prevention and Emergency Shelter elements:

- ≈ Improved Discharge Planning: Insure that people leaving institutions such as health care facilities, mental health care, jails and correctional facilities and the foster care system are not discharged to the shelter or to the street through the development of signed Memoranda of Understanding with discharging institutions with monitoring conducted by the Continuum of Care Homeless Management Information System.
- ≈ Homeless Connect: Conduct an annual Project Homeless Connect that will provide homeless and near-homeless people with direct access to information and services on housing, benefits, employment, legal services, health care, mental health care, clothing, hygiene, and other services; and provide an opportunity to involve community volunteers and businesses in homeless services.
- ≈ Homelessness Prevention/Rapid Re-housing: Provide landlord/tenant mediation and other legal assistance to people facing eviction; and implement a rapid re-housing program for individuals and families that includes limited rent assistance, the establishment of a preferred provider network, and housing locator services.
- ≈ Outreach: Establish a homeless prevention system that utilizes 2-1-1 and street outreach to provide information, assessment, triage, shelter diversion, and referral to housing and support services including behavioral health services to prevent/shorten shelter stays.
- ≈ Best Practices: Establish best practices for landlords, shelters, and other homeless service providers to ensure high quality services focused on rapid re-housing.

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

10-Year Plan: The primary impediments to helping homeless persons make the transition to permanent housing and independent living is the lack of affordable permanent housing, underutilization of available income supports such as SSI (Supplemental Security Income), and limited access to employment and training opportunities. To address this problem, the Milwaukee Continuum of Care, of which the Shelter Task Force is a key component, completed the development of a 10-Year Plan to End Homelessness. The 10-Year Plan is a comprehensive approach to the development of structural solutions to homelessness. Four work groups produced recommendations for inclusion in the plan: Prevention and Emergency Services, Economic Support and Employment, Behavioral Health, and Permanent Housing. The plan, currently in final draft form, is undergoing review by the Milwaukee Common Council and Milwaukee County Board of Supervisors.

The 10-Year Plan recommendations include specific activities relating to a) significantly improving employment and training opportunities for homeless people; b) increasing the level and quality of behavioral health services for homeless people, especially those living in permanent supportive housing; and c) creating 1260 new permanent supportive housing units for homeless people with disabilities.

In addition to the 10-Year Plan effort, the Milwaukee Continuum of Care organized the Homeless Prevention and Rapid-Re-Housing Project (HPRP) planning, design and implementation. The primary purpose of HPRP is to assist homeless families and

individuals to make a rapid transition to permanent housing that can be permanently sustained.

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

The Milwaukee Continuum of Care applied for \$10,069,631 in renewal funding under the U.S. Department of Housing and Urban Development Supportive Housing Program. These requests including funding for transitional housing, permanent supportive housing, and safe havens. Notice of approval was received by the CoC in December 2009. In addition, the CoC submitted three new permanent supportive housing projects totaling \$943,880 in funding; notification on these projects is not anticipated until early spring 2010.

In addition, the Continuum of Care was instrumental in the development of the community plan to administer the \$6.1 million in Homeless Prevention and Rapid Re-Housing Funding. The plan which is currently being implemented is described below:

The activities in the HPRP are consistent with the Housing First approach incorporated into the Homeless Services component of the Consolidated Plan. It should be noted that consistent with the regulations, all activities will provide some type of assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized.

Rapid Re-Housing for Families is a partnership project between Community Advocates, Inc. as the lead agency, and Cathedral Center, Social Development Commission-Family Support Center, Hope House of Milwaukee, Salvation Army and the Housing Authority of the City of Milwaukee to provide permanent housing with case management services to 150 homeless families over the three-year project period. Families will receive short-term housing assistance for up to 18 months with intensive case management services to help them stabilize and gain the skills necessary to maintain housing and increase income. At the end of the service period, families will be provided with a rent-subsidized housing unit through the Housing Authority.

Rapid Re-Housing for Single Adults is a partnership of Guest House of Milwaukee, Center for Veterans Issues, Community Advocates and Health Care for the Homeless with support from the Milwaukee County Housing Division. The project will assist 180 single homeless adults over the 3-year period to find permanent housing, access mainstream resources, and, depending on their disability status, to pursue employment or SSI benefits. Participants will be housed in efficiency apartments with utilities included and receive case management directed toward assisting each individual secure reliable employment and/or income in order to sustain permanent housing.

The Rapid Re-Housing for Youth project is a partnership between Pathfinders, St Aemilian-Lakeside, and Walker's Point Youth and Family Center. The service model combines medium term rental assistance to assist 120 youth over 3 years to obtain and maintain safe and suitable housing with intensive case management to support educational advancement, job development and retention, independent living skills, and healthy emotional growth. The project targets youth and young adults ages 18 to 25 with a special emphasis gay, lesbian, bisexual, transgender and questioning (LGBTQ) youth, former foster care youth and youth aging out of foster care, and other single and parenting young adults.

The Legal Services component will provide eviction prevention assistance to low-income renters who are at imminent risk of homelessness due to nonpayment of rent, foreclosure, or other circumstance. Legal Action of Wisconsin and the Legal Aid Society will provide legal services to individuals referred by partnering HPRP organizations as well as eligible individuals who directly access their services. A minimum of 300 participants will receive legal services over the 3-year project period.

Prevention of Homelessness Related to Foreclosure of Rental Units will provide assistance to Section 8 households which are subject to five-day eviction orders as a result of foreclosure on the unit in which they are residing. This program component will provide assistance to cover moving costs and security deposits to relocate affected tenants into new units. A total of 250 families will be served over the project period.

Landlord/Tenant Mediation Services will be provided by Community Advocates and will include a range of housing services including landlord/tenant dispute resolution, case management, and the provision of short-term direct rental assistance. A minimum of 450 participants will receive mediation services over three years.

Direct Assistance for Eviction Prevention will be coupled with case management provided through the Community Advocates Landlord/Tenant Mediation Services or Center for Veterans Issues and will provide short-term rent assistance (with case management) to 300 participants over three years.

Specific Homeless Prevention Elements

21) Identify actions taken to prevent homelessness.

The Milwaukee Continuum of Care, the Emergency Shelter Task Force, and community homeless service providers continue to focus on ways to prevent homelessness as well as better ways to provide emergency shelter to homeless individuals and families so as to quickly re-establish them in permanent housing. The 10-Year Plan Process coupled with the Homeless Prevention and Rapid Re-Housing Program has provided the local system with the opportunity and resources to focus more services on the front end of the homeless continuum, namely to prevent precariously housed, doubling up, and other vulnerable populations with intervention and services that could prevent or forestall a shelter stay. In addition to these efforts, the Cathedral Center, in cooperation with several family shelters and 2-1-1 @ IMPACT, is beginning implementation of a new central intake/coordination mechanism to improve the delivery of prevention services to homeless families and streamline rapid re-housing after families are sheltered.

Emergency Shelter Grants (ESG)

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

The City of Milwaukee does not directly operate emergency shelters or transitional housing projects. The City's Housing Authority does however operate a SRO Permanent Housing Project and other permanent housing. The City supports a host of non-profit agencies through direct funding and cooperative efforts with city departments such as Administration, Police, Fire, Neighborhood Services and Public Works. This support has been a key factor for the maintenance of a long time stable inventory of shelter and transitional housing for the homeless:

Current Inventory Emergency Shelter		Individuals	Families
Cathedral Center	Cathedral Center	32	32
Community Advocates	Milwaukee Women's Center Refuge		22
Guest House of Milwaukee, Inc.	Guest House	38	
Hope House of Milwaukee, Inc.	Hope House	11	
La Causa	Crisis Nursery	12	
Rescue Mission	Safe Harbor	250	
Rescue Mission	Joy House		80
Salvation Army	Emergency Lodge	72	48
Social Development Commission	Family Support Center		70
Sojourner Truth House	Sojourner Truth House		37
The Counseling Center of Milwaukee	Pathfinders	8	
Walker's Point Youth & Family Center	Runaway and Teen Shelter	8	0
SUBTOTALS:		431	289

Current Inventory Transitional Housing		Individuals	Families
AIDS Resource Center of Wisconsin	Wisconsin Home	26	
American Red Cross of SE Wisconsin	Autumn West Safe Haven	17	
Center for Veterans Issues	Vets Place Central	84	
Community Development Partners, Inc.	Project Restore Transitional Housing		65
Day Star, Inc.	Day Star	10	
Guest House of Milwaukee, Inc.	Guest House Transitional Housing	38	
Health Care for the Homeless	Faith Transitional Housing		86
Hope House of Milwaukee, Inc.	Hope House Transitional Housing	14	48
Matt Talbot Recovery Center	Matt Talbot Lodge	10	
Meta House, Inc.	Meta Housing Transitional Housing	11	40
Milwaukee County Behavioral Health Division	Safe Haven	23	
My Home Your Home, Inc.	Lissy's Place	17	
Salvation Army	Winter Star*	30	
Social Development Commission	Transitional Living Center		87
Veteran's Administration	VA Mental Health	50	
Walker's Point Youth & Family Center	Transitional Housing	18	16
YWCA Greater Milwaukee	Transitional Housing		82
SUBTOTALS:		328	416

These projects serve a number of subpopulations including chronically homeless, AIDS patients, veterans, single adult non-veterans, domestic violence victims, persons with disabilities, families, teens and young children. Associated efforts include the provision of the '211' services hotline and street outreach provided by Healthcare for the Homeless and Vets Place Central. Health Care for the Homeless also coordinates mental health and primary healthcare across the City, while the Community Advocates Homeless Outreach Nursing Program provides additional mental health services to homeless residents. Additional local support for homeless veterans is provided by the V.A.'s Zablocki Health Center.

