

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

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

Milwaukee County continues to concentrate its efforts in the areas of racial disparity, assisting low to moderate income persons, elderly persons over 62 years of age and those who are homeless or in danger of becoming homeless. Milwaukee County Housing Department continues to work to eradicate homelessness in Milwaukee County. Milwaukee County provides funding for security deposits, rental assistance, homeowner downpayment assistance, home repair, senior meal center assistance, job creation, temporary hotel stays for homeless persons, case management, assistance to homeless youth who have aged out of foster care, and other initiatives to assist individuals in need within Milwaukee County. Milwaukee County also assists municipalities with handicapp accessibility issues to serve those disabled persons within their communities. Milwaukee County has also funded a program called the Eviction Protection Project. This program assists those who are in danger of eviction through lawyer representation and monetary assistance. Many of MC iniatives were scaled back due to the affects of COVID-19. Programs are continually moving toward running as they were prior to COVID-19.

We utilize funds to assist low and moderate income persons with security deposits, rental assistance, downpayment assistance, home repair, senior meal center assistance, job creation, temporary hotel stays for homeless persons or persons in danger of becoming homeless, and case magagement. In 2022, Section 8 vouchers were used for applicants with catastrophic situations through special admissions and assisted chronically homeless individuals obtain and to retain permanent housing. The delay in receiving the 2022 grant allocations resulted in a delay in 2022 funding and implementation of all of the 2022 activities along with the lasting affects of COVID-19, mainly housing and public facility activities. There was also an issue getting projects completed due to the continued shortage of contractors in the area and their willingness to work during COVID-19 and the homowners willingness to allow contractors in their homes. We are working to increase our contractor list but this has become a state wide issue with no foreseeable ending. We are currently working with our Director of Communication developing a brochure and marketing plan for recruitment purposes. The completion of these activities will continue into the 2023 year.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	18	7	38.89%	20	4	20.00%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	13	86.67%	38	62	163.16%
Effective Administration/Planning of CDBG Program	Administration	CDBG: \$	Other	Other	1	0	0.00%	1	0	0.00%
Effective Administration/Planning of HOME Program	Administration	HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25750	38881	150.99%	50000	18884	37.77%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	4127				

Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		27000	22000	81.48%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	11	0	0.00%			
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		83	32	38.55%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	3	1	33.33%	3	0	0.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	11	55.00%	10	17	170.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	67	134.00%	50	45	90.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	27000	22245	82.39%	27000	22000	81.48%

Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27000	31044	114.98%	51960	10262	19.75%
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	65	0	0.00%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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

CDBG Program Year Expenditures by Goals for Tables 1 and 2:

(See Attached PR 26 Financial Summary, PR 07 Drawdown Report by Voucher)

**Table 1: Expenditures for Program Year 2022**

Goal 1: Housing 2022: \$50,519.10, 2021: \$161,474.48, 2020: \$6,609.51, 2018: \$39,016.57, 2017: \$1,165= Total: \$258,784.66

Code Enforcement 2022: \$74,502.29, 2021: \$8,200.85 = Total: \$82,703.14

Goal 2: Public Services 2022: \$183,733.23, 2021: \$81,203.05 2020: \$17,356.87 = Total: \$282,293.15

Goal 3: Public Facilities 2022: \$671,585, \$= Total: \$671,585

Goal 4: Econ Development 2022: \$238,850.52, 2021: \$20,992.38= Total: \$259,842.90

Goal 5: Admin/Planning 2022: \$230,067.36, 2021: \$61,093.07= Total: \$291,160.43

**Total Expenditures: \$1,846,369,28**

**Table 2: Expenditures Strategic Plan to Date**

Goal 1: Housing \$829,510.43

Goal 2: Public Services \$869,282.14

Goal 3: Public Facilities \$2,289,796

Goal 4: Economic Development \$1,491,718.46

Goal 5: Admin/Planning \$897,777.37

Tables 1 and 2 in IDISCR-05 do not auto-fill data for Funding expenditures for the Program Year or for the Strategic Plan to date and we cannot add data to the Tables in IDIS. We have provided that information in this narrative section based on data from PR 26 and PR 07.