23) Assessment of Relationship of ESG Funds to Goals and Objectives

ESG is an essential component of the emergency shelter infrastructure for the City of Milwaukee. As the following chart shows, ESG funds were used for various services to assist the homeless.

Activity	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (# served)	2009 (#served proposed)	2009 actual #served	5 yr. Con Plan benchmarks (#served proposed)	5 yr. Con Plan (#served actual)
Increase permanent housing options for homeless persons; end chronic homelessness	Improve access to services through Emergency and Transitional Housing with supportive services to end homelessness and facilitate independent living. Also provide shelter and services to victims of domestic abuse, runaway/troubled youth and abused/neglected children.	Suitable Living Environment Availability/Accessibility	#persons with increased access to services	6,305	6,960	31,525	44,988

24) Matching Resources

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

PY 2009 CAPER ESG #24 response:

Sources of Match Requirements for ESG Funds

Agency	2009 ESG Amount	Matching Funds	Source of Matching Funds
Cathedral Center	26,189	26,189	CDBG
Community Advocates	111,680	111,680	CDBG
Counseling Center of Milwaukee	21,157	21,157	CDBG
Daystar Secondary Housing for Battered Women	29,514	29,514	CDBG
Family Crisis Center (SDC)	108,997	108,997	CDBG
Guest House Emergency Shelter	100,522	100,522	CDBG
HOPE House	89,526	89,526	CDBG
La Causa Family Center	30,975	30,975	CDBG
Salvation Army	99,882	99,882	CDBG
Sojourner Family Peace Center	54,521	54,521	CDBG
Walker's Point Youth & Family Center	23,792	23,792	CDBG
YWCA Transitional Housing	44,254	44,254	CDBG

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

25) State Method of Distribution

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

PY 2009 CAPER ESG #25 response:

Not applicable to the City of Milwaukee, Wisconsin

26) Activity and Beneficiary Data

b. Homeless Discharge Coordination

- i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
- ii. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Milwaukee's discharge planning is focused on four areas: *Foster Care, Health Care, Mental Health and Corrections.*

The 2009 Point in Time Survey identified 259 instances in which persons said they had been discharged from a facility within the past six months with no place to stay. Of the 919 homeless people interviewed, 11.5% had been discharged in this way from a hospital/health care facility; 5.7% from a mental health facility, 7.4% from the jail or House of Correction; 2.4% from prison, and 1.2% from foster care or group home.⁶

Foster Care: In Milwaukee County, foster care is the responsibility of the Wisconsin Department of Health and Family Services, Bureau of Milwaukee Child Welfare (BMCW). Since 1999, BMCW has had an established formal protocol relative to the foster care discharge of youth reaching the age of 18. The BMCW foster care monitoring system issues an alert when a foster care child reaches the age of 15.5 years that initiates the development of a Transitional Independent Living Plan. The plan is developed by an Independent Living Case Manager in consultation with the foster child and his/her caregivers. The plan addresses educational issues including the completion of high school and post secondary education planning, development of daily living skills such as food preparation, household budgeting and money management, attention to vocational skills acquisition and job experience, arrangements for continued access to health care, and development of a transportation plan. Most importantly for the CoC, the Transitional Independent Living Plan includes the development of a realistic, affordable, and appropriate plan to acquire and sustain stable housing. Individuals leaving the foster care system are not discharged to McKinney-Vento funded projects.

The primary provider of Independent Living services for the BMCW is Lad Lake, Inc. Lad Lake offers a program called "Connections" which focuses on the development of stable housing and permanent employment. Lad Lake, Inc. describes its services as follows: *The backbone of the*

⁶ 2009 Homelessness in Milwaukee: Results of the January 28, 2009, Point in Time Survey of Milwaukee's Homeless Citizens, Milwaukee Continuum of Care, 2009.

services offered is to assist young adults in finding permanent employment, and obtaining reasonable living accommodations. There are also housing subsidies available for 1-2 months and funding for emergencies to those who qualify. In addition, we develop workable relationships with landlords, to secure housing options for clients in emergencies and for future use. Prior to finding housing we focus on developing the skills necessary for independent living. These include household management, banking and money management, obtaining and maintaining employment, nutrition, health, safety, personal hygiene, leisure time, planning for future housing, along with other skills the young adults feel would benefit them. This assistance can continue for as long as the individuals feel necessary, even after they move into their own apartments. The BMCW conducts regular follow-up to insure compliance with the Transitional Independent Living Plan and that contracts such as Lad Lake, Inc. achieve planned outcomes and adhere to the foster care discharge protocol.

Health Care: All Milwaukee community hospitals have established protocols for discharge planning for those individuals leaving their facilities after inpatient stays. Discharge planning addresses post-inpatient housing, particularly from the perspective of maintaining adequate continuity of care. GAMP (General Assistance Medical Program) clients transitioned to BadgerCare Plus Core at the state level in 2009. Therefore, the Continuum of Care must work with the State of Wisconsin to develop a new protocol regarding the discharge of these individuals from health care facilities to prevent discharge to the street or to shelter. This effort has been incorporated into the 10-Year Plan recommendations.

Mental Health: The Milwaukee County Behavioral Health Division (BHD) is responsible for providing psychiatric emergency, crisis intervention, inpatient, outpatient, targeted case management and community support services to medically indigent Milwaukee County residents. In this capacity, BHD is the primary service provider to individuals with serious mental illness who are participants in HUD-supported CoC programs including Transitional Housing, Permanent Housing, Safe Haven and Shelter + Care. BHD discharge policies insure that BHD patients are not discharged to the street or to shelter. All providers of BHD-funded inpatient and residential care (as well as community hospitals providing psychiatric care) adhere to Chapter 51 section 51.35 (5) of the State Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act. This statute, in summary, states *"the person, director or board authorized to discharge or transfer patients shall ensure that a proper residential living arrangement and necessary transition services are available and provided for the patient being discharged or transferred."* In addition to the above, CBRF's (Community Based Residential Facilities) under contract with BHD Community Services Branch follow discharge criteria outlined in HFS 83 statutes. Additionally, it is BHD policy that no person requiring long term support services can be admitted, transferred or discharged from any residential setting without BHD approval. This policy is articulated in a formal procedure that providers must follow when request discharge for a resident. The provider submits a service request form to BHD outlining the nature of the request. That request is initially reviewed by the assigned care coordinator who after review will advance the request to the residential care services manager to review in the regularly scheduled provider operations meeting. At that meeting, a decision is made to either authorize the requested change, hold for further review or to deny the request. BHD does not authorize the discharge of persons to the streets or the shelter system; rather BHD works with providers to move persons through the residential care system to more independent living situations in a planned way. This process is documented by the BHD service utilization review process. In addition, BHD has established an in-house housing resource specialist, and has developed two crisis respite facilities to prevent homelessness in persons suffering mental health crisis, thereby preventing discharge to McKinney-Vento funded projects.

Corrections: The State of Wisconsin Department of Corrections is responsible for discharge planning/reentry coordination for offenders returning to the community. When individuals are released through the Parole Commission, each has a plan in place which defines a specific living situation. The Milwaukee Region of the Department of Corrections has an established protocol which requires probation agents to complete a release plan for every offender. Agents receive a scheduled release notification from the state correctional facility; the agent is to verify proposed

housing and confirm that the housing is adequate. If the offender has no community housing option, the local probation agent can purchase 30-60 days of housing in rooming houses or other appropriate facilities per state purchasing rules. During this temporary living placement, the agent and offender actively seek a more permanent and safe housing arrangement. Individuals placed in state mental institutions due to NGI findings (Not Guilty by Reason of Insanity) are case managed at the time of planned re-entry to Milwaukee County by Wisconsin Community Services. These individuals require defined housing as part of an approved plan that is presented to the sentencing court. The Milwaukee County Jail holds individuals serving brief sentences, e.g. 30-60 day sentences for driving after revocation, as well as individuals awaiting trial. Prisoners are released when their sentences are completed or when sentenced to serve time in a state correctional facility. Because of the short duration of jail sentences, the Sheriff's Office (which operates the Jail) does not provide discharge planning; individuals released from the Jail generally return to the living situation they had when initially incarcerated. Neither the State Department of Corrections nor the Milwaukee County Jail discharges individuals to McKinney-Vento funded projects.

NON-HOMELESS SPECIAL NEEDS

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

PY 2009 CAPER Non-homeless Special Needs #27 response:

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

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

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

The Community Development Grants Administration, in its efforts to address the accessibility needs of persons with disabilities and the special needs of the elderly, undertook the following in 2009:

Actions undertaken in 2009:

- ❖ Supported the construction and rehabilitation of housing units for the disabled.
- ❖ In all housing rehabilitation activities, to the extent possible, addressed any unmet needs of persons with disabilities before, during and after rehabilitation of relevant units.
- ❖ Continued the Housing Accessibility Program which provided handicapped accessibility ramps and other accessibility modifications for eligible households.
- ❖ Continued programs that assist the elderly in remaining in their own homes, avoiding institutionalization.
- ❖ Continued programs that assist the elderly in accessing various supportive services (transportation, social services, etc).
- ❖ Maximized the use of elderly public housing developments.

See also Section on Housing Opportunities for Persons with AIDS (HOPWA) as it relates to additional 2009 activities for Non-homeless special needs populations.

COMMUNITY DEVELOPMENT

Community Development Block Grant

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

PY 2009 CAPER CDBG Assessment #28a response:

Housing and Community Development: High Priority Objectives

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

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

The data, as presented in the 2009 CAPER Report, supports the fact that the City, through its funded activities, addressed priorities as established in the Consolidated Plan 5-Year Strategy.

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

CHART A

PROGRAMS PROMOTING SAFE, WELL-MAINTAINED NEIGHBORHOODS

Consolidated Plan Priority	Funded Activity	Funding Allocations	Actions Undertaken
Blight Elimination	<ul style="list-style-type: none"> * Acquire/Rehab/Sell; New home construction; new rental units * Brownfields remediation * Land management, Demolition/Spot Acquisition 	<p>In 2009, \$4M in CDBG/HOME funds was allocated to purchase private and city in-rem vacant/blighted homes for rehabilitation and sale to low/moderate owner occupants. \$192,288 was allocated to remediate brownfields and \$1.4M was allocated for land management, spot acquisition/ demolition of nuisance/blighted properties</p>	<p>A total of 10 units were rehabbed or constructed under the Acquire/Rehab/Sell/New Construction/New Rental program.</p> <p>6 properties were remediated using Brownfields funds.</p> <p>Blighted properties were acquired for reuse/redevelopment under the Demolition/Spot Acquisition program.</p>
Strengthen Milwaukee's Communities through citizen participation	<ul style="list-style-type: none"> * Crime Prevention * Employment services * Drug house abatement * Youth diversion * Youth safe havens * Tenant training/ Assistance * Elderly home care * Neighborhood Planning * Block clubs * Neighborhood cleanups * Nuisance property abatement * Community Prosecution * Youth Employment 	<p>In 2009, the City allocated more than \$2.8M to nonprofit organizations for various organizing, anti-crime and quality of life initiatives to improve the quality of life for residents.</p>	<p>New block clubs were established; drug houses and other nuisance activities were referred for action, 19,364 youth benefited from youth programming, youth employment, safe havens and Summer Youth programs; 3,866 residents participated in neighborhood strategic planning; cleanups, crime prevention initiatives and other neighborhood improvement efforts; 329 residents were provided with employment services; 2,457 participated in landlord/tenant programs; 72 elderly received homecare services, helping them to remain in their homes;</p>
Eliminate Graffiti on Public & Private Property	Graffiti Abatement Program	\$90,000 in CDBG funds was allocated to abate Graffiti on public and private property.	<p>A total of 1,161 property units received graffiti abatement.</p> <p>(1 unit = 100 square feet)</p>
Expand City Efforts to Combat Lead Hazards	City-Wide Lead Abatement/Prevention Program	\$1.5M in CDBG funds was allocated for lead abatement/ prevention efforts	439 properties received lead prevention/ abatement/ services.

Source: 2009 CDGA Program Files

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

Development and Maintenance of Affordable Rental Housing

During 2009, HACM maintained and redeveloped its low rent public housing portfolio. HACM completed the construction of the Cherry Court midrise with fully accessible apartments for elderly and disabled residents and 24 off-site single-family homes in conjunction with the Scattered Sites HOPE VI redevelopment program.

HACM also continued cooperation agreements with several agencies to expand access to, and utilization of, the Section 8 Housing Choice Voucher rental assistance program and paid private landlords participating in this program.

Housing Authority Homeownership Initiatives

During 2009, HACM administered a number of highly successful programs to assist public housing residents and Section 8 program participants achieve economic self-sufficiency and homeownership. Through its initiatives, HACM continued to provide significant opportunities for its program clients to move to private unsubsidized housing.

HACM continued and expanded its highly successful Section 32 (formerly 5h) homeownership program which allows families assisted through HACM's low rent public housing program to purchase a scattered site, single-family home from HACM.

HACM also continued to offer Section 8(y) Homeownership Options for participants in the Section 8 Housing Choice Voucher Program. Through this program 103 families have become homeowners by applying their housing assistance payment to the mortgage of a single-family home. More than 1000 families applied for this program, which was implemented in March 2002.

In addition to these efforts, various CDBG/HOME-funded programs support the development and maintenance of affordable rental units for large families, such as:

Acquire/ Rehab/ Sell/New Home Construction

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

Neighborhood Improvement Programs (NIPs)

In 2009, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Rental Rehabilitation Loan Program

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

American Dream Downpayment Initiative

During 2009, the City of Milwaukee continued the administration of the American Dream Downpayment Initiative (ADDI). In addition, \$100,000 was awarded for homebuyer assistance during the Reprogramming cycle. The ADDI program aims to increase the homeownership rate among low income and minority households by providing downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income. Funding was provided to Select Milwaukee, who was designated the lead agency of a consortium of six homebuyer counseling agencies. The program continues to be a success with the consortium utilizing all funds to help low-income persons own their own home.

Homebuyer Counseling Programs

A total of **\$300,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **211** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

Buy in Your Neighborhood Program

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

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

HOME OWNERSHIP AND RENTAL HOUSING PROGRAMS

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

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

CDBG and HOME Funded Activities		Actions Undertaken In 2009
Owner-Occupied Neighborhood Improvement Projects	These programs provided forgivable loans to low-income homeowners for home repair work. In 2009, over \$5.3M in CDBG and HOME funds was allocated.	217 units in need of major repair were brought into compliance with City building codes.
Housing Production (Acquire/Rehab/ Sell, New Construction; New rental)	The Housing Production programs acquired abandoned or distressed properties, rehabbed them and resold them to owner occupants. The program included a home-ownership training component that included finance, budgeting, homeowner's insurance and home maintenance. In 2009, \$3.1M in CDBG/HOME funds was allocated to this initiative.	10 units of housing were constructed and/or rehabbed.
FRESHSTART/YouthBuild Housing Construction 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. Four non-profit community-based agencies were funded to undertake this program, which is currently underway. A total of \$747,158 was allocated to the program in 2009.	3 units of housing were constructed; other units underway.
Rental Rehabilitation	This program provides forgivable loans to landlords for rehab of rental units occupied by low/moderate income households. A total of \$270,000 was allocated to the program in 2009.	49 rental rehab units were completed.
Homebuyer Assistance Program	A total of \$100,000 in HOME funds was allocated to this project which provides downpayment and closing cost assistance for first time homebuyers.	25 households were assisted.
Homebuyer Counseling	In 2009, \$300,000 in CDBG funds was allocated to assist first-time homebuyers.	211 first-time home buyers closed on home mortgage loans.
Fair Housing & Fair Lending programs	A total of \$174,000 in CDBG funds was allocated to address discriminatory housing and lending practices in Milwaukee.	672 fair housing/fair lending complaints were investigated.
Problem Property Receivership Program	This program addressed nuisances in properties, such as drugs, prostitution, property damage etc. For severe cases, the City initiated court action to enable a receiver to take control of the property, abated the nuisances and corrected dangerous and defective conditions. In 2009, \$95,014 in CDBG funds was allocated.	731 complaints about nuisance properties were inspected for action and resolution.
Property Management/Landlord/Tenant Programs	A total of \$140,900 was allocated to the Landlord Tenant Compliance & Tenant Assistance Program to assist landlords on effective property management. Tenants received training through tenant training seminars and were assisted with rent withholding/abatement.	2,457 landlords & tenants participated in these programs.