**Total HOME Expenditures: \$548,072.40**

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	6,677	27	0
Black or African American	1,468	8	0
Asian	561	0	0
American Indian or American Native	296	0	0
Native Hawaiian or Other Pacific Islander	0	0	0
<b>Total</b>	<b>9,002</b>	<b>35</b>	<b>0</b>
Hispanic	1,893	2	0
Not Hispanic	8,369	33	0

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

### Narrative

We continue to work with our subrecipients on increasing opportunities within their communities for low- and moderate-income minority populations. The suburban communities we serve have a very small percentage of minority individuals that live within their communities. We are trying to provide opportunities within these communities for low- and moderate-income minority populations by offering security deposit assistance, by working with landlords so they will accept persons who are homeless or in danger of becoming homeless into their housing units, by working with the rapid re-housing of individuals into suburban communities and by researching other areas where we can increase opportunities for low- and moderate-income minority persons.

The table above does not allow the adding of an additional race category. We had 1260 Other reported which would bring the total to 10,262.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,711,989	1,846,369
HOME	public - federal	1,764,660	548,072
ESG	public - federal	146,016	0

**Table 3 - Resources Made Available**

### Narrative

CDBG Program Year Expenditures by Goals for Tables 1 and 2:

(See Attached PR 26 Financial Summary, PR 07 Drawdown Report by Vouchers)

Table 1: Expenditures for Program Year 2022

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Goal 5: Admin/Planning \$897,777.37

An adjustment was made to the PR 26 Financial Summary to reflect a lower amount of CDBG expenditures (-\$27,699.19) based on the detailed drawdowns from the PR 07 and PR 26 Line Detail. We could not identify the reason for this discrepancy, but based the change on the actual draws made during 2022.

Total HOME Expenditures: \$548,072.40

**Identify the geographic distribution and location of investments**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
Milwaukee County HOME Consortium	100	100	Participating Jurisdiction
Milwaukee County Urban County	100	100	CDBG

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Milwaukee County only funds projects that cover their jurisdiction. For CDBG, the jurisdiction is Milwaukee County excluding the cities of Milwaukee, West Allis, River Hills and Wauwatosa. The HOME Consortium includes the Urban County plus the cities of West Allies and Wauwatosa. All subrecipients are trained on the strict requirements as it relates to the needs, goals and objectives included within the current Consolidated Plan of the jurisdiction. Milwaukee County's CHDO sold two of three MC tax foreclosed homes which they rehab and sold in lower income areas in Milwaukee County in 2021. There is one remaining rehab home that was in progress in 2022 and going up for sale in t the Spring of 2023.

## Leveraging

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

Milwaukee County continues to partner with developers towards the production of new affordable housing. Milwaukee County has used HOME and CDBG funds as gap financing and social services costs to assist those with disabilities and those who are at risk of being homeless. Milwaukee County continues to use local tax levy for services in various permanent supportive housing developments as part of Milwaukee's 10 Year Plan to End Homelessness. In **2022** no CDBG or HOME projects resulted in significant financing. However our COC funds again leveraged approximately 1 million dollars. CDBG funding was used to assist with acquisition costs for a mixed use building that will create an 83 mixed unit housing development. 63 of the units created will be affordable housing units along with commercial space. The affordable units will be available to families and individuals that are income eligible.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
436,609	0	0	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	598,434	299,217	0	0	22,950	276,267
Number	17	0	0	0	2	15
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	299,217	32,461	266,757			
Number	20	3	17			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	25	13
Number of Non-Homeless households to be provided affordable housing units	90	32
Number of Special-Needs households to be provided affordable housing units	175	0
<b>Total</b>	<b>290</b>	<b>45</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,800	45
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	25	17
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>1,825</b>	<b>62</b>

Table 12 – Number of Households Supported

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

All homeless, special needs and non homeless units provided were rental. Remaining were rehab of existing units. Milwaukee County and West Allis continue to see a decrease in the number of housing rehabilitation applications for homeowners due to COVID-19. With the decrease in COVID-19 cases, we have seen a slight increase in applications. This has also been in part due to continue/increased outreach by municipalities who are using CDBG funds for municipal specific grants to offset loan amounts and municipalities that are utilizing CDBG funds to assist with Code Enforcement. The code

enforcement staff in each municipality have been referring those who seem eligible to Home Repair for rehab/code correction assistance. The housing market has continued to open up which has added to an increase in home values. Outreach has increased, property values have increased and employment has increased. MC is currently working with the Director of Communication to develop a new marketing plan for both the recruitment of contractors and education of home owners about our home repair program.