Source: 2009 CBGA Program Records

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

PY 2009 CAPER CDBG LMI Benefit #28c response

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

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

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

29) Changes in Program Objectives

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

PY 2009 CAPER CDBG #29 response:

The Community and Economic Development Committee, which is the official oversight body governing Federal Block Grant funds, adopted the **2009 Funding Allocation Plan** in July 2008, which determined the various 2009 funding categories. Funding recommendations were subsequently approved by the Community and Economic Development Committee in October 2008 and ratified by the Milwaukee Common Council and Mayor Tom Barrett.

2009 FUNDING ALLOCATION PLAN

Community Development Policies and Outcomes

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

2009 Community Development Funded Activities

<ul style="list-style-type: none"> ❖ Employment Services(job placement & job training & placement) ❖ Community Organizing/Neighborhood Strategic Planning/Crime Prevention ❖ Large Impact Developments ❖ Community Prosecution Unit ❖ Vacant lot maintenance/demolition/ redevelopment ❖ Economic Development ❖ Youth Services ❖ Summer Youth Internship ❖ Senior Services ❖ Homebuyer Counseling ❖ Homeless Shelters ❖ Housing Opportunities for Persons with AIDS(HOPWA) ❖ Housing (Rental rehabilitation, Acquire/ Rehab/Sell, New construction, Neighborhood Improvement Program(NIP), Owner-occupied rehab, Minor Home Repair, Tool Loan, Home Source) ❖ Graffiti Abatement ❖ Lead Based Paint Prevention/Abatement 	<ul style="list-style-type: none"> ❖ Code Enforcement ❖ Fire Prevention & Education (FOCUS) ❖ Tenant Assistance ❖ Technical Assistance for community-based agencies ❖ Receivership of Nuisance properties ❖ Fair housing/fair lending/ enforcement & education ❖ Brownfield Initiatives ❖ Neighborhood Cleanups ❖ Mainstreets program ❖ Renewal Communities ❖ Environmental Planning & Review ❖ Historic Preservation ❖ COMPASS(data services for cbos) ❖ Community Outreach & Technology Center ❖ Housing Accessibility Program ❖ Retail Investment Fund ❖ Homebuyer Assistance Program
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In addition, the following priorities were adopted:

- ❖ Streamline the process, making it more “customer friendly.”
- ❖ The City will consider the goals and objectives established in the CDGA Consolidated Strategy and Five Year Plan and the City of Milwaukee’s Citywide Strategic Plan in setting the priorities and goals for 2009 funding.
- ❖ The Community and Economic Development Committee and the Milwaukee Common Council will approve the strategic issues and goals corresponding to the allocation of federal grant funding.
- ❖ Establish a balanced decision-making process including neighborhood residents, business entities and other stakeholders, subrecipients, community-based organizations and elected officials.
- ❖ Maintain the creation of new and vibrant economic engines such as the Retail Investment Fund, Large Impact Development projects and the Milwaukee Mainstreet Program.
- ❖ In the Job Training & Placement categories, place a high emphasis on skilled trades training.

- ❖ Continue the policy to provide technical assistance to CHDOs, allow CHDOs to use CHDO operating proceeds to increase capacity and help provide agency operating capital.

30) Assessment of Efforts in Carrying Out Planned Actions

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

PY 2009 CAPER CDBG #30 response:

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

Community Development Block Grant (CDBG)	HUD Entitlement Grant	\$16,890,055
HOME Investment Partnership (HOME)	HUD Entitlement Grant	6,927,431
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	741,009
Housing Opportunities for Persons with AIDS(HOPWA)	HUD Entitlement Grant	531,988
Weed & Seed-Historic Clark Square(10/1/08-9/30/09)	U.S. Dept. of Justice	150,000
Weed & Seed-Historic Clark Square(10/1/09-9/30/10)	U.S. Dept. of Justice	142,000
Juvenile Accountability Block Grant (7/1/08-6/30/09)	State of Wisconsin-Office of Justice Assistance	65,953
Juvenile Accountability Block Grant (7/1/08-6/30/09)	State of Wisconsin-Office of Justice Assistance	73,156
High Intensity Drug Trafficking Area(HITDA)	U.S. Dept.-Office of National Drug Control Policy	696,000
Milwaukee Youth Construction Training-Project A	U.S. Dept. of Labor	238,755
Enhancing Prevention, Protection, Response & Recovery	U.S. Dept. of Homeland Security	693,627
Marine Domain Awareness	U.S. Dept. of Homeland Security	67,457

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

2009 - Certifications of Consistency with the Consolidated Plan

Applicant	Project	Federal Program
Housing Authority- City of Milwaukee	Family Unification Program	Family Unification Program
Friends of Housing	Low Income – Elderly Housing	HUD Section 202 Capital Advance
Housing Authority of the City of Milwaukee	Housing Choice Voucher to Assist Elderly People with Disabilities	Housing Choice Voucher to Assist Elderly People with Disabilities
Center for Veteran’s Issues	Veteran’s Opportunity Integration Development(VOID) Exchange	Continuum of Care Supportive Housing Program
Center for Veteran’s Issues	Project Outreach	Continuum of Care Supportive Housing Program
Community Advocates	Stable Housing for Persons with Disabilities	Continuum of Care Supportive Housing Program
Community Advocates	Protective Payment Program	Continuum of Care Supportive Housing Program
Community Advocates	MWC Second Stage Services	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Safe Haven Expansion	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Safe Haven	Continuum of Care Supportive Housing Program
Community Advocates	Project Bridge	Continuum of Care Supportive Housing Program
Community Development Partners, Inc.	Project Restore-PH Renewal	Continuum of Care Supportive Housing Program
Community Development Partners, Inc.	Project Restore-TH Renewal	Continuum of Care Supportive Housing Program
Community Relations-Social Development Commission	Transitional Living Program	Continuum of Care Supportive Housing Program
Guest House of Milwaukee, Inc.	My Home Partnership	Continuum of Care Supportive Housing Program

Guest House of Milwaukee	Homelinc III-C	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-I	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-III-Expansion	Continuum of Care Supportive Housing Program
Health Care for the Homeless	Family Assistance in Transition from Homelessness	Continuum of Care Supportive Housing Program
Hope House of Milwaukee, Inc.	Milwaukee CoC HMIS Project	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Hope House Transitional Housing	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Supportive Services to SRO Housing	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Milwaukee CoC HMIS Expansion New Project	Continuum of Care Supportive Housing Program
Mercy Housing Lakefront	Johnston Apartments	Continuum of Care Supportive Housing Program
Meta House, Inc.	Meta House Transitional Housing-Phase I	Continuum of Care Supportive Housing Program
Meta House	Meta House Transitional Housing-Phase II	Continuum of Care Supportive Housing Program
Meta House	Meta House Permanent Housing-Phase III	Continuum of Care Supportive Housing Program
Milwaukee County	Milwaukee County Safe Havens	Shelter Plus Care
Milwaukee County	Shelter Plus Care Program	Shelter Plus Care
My Home, Your Home, Inc.	Lissy's Place	Continuum of Care Supportive Housing Program
St. Aemilian-Lakeside, Inc.	St. Aemilian-Supportive Permanent Housing	Continuum of Care Supportive Housing Program
St. Catherine's Residence, Inc.	Permanent Housing for Homeless Women with a Disability	Continuum of Care Supportive Housing Program
Salvation Army	Winterstar Transitional Housing	Continuum of Care Supportive Housing Program
Walker's Point Youth & Family Center	Transitional Living Program for Homeless Youth	Continuum of Care Supportive Housing Program
YWCA of Greater Milwaukee	YWCA Transitional Living Program	Continuum of Care Supportive Housing Program
Community Development Partners, Inc.	Project Restore-1305 W. Madison Street + scattered site	Continuum of Care Supportive Housing Program
Guest House of Milwaukee, Inc.	My Home Partnership Program	Continuum of Care Supportive Housing Program
Guest House of Milwaukee, Inc.	Transitional Housing-Homelinc 1	Continuum of Care Supportive Housing Program
Guest House of Milwaukee, Inc.	Permanent Housing-Homelinc 3	Continuum of Care Supportive Housing Program

(c) The City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction. Information provided in the 2009 CAPER shows that the City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction.