**Discuss how these outcomes will impact future annual action plans.**

There was a decrease in home repair applications due to COVID-19. As MC has made its way through the pandemic, there is a slight rise in applications received for rehab activities. Also, TBRA funds were used to assist those who receive Section 8 vouchers with their security deposits when they obtain housing in the suburbs and those who are homeless regardless where they decide to live. Milwaukee County has added a new homelessness preference to the waiting list to further its efforts to eliminate chronic homelessness. In 2018 MCHA amended its admin plan to admit applicants with catastrophic situations through special admissions which shall not exceed 2% of the total allocation and vouchers available. Also, additional Section 8 vouchers were received which assisted chronic homeless individuals obtain permanent housing. These initiatives continued in 2022 in assisting catastrophic and homeless individuals.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	3	14
Low-income	4	0
Moderate-income	8	33
<b>Total</b>	<b>15</b>	<b>47</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The data in this chart is based on data taken directly from activity accomplishments entered into IDIS. We reviewed numerous reports generated by IDIS but found them to be inconsistent and difficult to verify. We decided to go with actual data available in the system and the PR 26 for CDBG activities. For HOME, we used the IDIS PR 23 report and PR 27 report. Milwaukee County continues to address the housing needs of its lowest income residents through our homeless initiative, security deposit assistance, homeownership downpayment assistance, Rapid Rehousing, development of low income housing, home repair assistance and monthly rental assistance when available. The special needs population has been addressed by offering the same resources as the homeless population. The HOME Section 215 definition is utilized for homeowner rehab activities.

Our HOME and CDBG figures are low due to COVID in 2020 and 2021 and the lateness of the 2022 funding. Milwaukee County will continue reporting on 2021 and 2022 activities in 2023. Milwaukee County Housing (MCH) continues to provide vouchers for homeless residents, vouchers for regular listed low income residents and vouchers for mainstream residents. received 80 vouchers for homeless residents, 100 vouchers for regular listed low income residents and 12 vouchers for mainstream residents. MCH provided a certification statement agreeing to grant a preference in their administrative plan for persons with disabilities who are transitioning out of institutional and other segregated settings, at risk of institutionalization, homeless, or at risk of becoming homeless. Also, MCH has adopted additional weightage to homeless preference and will offer the opportunity for current applicants on the waiting list who qualify for the preference to receive the benefit of the preference weightage and move up the waiting list accordingly. The MCH waiting list was forwarded to the Outreach Services Manager who matched it with COC's Homeless Housing Prioritization List. Those applicants who were on the Homeless Housing Prioritization list were moved to the top of the list. Those at the top of the list were screened for eligibility and given Section 8 vouchers to assist them in obtaining permanent housing.

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

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

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

Milwaukee County has developed a plan to end chronic homelessness we have almost reached our goal. The initiative focuses on a dramatic expansion of the Housing First concept which states that a homeless individual or households first and primary need is to obtain stable housing. Milwaukee County has set up a separate department to strictly deal with homelessness. It is staffed with a manager, outreach workers, and a statistician who maintains a database of the people that are served. In 2021 chronically homeless individuals were reached through street outreach, 211, COC partners and received permanent housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Milwaukee County continues to fund local emergency shelters at \$718,000 annually using tax levy. Milwaukee County continued the emergency housing program called Pathways to Permanent Housing using \$600,000 local tax levy. This program is a 27 unit facility with the goal of moving chronic homeless individuals into permanent housing quickly using Housing First. Through the use of Coordinated Entry, our community continues to improve in making sure individuals with the most needs get served.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Milwaukee County continues to use several strategies to ensure individuals and families do not become homeless. Milwaukee County continues to dedicate HOME funds for TBRA short term rental assistance with the goal of ensuring families do not become homeless. The Housing Division works directly with the Mental Health Complex, Milwaukee County Jail, Hospital Emergency Rooms and House of Correction to do housing discharge planning to ensure individuals do not become homeless when released from local institutions. The Housing Division has access to short term rental assistance to help with this transition. The Division is also continuing with the development of supportive housing for kids aging out of foster care using a peer support model. MC offered temporary hotel shelter to those who were homeless and suffering from COVID-19. MC also housed those with or without COVID-19 at Claire Hall. A former convent donated by the Catholic Archdiocese for the homeless.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Milwaukee County ties in case management assistance to prevent individuals and families from ending up homeless after they have received assistance. Case managers assist with mental health, health, financial, AODA, criminal system contact, and other needs that might affect an individual or family dealing with homelessness. Milwaukee County has continued with its Housing First program with the goal to eliminate chronic homelessness. Milwaukee County partnered with the City of Milwaukee to invest approximately \$2 million annually to help reach this goal. Our Housing Navigators continue to assist individuals with their housing search, benefits acquisition, and case management referrals. This has dramatically reduced the amount of time that individuals and families remain homeless in our community.

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

### **Actions taken to address the needs of public housing**

South Milwaukee continues to maintain the only 60 unit public housing facility within Milwaukee County's jurisdiction. West Allis will make their voucher list available when their are openings. Wauwatosa vouchers are available through Milwaukee County whenever Section 8 applicants want to locate within their district. Milwaukee County's Section 8 was open to the homeless preference population. Milwaukee County continues to use the homeless preference approval to house homeless individuals and families.

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

South Milwaukee continues to require that residents excluding those with disabilities and the elderly provide eight hours of community service per month. Milwaukee County developed a homeownership program which includes all Section 8 voucher holders in Wauwatosa and West Allis. Milwaukee County will continue to work with South Milwaukee regarding their encouragement of public housing residents in becoming involved in the management of their public housing location.

### **Actions taken to provide assistance to troubled PHAs**

There are no troubled PHA's in Milwaukee County's jurisdiction.

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

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

Under the Urban County agreement, the member entities continue to complete a yearly plan which must include one of the following: making available to developers an inventory of developable land that is suitable for affordable multifamily housing, provide Milwaukee County with a list of Tax Incremental Financing Districts, participating in Milwaukee County's Rental Management trainings, Fair Housing information on municipalities websites, training of first point of contact staff to ensure that persons requesting assistance for possible fair housing violations and ordinances are correctly assisted and the amendment of municipality codes are just a few items that municipalities have the option of completing. Each municipality must select at least three action items from a list developed by Milwaukee County to AFFH for the duration of our Cooperative Agreements which are updated every three years. MC has gathered a group of leaders among MC directors and managers to push forward the work to correct racial disparity in MC. This includes addressing those specific AFFH items in the Cooperative Agreements that the municipalities are required to complete each year.

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

Milwaukee County continues to use HOME TBRA for security deposits to allow Housing Choice Voucher clients to move to the suburban HOME jurisdiction and to assist those who are transitioning from Homelessness to permanent housing. This is a push to integrate Milwaukee County's suburban community both racially and economically. Milwaukee County has expanded the program to assist low income individuals and families to move to suburban communities by offering security deposits as an incentive. TBRA funds are also being used to pay rent for individuals that are homeless and are waiting to transition into permanent housing as well as individuals affected by COVID-19 that are waiting for transition to permanent housing.

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

Milwaukee County offers a Home Repair program using both HOME and CDBG funds which requires a lead risk assessment in accordance with both HUD and the State of Wisconsin lead risk assessment requirements. Each client is given a grant up to \$20,000 to address lead issues found in the risk assessment. Milwaukee County currently employs four Wisconsin certified lead risk assessors. We also offer interest free loans to low income homeowners who need assistance in getting their homes up to municipal codes.

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

There are a number of programs that are funded by CDBG that target poverty level families including providing mental health services, assisting persons with mental health issues obtain employment, business technical assistance and job creation, provide elderly meal centers with assistance in helping low income elderly individuals, assist Hunger Task Force in maintaining and harvesting their farm for food pantries, code compliance officers to identify any code compliance issues, assist various communities help their elderly maintain their residence, improve park facilities so that low income individuals have green space to entertain their families, other programs to assist low income individuals and families and assisting municipalities in getting into ADA compliance in various areas within their municipalities.

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

Milwaukee County improved its application, allocation, subrecipient agreements, training and processes to the point that staff have been able to concentrate on making sure all the necessary paperwork is completed properly and those that apply have a greater knowledge of the process. Anyone who wants to apply for funding is required to complete training before applying. We also utilize the various municipality sites to offer training so that various municipalities and non-profits can interact with each other regarding collaborative projects and programs. As we continue in this vein there are more collaborative projects developing due to the interaction between nonprofits and municipalities. We will offer additional CDBG/HOME training sessions throughout 2023.

We have continued to use the new software in 2022 which has changed how we interact with the public we serve. Applications are available online for CDBG applicants, home repair applicants and contractor applicants. Currently the department is in the process of having all of our paper files converted into electronic files along with the changes we have in software. Employees were given updated electronic equipment to better utilize technology to assist with home repair projects and CDBG sub-recipients.