31) For Funds Not Used for National Objectives

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

PY 2009 CAPER CDBG #31 response:

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

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

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

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

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

PY 2009 CAPER CDBG # 32a response

(a) The use of CDBG and HOME funds can trigger relocation in two types of acquisition: housing production administered by CBOs and acquisition of properties by the Redevelopment Authority of the City of Milwaukee. In the administration of its Housing Production Program, the City of Milwaukee minimizes the potential for displacement by requiring that only vacant properties be acquired. To ensure compliance with the URA, agencies must have a relocation strategy approved by the Department of City Development's Relocation Specialist, even though no relocations occurred in 2009.

Spot acquisition and Acquire/Rehab/Sell activities have been restricted to vacant lands, eyesores and property that is suitable for rehabilitation. In 2009, there were no displacements from these activities.

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

PY 2009 CAPER CDBG #32b response:

Not applicable to the City of Milwaukee, Wisconsin.

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

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

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

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

PY 2009 CAPER CDBG #33a response:

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

*The for-profit business named herein, in exchange for the Economic Development assistance, agrees to give first consideration to the hiring of low to moderate income persons according to the guidelines provided by the U.S. Department of Housing and Urban Development. The Business will honor its commitments and responsibilities under this agreement to **create the following jobs, prior to CDGA assistance being provided, to be held by or made available to at least 51% low to moderate income persons** and to obtain and provide the CDGA- funded agency with the following information on all persons considered and/or hired as a result of this assistance: income, race/ethnicity, job title information and an employer generated document showing wages earned and period of earnings. (It is fully understood by all parties to this agreement that the business will have the right to determine the qualifications for employment)."*

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

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

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

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

Certified Nursing Assistant (CNA)	Medical Assistant
Field Representative	Welder
Laborer	Telephone Sales
Parcel Assistant	Meat Processor
Packer/Inspector	Fabricator
Machine Operator	Teacher
Student Support Specialist	Manager Trainee
Warehouse Worker	Graphic Designer
Collections Representative	Service Technician
Dietary Aide	Customer Service Representative
Driver	Construction Worker
Tire & Battery Technician	Custodian

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

Izzy's Restaurant	Concentra, LLC
Gluten-Free Trading Company	Sheer Magic Care, LLC
Frank's Food	Guarding Your Angels. Inc.
Subway	Enigma's Closet
Mind Attraction	Scotty's Construction, LLC
Premier Barbershop	Ebert & Gerberts Subs
TLC Spa & Nails	Milwaukee Community Acupuncture
Wenniger Compressor Company	Mama's Finest Cleaning, LLC
Falat Investments, Inc.	Star Jewelry, LLC
Oguis Auto Repair	Motor Line America, LLC
Let's Party, LLC	Shine Cleaning Services, LLC
Great Impressions	Melgar General Construction, LLC
White Glove Environmental	Delia's Ultimate Cleaning
Upscale Barber Shop	SP Design & Associates, LLC
Luxurious Styles, Inc.	

Sample Listing of Employers Hiring Area Residents in 2009

<p>Gud Fud, Inc. Transfer Pizzeria & Café Scott's Construction & Building Supply Jewell Management, LLC Scented Garden, LLC Comcentia, LLC Tala Furniture Mimmie's Café, Inc. Blue Moon Child Care Service Only God Can Children's Academy, Inc. Let's Party, LLC First National Tire Recycler Best Choice Mechanical Star One Limousine Service, LLC White Glove Environmental Custom Woodworking, LLC Narmstrong, LLC</p>	<p>National Auto Tech Sheer Magic Care, LLC Guarding Your Angels. Inc. El Toner Peruvian Restaurant Gluten Free Trading Company Clinica Latina, SC, Inc. Sanchez Painting & Decorating Lopez Bakery Corporation GH Contractors, LLC Power Builder's, LLC Bustamante Media, LLC AEA Company, LLC Lucky & Son, LLC Aquino Taylor Designs Cream City Studios, LLC Ray's Mobile Services Safeway Abatement Company, LLC</p>
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In addition, in 2002, Milwaukee was selected by the U.S. Department of Housing and Urban Development (HUD) as one of 40 communities nationwide designated as a Renewal Community(RC). The primary purpose of the RC is for businesses to receive tax incentives to spur economic development and job growth within the RC target area. Milwaukee's Renewal Community spans an area of more than 120,000 residents and the designation expired as of December 31, 2009.

The following RC activities were conducted in 2009:

- ❖ Developed tools for tax incentive community education and outreach.
- ❖ Educated and provided technical assistance on available tax benefits to Renewal community businesses, professionals, services providers and workforce development agencies.
- ❖ Educated non-profits in working with businesses that can claim available RC tax incentives.

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

PY 2009 CAPER CDBG #33c response:

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

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

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

PY 2009 CAPER CDBG #34a response:

CDGA did not undertake any activities in 2009 which served a limited clientele not falling within one of the categories of presumed limited clientele low/moderate income benefit.

35) Program income received

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

PY 2009 CAPER CDBG #35a response:

Not applicable.

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

PY 2009 CAPER CDBG #35b response:

Housing Rehabilitation:	\$1,011,300
Economic Development:	\$ 18,640
Other:	\$ 2,000

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

PY 2009 CAPER CDBG #35c response:

Not applicable.

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

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

PY 2009 CAPER CDBG #36a response:

Not applicable.

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

PY 2009 CAPER CDBG #36b response:

Not applicable.

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

PY 2009 CAPER CDBG #36c response:

Not applicable.

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

PY 2009 CAPER CDBG #36d response:

Not applicable.

37) Loans and other receivables

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

PY 2009 CAPER CDBG #37a response:

Not applicable

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

PY 2009 CAPER CDBG #37b response:

Total number of loans: 3,522
Principal balance: \$29,159,397

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

PY 2009 CAPER CDBG #37c response:

Total number of loans: 3,195
Principal balance: \$22,035,382

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

PY 2009 CAPER CDBG #37d response:

Total number of loans: 953
Total amount: \$3,991,629

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

PY 2009 CAPER CDBG #37e response:

Not applicable.

38) Lump sum agreements

a. Provide the name of the financial institution.

PY 2009 CAPER CDBG #38a response:

Not applicable.

b. Provide the date the funds were deposited.

PY 2009 CAPER CDBG #38b response:

Not applicable.

c. Provide the date the use of funds commenced.

PY 2009 CAPER CDBG #38c response:

Not applicable.

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

PY 2009 CAPER CDBG #38d response:

Not applicable.

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAs)

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

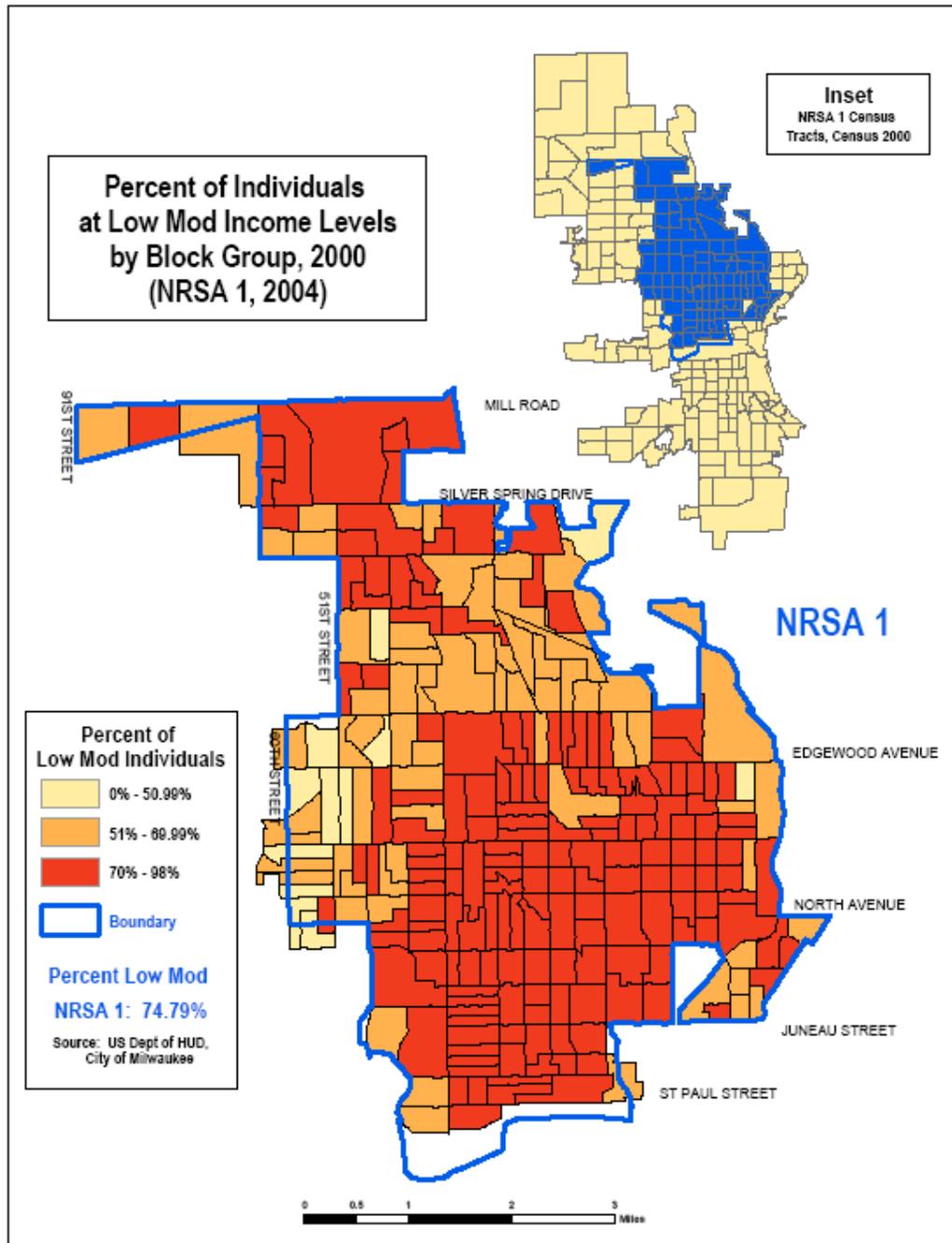
PY 2009 CAPER NRSA #39 response:

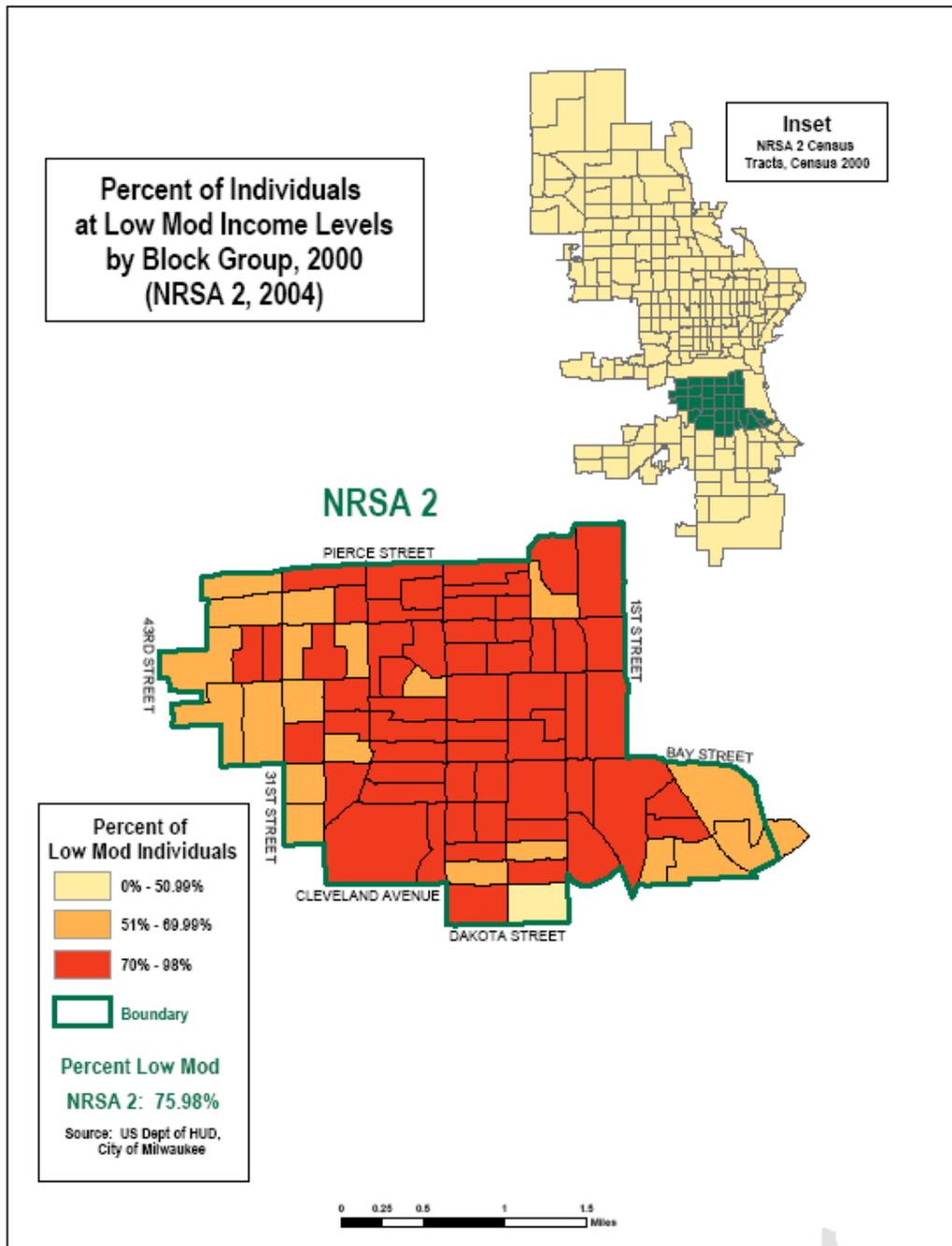
The City of Milwaukee has HUD-approved neighborhood revitalization strategies for two NRSA areas. *(See Map and census tracts on following pages)*

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

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

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





NRSA BOUNDARIES

NRSA 1 CENSUS TRACTS

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

NRSA 2 CENSUS TRACTS

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

Key Accomplishments in NRSA 1

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **84** new jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **9,681** youth such as: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **217** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **2,746** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services led to **175** low income households becoming first time homebuyers, increasing the area's owner occupancy rate and stabilizing neighborhoods.
- 7) Designation in 2002, as a Renewal Community which provides tax incentives for businesses within the area to spur economic development and job growth.
- 8) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 9) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 10) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.
- 11) The Milwaukee Mainstreet Program was funded in four areas in NRSA 1: **Burleigh Street, North Avenue, King Drive and the N. 27th Street/So Hi** business districts.

NRSA 1 Accomplishments

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2009 (#units; planned)	2009 actual units	5 yr. Con Plan (#units planned)	5 yr. Con Plan (#actual units)
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/Rehab/Sell, New construction, Fresh Start Youth Housing Program, Minor Home Repair, Neighborhood Improvement Program.	Decent Housing Affordability	# housing units complete & available for low income persons	341	309	1,479	1,420
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	68	84	333	417
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	3,030	2,746	15,200	17,946
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Partners, Community Prosecution Unit.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	869	9,824	6,683	27,243
Improve Quality of Life for low income persons	Improve access to health services for low income persons	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	0	0	8,175	16,419
Improve Quality of Life for low income elderly persons	Improve access to services for low income elderly through the provision of homecare services to enable the elderly to remain independent and in their own homes	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	0	0	640	542
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/community/safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	15,000	9,681	75,000	84,681

SOHI Mainstreet District: 2009 Accomplishments

Number of Jobs Created: 2 full-time and 3 part-time jobs

Business Creation/Expansion:

Izzy's Restaurant-**New Business**

Secured a grant for \$800,000 for a streetscape/construction project.
Secured a grant for \$50,000 for business technical assistance

Burleigh Mainstreet District: 2009 Accomplishments

Number of Jobs Created: 10

Business Creation/Expansion:

Raye's Gifts of Love(florist): **New Business**

Living in Destiny Childcare: **New Business**

Mind Attraction(fragrance-retail): **New Business**

Subway Restaurant: **New Business**

Harper & Associates(consulting firm): **New Business**

Total Private Investment: \$205, 041

In addition, the district facilitated a workshop where businesses and property owners were presented with business opportunities to create marketing plans to improve their business performance.

The District has entered into a contract for installation of surveillance cameras to help reduce and prevent crime.

North Avenue Mainstreet District: 2009 Accomplishments

Number of Jobs Created: 22 full-time, and 10 part-time jobs

Business Creation/Expansion:

Upscale Hair Salon: **New Business**
Luxurious Styles (clothing): **New Business**
Cricket (Cell phones): **New Business**
Comcentia (Information Technology): **Expansion**
Presch Ceramics (Ceramics): **New Business**
Little Rascals Child Care Center: **New Business**
Liberty Tax Service: **New Business**
DeJena Kromah Hair Weaving: **New Business**

Total Private Investment: \$45,600

During 2009, North Avenue conducted several Public Service Announcements on Channels 18 and 24 designed to promote investment in the Mainstreet corridor. In addition, North Avenue continued its' partnership with the Assistant District Attorney's office and Third District Milwaukee Police Department to continue efforts to reduce crime in the area.