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

Milwaukee County continues to work with a strong network of private providers of special needs housing. In doing so Milwaukee County provides case management, rent subsidy, job assistance and connects housing providers with service providers to help both the client and the housing provider. Milwaukee County has increased its recruitment of housing providers and case management providers for those hard to place low income individuals and families. Milwaukee County is currently working with the major health care providers in the area to assist those who need permanent housing. These providers are working on offering financial assistance to those individuals who utilize their services and are in need of permanent housing. Milwaukee County started an Eviction Prevention specialist position to assist our Section 8 clients facing possible eviction. The specialist works with the non profit Legal Aid Society to assist Section 8 clients during the eviction process.

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

The counties of Milwaukee, Jefferson, Ozaukee, Washington, and Waukesha, and the cities of Milwaukee, Wauwatosa, and West Allis joined together in 2019 to undertake a regional analysis of impediments to fair housing choice and access. This regional analysis, required by federal law and Department of Housing and Urban Development (HUD) regulations, is a vital step to developing a meaningful strategic approach to affirmatively further fair housing.

The impediments identified through the analysis are:

#### Collaborative Region

Impediment 1: Lack of a Regional Housing Strategy or Plan

Impediment 2: Lack of Regionally Dispersed Affordable Housing

Impediment 3: Restrictive Local Land Use Regulations and Other Ordinances

Impediment 4: Restrictive Zoning Regulations for Group Homes and Community Living Facilities

Impediment 5: Prevalent “Fear of Others” among Residents, including NIMBYism<sup>1</sup> Impediment 6: Strong Jobs-Housing-Transit Mismatch

Impediment 7: Lack of Fair Housing Guidance and Enforcement

Impediment 8: Lack of Accessible Housing for Persons with Disabilities

Impediment 9: Gap in Homeownership by Racial and Ethnic Minorities Compared to White Households

Impediment 10: Overcrowded Housing

Impediment 11: Extensive Use of Evictions

#### City of Milwaukee

Impediment 12: Lack of Private Investment in Specific Neighborhoods

Impediment 13: Gentrification of Some Neighborhoods Surrounding Downtown

#### Private Sector Real Estate Market

Impediment 14: Racial and Ethnic Disparities in Mortgage Lending, Insurance, and Appraisal Practices

Impediment 15: Lack of Fair Housing Knowledge

#### Implementation

Given the complexity of affirmatively furthering fair housing choice, outside factors affecting the Collaborative members’ staff workload, and resource limitations facing the Collaborative members, AREA, Inc., and members of the Collaborative have identified several key recommendations for initial priority actions that will help establish a framework for full implementation over time.

These recommendations are:

- Develop benchmarks for creating a regional fair and affordable housing strategy.
- Address the housing, jobs, transit mismatch.
- Increase the public’s understanding of fair housing and interaction with diverse groups.

On at least an annual basis, the members of the Collaborative will report their progress in implementing these and other recommendations found in Section XI. The members of the Collaborative have developed a detailed dashboard, which will be established on a shared, online platform to enable the Collaborative to coordinate and implement actions efficiently to address each impediment. The dashboard that was developed by a consultant to several members of the Collaborative will enable each Collaborative member to track its individual progress as well as the group's overall progress.

## **CR-40 - Monitoring 91.220 and 91.230**

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

Milwaukee County uses a risk analysis to select which sub-recipient are to be monitored. In 2022 no monitorings were completed due to the continued affects of COVID-19. Currently we base our monitoring on a number of factors which includes funding amounts, previous monitoring findings, length of time since last review, recent complaints or concerns, staff turnover, in network over two years and billings over \$50,000. Milwaukee County Housing works with Community Business Development Partners (CBDP) to recruit minority businesses. In our CDBG/HOME training we give all participants the information on the the CBDP department so that they can utilize their minority listing to solicit bids. The Housing staff continues to send information to firms registered with CBDP to become home repair contractors. We are currently working with the Director of Communication developing marketing pieces to recruit contractors. Once we complete the transition from paper to electronic we will complete a monitoring in 2022. As the COVID-19 numbers decrease, MC will monitor activities either in person or remote to ensure compliance.

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

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

All Milwaukee County performance reports are advertised in the Milwaukee Journal, uploaded to the CDBG/HOME website and for visual review in the Department of Housing located at 600 West Walnut Street, Suite 100 Milwaukee, WI 53212. The CAPER was advertised in the Journal Sentinel on March 31, 2022 and was available for review on the Milwaukee County Housing Department website for 15 days. The 2022 CAPER will remain on the website for the next two to four years. CAPER will be updated to reflect any comments received during the public comment period.