Key Accomplishments in NRSA 2

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **23** new full-time jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **1,677** youth in the areas of: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **112** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **973** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services led to **36** low income households becoming first time homebuyers, increasing the area's owner occupancy rate and stabilizing neighborhoods.
- 7) The provision of Homecare and other services enabled **72** elderly to remain in their homes, avoiding institutionalization.
- 8) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 9) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 10) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.
- 11) The Milwaukee Mainstreet Program was funded in two areas in NRSA 2: ***Layton Boulevard West*** and ***Lincoln Village Business Corridor***.

Silver City MainStreet District: 2009 Accomplishments

Number of Jobs Created: 10

Business Creation/Expansion:

Raye's Gifts of Love(florist): **New Business**

Living in Destiny Childcare: **New Business**

Mind Attraction(fragrance-retail): **New Business**

Subway Restaurant: **New Business**

Harper & Associates(consulting firm): **New Business**

Total Public Investment: \$10,500 in business grants

Total Private Investment: \$20,240 in Main Street events and sponsorships; \$75,702 in property investments

Secured a grant for **\$700,000** for a streetscape project to begin in 2009

Physical Environment

- 1) Streetscape project details are being finalized in coordination with the City.
- 2) Village of West Milwaukee officials agreed to have the Gateway entrance sign to put in the median on National Avenue and Miller Park Way.
- 3) Gateway entrance sign is completed and the artist is working on the sign.
- 4) Silver City banners have been installed.

Community Engagement

- 1) Silver City has hosted community meetings for two large catalytic tax credit projects.
- 2) Asian Festival brought more than 3,000 to the Mainstreet.
- 3) Concerts in the Park attracted more than 500 people.
- 4) Silver City Asian Festival hosted an appreciation dinner for volunteers.

Lincoln Village Mainstreet District: 2009 Accomplishments

Number of Jobs Created: 22 FTEs

Business Creation/Expansion:

Ben's Cycle(Milwaukee Bicycle Company): **Expansion**

Tres Hermanos: **Expansion**

Myrna's Fashion: **New Business**

Vargas Attorney-at-Law: **New Business**

JNA Temporary Services: **New Business**

La Guacamaya: **New Business**

Total Public Investment: \$95,061

Total Private Investment: \$831,139

Commercial Property exterior Renovations: 7

Renovations(commercial and residential interior): 10

Other Accomplishments:

- 1) Completion of the public plaza at the corner of Windlake & Lincoln Avenues; installation of Lincoln Village's first piece of public art in decades; (the Quartet);
- 2) Remodeling and redesign of City of Milwaukee sidewalk garbage receptacles;
- 3) Seven facades were renovated in 2008 with over \$22,000 in grants awarded;
- 4) Attaining status as a Business Improvement District(BID); ongoing
- 5) Marketing the commercial district to prospective businesses, including the promotion of area restaurants.

SUMMARY OF NRSA 2 ACCOMPLISHMENTS

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2009 (#units planned)	2009 actual units	5 yr. Con Plan (#units planned)	5 yr. Con Plan (#actual units)
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/Rehab/Sell, New construction, Fresh Start Youth Housing Program, Minor Home Repair, Neighborhood Improvement Program.	Decent Housing Affordability	# housing units complete & available for low income persons	57	56	332	297
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	48	23	341	241
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	300	973	1,500	4,095
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Partners, Community Prosecution, Translation services.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	175	2,332	1,916	9,822
Improve Quality of Life for low income persons	Improve access to health services for low income persons	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	0	0	955	511
Improve Quality of Life for low income elderly persons	Improve access to services for low income elderly through the provision of homecare services to enable the elderly to remain independent and in their own homes	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	60	72	430	353
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/community/safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	1,485	1,677	39,970	39,088

HOME/ADDI

HOME/ American Dream Down Payment Initiative (ADDI)

NA

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

PY 2009 CAPER HOME Progress Evaluation #40 response:

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

Program	HOME Funds	Units Completed
Homebuyer Assistance Program	\$100,000	25 HOME units completed
Owner Occupied Rehab Neighborhood Improvement Program (includes non-profit NIP agencies & DCD Owner-Occupied Rehab)	\$5.3M	217 HOME units completed
Acquire/Rehab/Sell & New Construction; New Rental/Freshstart Housing Youth Apprenticeship Program	\$3.8M	13 HOME units completed
Rental Rehabilitation	\$270,000	49 HOME units completed

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

PY 2009 CAPER HOME #40c response:

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

41) HOME Match Report

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

There was no HOME match requirements for Year 2009 due to two disaster declarations for the City and County of Milwaukee, Wisconsin.

42) HOME MBE and WBE Report

a. Report on contracts and subcontracts with Minority Business Enterprises (MBEs) and Women’s Business Enterprises (WBEs).

White	Black	Hispanic	Total
\$523,135	\$1,241,079	\$213,116	\$1,977,330

43) Assessments

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

PY 2009 CAPER HOME Rental #43a response:

Inspections - The inspections of HOME assisted projects is an ongoing process. In 2009, the City’s Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability.

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

PY 2009 CAPER HOME #43b response:

Affirmative Marketing

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

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

The City of Milwaukee has an Affirmative Marketing Plan which is used to assist the City and its funded agencies on affirmative marketing procedures as required by federal regulations of the U.S. Department of Housing and Urban Development. 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
- ❖ Contract with Real Estate Agent including Multiple Listing Service

The pre-sale of housing units produced under the City's Housing Production program is prohibited. 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.

c. Describe outreach to minority and women owned businesses.

PY 2009 CAPER HOME/ADDI #43c response:

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

Additionally, the City's Emerging Business Enterprise Division was funded in 2009 to continue to promote and encourage full and open competition and to increase access to working capital for minority and women-owned businesses. In addition, this division assisted small and emerging Minority, Disadvantaged and Women-owned businesses with the City's certification process, improving access to City, County and other contracts.

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

In 2009, Minority, Disadvantaged and Women-owned businesses utilized the EBE Revolving Loan Pool resulting in new job creations and new business certifications.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Specific HOPWA Objectives

44) Assessment of Relationship of HOPWA Funds to Goals and Objectives.

See below

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

- a. Grantee and Community Overview**
- b. Annual Performance under the Action Plan**
- c. Barriers or Trends Overview**
- d. Project Accomplishment Data**

HOPWA EXECUTIVE SUMMARY

In 2009, the City of Milwaukee received **\$531,988** in HOPWA entitlement funds for the four-County Milwaukee Metropolitan area which comprises Milwaukee, Waukesha, Ozaukee and Washington counties. In Program Year 2009, there were no HOME funds used for HOPWA activities.

CDGA conducted an annual Request for Proposal process which was advertised in local newspapers covering the four County Metro Milwaukee area. Proposals were reviewed and scored based on a set of scoring criteria. Recommendations of CDGA were voted on by the Community and Economic Development Committee, the official oversight body of the allocation and use of Federal funds. The actions of the Committee were ratified by the full Milwaukee Common Council and Mayor. Year 2009 HOPWA contracts were awarded to Richard's Place (located in Waukesha) and the AIDS Resource Center of Milwaukee.

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

Richard's Place of Waukesha, Wisconsin (address must be kept confidential)

Richard's Place, Inc. received \$81,075 in HOPWA funding to provide supportive living services to persons with HIV/AIDS including two four-bedroom 24-hour supportive care homes for persons with serious health issues related to AIDS, including availability of end-of-life hospice care; 10 transitional living apartments for individuals and families with children with HIV/AIDS providing on-site supportive services; and individuals/ households with HIV/AIDS receiving case management services to ensure they maintain optimum health in an independent living environment. Richard's Place primarily serves indigent people. Households that were served generally have incomes less than 30% of the HUD established median income for the Milwaukee EMSA, are unemployed, under-employed or unable to sustain employment due to illness or other chronic health problems attributable to their HIV/AIDS infection. Approximately 90% of participants required assistance with at least one of the following additional special needs: mental illness, alcohol abuse, drug abuse or domestic violence. The need for the supportive living services provided by Richard's Place continues to increase, but also changes over time.

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

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

AIDS Resource Center of Wisconsin(ARCW) received \$450,913 in 2009 in HOPWA funds. ARCW is a non-profit statewide social service agency with a singular mission to confront and defeat the AIDS epidemic in Wisconsin and has been a provider of HIV prevention and education, care, treatment and research programs throughout Wisconsin for over 20 years. ARCW provides HIV prevention programs, comprehensive health, social services and housing services for people with AIDS/HIV, HIV clinical research and HIV advocacy. ARCW offers a broad range of services to meet an individual's needs, including: emergency shelter, residential housing, supportive housing, rent assistance and housing counseling services.