**CR-45 - CDBG 91.520(c)**

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

Based on our experiences, we do not plan any significant changes to our program objectives for the remainder of this Consolidated Plan cycle. However, the possibility of reductions in the amount of the CDBG or HOME grants would result in a re-evaluation of priorities and objectives for these programs. Milwaukee County has completed its 2020-2024 Consolidated Plan and its 2022 Annual Plan . We completed our Regional AI with the City of Milwaukee, Waukesha County, West Allis and Wauwatosa in October 2020.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspections are expected to resume for units in early 2023. With staff changes in 2021 and 2022, additional training was needed to be able to complete these inspections.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Milwaukee County continues to work with the senior centers in Milwaukee County's jurisdiction. The CDBG/HOME Program Manager attends the monthly mayors roundtable meeting to keep various mayors updated on their responsibilities for marketing our programs. Milwaukee County also utilizes HOME for projects that are designed for clients with special needs and disabilities. Milwaukee County works with our department of disability and property managers to fill units in accordance with affirmative marketing plans. We also utilize HOME funds to assist low income disabled individuals in remaining in their home by modifying their living space to accommodate their various disabilities. We also assist Waukesha, Ozaukee and Milwaukee County with their childrens disability accommodation request.

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

**In 2022, no Program Income (Milw Co and West Allis) was receipted in IDIS. In 2022, \$548,072.40 in PI was spent on homeowner rehab and rental development.**

### **Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Milwaukee County has worked and will continue to work with our municipal partners to create an inventory of sites suitable for high density affordable housing to market to developers. Milwaukee County's updated Cooperation Agreement with members of the Urban County requires that each municipality pick at least three recommended items to complete for the years 2021, 2022, and 2023. The list includes some of the following requirements: provide Milwaukee County Housing and make available to developers an inventory of developable land that is suitable for affordable high density multi family housing, provide a list of Tax Incremental Financing (TIF) Districts that will terminate in five

years and plans to extend the TIF to create affordable multifamily housing, make changes to zoning districts to better connect transportation to areas zoned for multifamily housing, and work with Southeast Wisconsin Regional Plan Commission and or Metropolitan Milwaukee Fair Housing Council to review and revise ordinances to remove barriers to affordable housing. Currently all municipalities have been slow in providing proof of their selected item due to COVID-19. We will be working with them in 2022 to get them updated.

### CR-58 – Section 3

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

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

**Narrative**

**CR-60 - ESG 91.520(g) (ESG Recipients only)**

**ESG Supplement to the CAPER in *e-snaps***

**For Paperwork Reduction Act**

**1. Recipient Information—All Recipients Complete**

**Basic Grant Information**

<b>Recipient Name</b>	MILWAUKEE COUNTY
<b>Organizational DUNS Number</b>	134191738
<b>UEI</b>	
<b>EIN/TIN Number</b>	396005720
<b>Identify the Field Office</b>	MILWAUKEE
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	

**ESG Contact Name**

<b>Prefix</b>	Ms
<b>First Name</b>	Diane
<b>Middle Name</b>	
<b>Last Name</b>	Tsounis
<b>Suffix</b>	
<b>Title</b>	Housing Program Manager

**ESG Contact Address**

<b>Street Address 1</b>	600 West Walnut Street, Suite 100
<b>Street Address 2</b>	
<b>City</b>	Milwaukee
<b>State</b>	WI
<b>ZIP Code</b>	-
<b>Phone Number</b>	4142785250
<b>Extension</b>	
<b>Fax Number</b>	
<b>Email Address</b>	diane.tsounis@milwaukeecountywi.gov

**ESG Secondary Contact**

**Prefix**  
**First Name**  
**Last Name**  
**Suffix**  
**Title**  
**Phone Number**  
**Extension**  
**Email Address**

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 01/01/2022  
**Program Year End Date** 12/31/2022

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**UEI**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

Table 18 – Shelter Information



**4d. Street Outreach**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	<b>Total</b>
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

<b>Subpopulation</b>	<b>Total</b>	<b>Total Persons Served – Prevention</b>	<b>Total Persons Served – RRH</b>	<b>Total Persons Served in Emergency Shelters</b>
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

**Table 23 – Special Population Served**

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

**Table 27 – ESG Expenditures for Emergency Shelter**

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach			
HMIS			
Administration			

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2020	2021	2022

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	<b>2020</b>	<b>2021</b>	<b>2022</b>
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>

**Table 31 - Total Amount of Funds Expended on ESG Activities**

# Attachment