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

The service area for this HOPWA grant is the Milwaukee Metropolitan area serving the counties of Milwaukee, Washington, Ozaukee, and Waukesha.

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

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

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

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

Housing Counseling Services: Housing case managers helped HIV-positive individuals find, furnish and maintain long-term housing. ARCW annually transitions 20 clients from short-term housing assistance to Section 8 or other stable subsidized housing.

Project Accomplishment Overview

Richard's Place - Richard's Place utilized HOPWA funds to provide security deposit, short term rent assistance to 2 households with a member with HIV/AIDS meeting income qualifications with no other resources for such assistance. Richard's Place also utilized funds for administration costs and the funds to cover nutritional services and supportive service costs to operate the Richard's Place Transitional Housing facility that provided supportive services, outreach and case management services to clients. The objectives established by Richard's Place for the 2009 program year included the following:

Stable Transitional Housing with In-house Supportive Services:

Original goal was to assist 7 clients through in-house supportive services while in residence at Richard's Place Transitional Housing. During the program year 5 persons were served through in-house supportive services while in residence at Richard's Place.

Stable Permanent Housing with In-house Supportive Services:

Original goal was to assist 6 clients through in-house supportive services while in residence at Richard's Place Permanent Housing. During the program year 6 persons were served through in-house supportive services while in residence at Richard's Place.

Rent, Security Deposit and Utility Assistance: Original goal was to assist 4 clients with either short term rent assistance or utility assistance. During the program year, 2 clients living in the community received such assistance.

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

Aids Resource Center of Wisconsin(ARCW)

Short-term rent, mortgage, and utility (STRMU) payments: In 2009, ARCW provided STRMU to **268** eligible clients with HIV/AIDS in the Milwaukee EMSA. Additionally, Tenant-based rental assistance(TBRA) was provided to **45** clients living in scattered sites throughout the metro service area. Clients were also served in transitional/short term housing facilities that receive operating subsidies/leased units. A client is considered to be eligible if s/he is HIV positive, and has an income that is below 80% of the County Median Income, and applies more than 50% of income towards rent and utilities.

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

Housing Information Services: In 2009, ARCW staff provided housing-related counseling to **235** individuals. Counseling includes budget analysis and social work case managers provide clients experiencing housing issues basic informative FACT Sheets describing the various types of assistance that may be available to them and assist clients with completing the application paperwork. Clients who are eligible for any type of housing assistance are then referred to Housing staff, who meet with clients individually to conduct an in-depth assessment, identify needs and barriers and develop a housing care plan. Working collaboratively with Social Work case managers, clients are also referred to community resources for health and supportive services as needed. Each client contact, assessment and care plan is recorded in the *Provide Enterprise* database.

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

Richard's Place - Richard's Place remains very active in the State Continuum of Care process of ranking renewal SHP grants. Richard's Place has been very successful in recruiting and retaining many community volunteers that help in the day to day support residents need. Richard's Place is also the only locally based organization to serve people living with AIDS in Waukesha County and receives ongoing support and recognition for the work being done through the case-management and AIDS education that staff from Richard's Place provides the community.

Barriers or Trends Overview

There are too many low-income persons living with HIV disease in the Milwaukee MSA who need some sort of assistance to maintain stable housing. The HOPWA formula funding is insufficient to provide regular rent assistance to all those in need. The HOPWA competitive grant (HaRTSS) only provides assistance to multiply diagnosed persons living with HIV disease for a period of two years. After the two years of assistance are over, many of the clients are unable to get mainstream housing assistance because there are no openings in permanently subsidized housing and/or because their past rent and behavior histories prevent them from accessing such benefits. Many of these clients need ongoing financial assistance and ongoing supportive services to maintain stable housing.

While the goal is to move as many people who are eligible into mainstream housing programs, the fact remains that many person with HIV disease are not eligible for mainstream permanent housing programs. Without such assistance they are at growing risk to become cyclically homeless, partner up or trade sex for housing, thereby putting the community further at risk. When in stable supportive housing such persons are more likely to be medically compliant, more apt to enter treatment for mental illness and AODA issues, and can better focus on finding solutions to the root causes of their homelessness.

There continues to be inadequate resources for clients to obtain and maintain long-term housing. The overwhelming majority of client's are low-income persons living with HIV/AIDS and have negative rent and criminal histories. This fact makes it very difficult to successfully transition them into long-term safe and affordable housing.

Providing long-term financial assistance would have a dramatic impact on maintaining many of our clients, for a longer period of time in stable housing. This assistance would in turn reduce homelessness, increase both the mental and physical health of each client as well as reduce the risky behaviors involved with transmitting HIV.

Recommendations for Program Improvements

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

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

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

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

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

ARCW is currently establishing new strategic goals for the next five years. While ARCW will focus on establishing the ARCW Medical Clinic as a center of excellence for HIV medical, dental, and mental health services, the 2007-2011 Strategic Plan includes an equally strong focus on providing the priority social services of case management, housing, food and legal services to enhance the opportunity for successful HIV treatment, and ensuring culturally competent service delivery in all prevention, care, and treatment programs so that any person living with HIV in Wisconsin can live a healthy, productive and dignified life.

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

ARCW has provided comprehensive integrated housing services to low-income persons with HIV disease in Milwaukee by utilizing HOPWA funding to leverage housing assistance through Federal HOPWA, State of Wisconsin ESG, and private grants. This additional funding significantly expands housing options for people with HIV and AIDS, enabling HOPWA funds to be targeted to the lowest income clients in Milwaukee who face the most difficult challenges in obtaining safe, stable and affordable housing. In addition, ARCW uses unrestricted donor dollars to cover the cost of program expenses that are not grant allowable.

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

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

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

Collaborative efforts with related programs included coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families. Richard's Place works collaboratively with Waukesha County DHHS, Waukesha County Health Department, Milwaukee Metro area medical providers, AIDS Resource Center of Wisconsin (ARCW), Elena House and many of the AIDS Service Providers operating throughout the State of Wisconsin. House meetings are held twice a month at which time clients are able to voice collectively if there is an issue or problem that needs to be addressed. All clients are referred to appropriate agencies, i.e; Social Security, AIDS Drug Assistance Program based on need and eligibility.

OTHER NARRATIVE

1) Community Housing Development Organizations (CHDOs)

In compliance with the HUD regulations, 15% of the City's HOME allocation was set-aside for CHDOs for HOME-funded housing production and rehab activities. The following is a list of certified CHDOs in 2009:

Bishop's Creek Development
 Harambee Ombudsman Project
 Martin Luther King Economic Development Corporation
 Milwaukee Christian Center
 Milwaukee Community Services Corporation

2) Reprogramming Funds: Additional activities similar to activities identified in the *2009 Annual Action Plan* and *Consolidated Plan* were funded in May, 2009 through a Reprogramming funding cycle. The reprogramming funds represent unspent funds from prior years.

The following chart details allocations from the 2009 Reprogramming Cycle:

Agency	Activity	CDBG \$	HOME \$
African American Chamber of Commerce	Special ED	\$25,000	
CYD	Youth Services-Warning basketball	\$25,000	
CYD	Youth Services-Midnight basketball	\$25,000	
City Attorney's Office	Legal Services	\$25,000	
DOA-EBE	Special ED	\$130,000	
DCD	Housing-Owner Occupied DPL		\$1,000,000
DCD	Housing-Rent Rehab		120,000
DPW	Targeted Weekend Box	\$39,413	
Hispanic Chamber of Commerce	Special ED	\$25,000	
Hmong Wisconsin Chamber of Commerce	Special ED	\$25,000	
Justice 2000	Driver's License Recovery/Employment project	\$47,035	
Layton Blvd. Neighbors	Housing-Silver City Townhomes		200,000
Legacy Redevelopment	Housing Production	\$50,000	
Lincoln Neighborhood Redevelopment	Special ED-Revolving Loan Fund	\$127,415	
MLKEDC	Housing Production-CHDO		350,000
Milwaukee Christian Center	Crime Prevention-Operation Impact	25,000	
Milwaukee Fire Dept.	FOCUS Fire Prevention	\$267,638	
Northcott Neighborhood House	Housing-Freshstart		194,727
Pearls for Teen Girls	Youth Services	\$25,000	
Select Milwaukee	ADDI-Admin	\$10,000	
Select Milwaukee	Housing-Homebuyer Assistance		\$100,000
Southside Organizing Committee	Translation Services	\$10,000	
WWBIC	Special Economic Development	\$100,000	
	TOTAL	\$ 981,501	\$1,964,727

-END-