

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Milwaukee County is an Urban County (CDBG) jurisdiction formed by a partnership of 16 suburban municipalities and Milwaukee County. Milwaukee County Consortium (HOME) consists of Milwaukee County as an Urban County and the Cities of Wauwatosa and West Allis.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

As an Urban County and Home Consortia, Milwaukee County continues work towards increasing the supply of decent affordable housing, provide services to selected low-income population, improve and develop infrastructure, develop the economy and employment, and provide strong program planning and administration.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Milwaukee County strives to have a stronger partnership with the 16 Urban County municipalities and the 2 Consortia partners. Milwaukee County will continue to provide training and assistance to the municipal partners to ensure eligible activities with the greatest local impact. The administration strives to improve upon past practice to ensure regulatory compliance.

In the first year of the 5-Year 2020-2024 Consolidated Plan, Milwaukee County continued 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 homeless department continued its efforts to eradicate homelessness in Milwaukee County. Milwaukee County provided funding for security deposits, rental assistance, home repair, senior meal center assistance, job creation, farming development to provide fresh produce to food pantries, 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 wihthin their communities. Milwaukee County 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 that had the ability to continue did continue.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Milwaukee County held two public hearings at the Economic and Community Development Committee meetings. The first took place on October 26, 2020 and the second took place on December 7, 2020. At the September meeting each applicant was given the opportunity and was encouraged to speak about their applications. Someone spoke for each of the applicants with one applicant not present. The County Board voted on a budget that was adjusted by a 9% increase in allocations made. Attached is the adjusted CDBG Budget.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public Hearings: Citizens and other interested parties had the opportunity to comment on the Annual Action Plan on . No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted and taken into consideration when developing the Annual Action Plan.

7. Summary

Milwaukee County Housing Division is committed to continued process improvement in both the CDBG and HOME programs.

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	MILWAUKEE COUNTY	
CDBG Administrator	MILWAUKEE COUNTY	DHHS - HOUSING
HOPWA Administrator		
HOME Administrator	MILWAUKEE COUNTY	DHHS - HOUSING
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Victoria L. Toliver

AP-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Milwaukee County Housing Division is continuously working on better coordination and cooperation with other government entities, county departments, and private entities. Milwaukee County County is an active participant in the Intergovernmental Cooperation Council, a group of Milwaukee County municipalities active in local governmental cooperation and coordination.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Milwaukee County Housing Division participates in several community groups to ensure coordination. The County is active in the Continuum of Care, Commission on Supportive Housing and the Milwaukee County Mental Health Redesign Committee.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County is represented on the Executive Committee of the Continuum of Care (CoC) by the Housing Administrator as well as a member of the County Board of Supervisors. The County is funded through the CoC competition to serve homeless and chronically homeless through the Safe Haven program and permanent housing subsidies. The Housing Division also provides short term rental assistance and case management referral services for those at risk of being homeless.

The Point in Time count is a collaboration of both private and publicly funded agencies including but not limited to: 8 Milwaukee County Police Departments (City of Milwaukee, Cudahy, Franklin, Greenfield, Hales Corners, Wauwatosa, West Allis and West Milwaukee) Albright United Methodist Church, Armor Correctional, Center for Veterans Issues, Cardinal Capital Management, City of Milwaukee CDGA Office, Desatar Ministry, Dry Hootch, Hope House of Milwaukee, HUD, Institute for Community Alliances, Milwaukee County Special Needs Housing, Milwaukee Homeless Outreach Team, Mr. Bob's Under the Bridge, Outreach Community Health Center, Pathfinders, St. Ben's/Capuchin, State ETH, City ESG and CoC funded agencies, The Salvation Army of Milwaukee, Tippecanoe Church, Veterans Administration, Walker's Point Youth & Family Center, over 200 volunteers representing various agencies and companies throughout Milwaukee County, etc.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate

outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Housing Administrator is a member of the Funding Committee and the Executive Committee of the CoC. Funding recommendations and CoC policy are discussed and voted on in these two committees.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CITY OF CUDAHY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
2	Agency/Group/Organization	CITY OF FRANKLIN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
3	Agency/Group/Organization	CITY OF GREENFIELD
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
4	Agency/Group/Organization	CITY OF SOUTH MILWAUKEE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
5	Agency/Group/Organization	CITY OF ST FRANCIS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
6	Agency/Group/Organization	VILLAGE OF FOX POINT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
7	Agency/Group/Organization	VILLAGE OF BAYSIDE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
8	Agency/Group/Organization	VILLAGE OF WEST MILWAUKEE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
9	Agency/Group/Organization	VILLAGE OF BROWN DEER
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
10	Agency/Group/Organization	Jewish Family Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
11	Agency/Group/Organization	HUNGER TASK FORCE
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
12	Agency/Group/Organization	ERAs Senior Network, Inc
	Agency/Group/Organization Type	Services-Elderly Persons

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
13	Agency/Group/Organization	Metropolitan Milwaukee Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
14	Agency/Group/Organization	IMPACT SEVEN, INC.
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
15	Agency/Group/Organization	THE GRAND AVENUE CLUB
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Mental Health
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
16	Agency/Group/Organization	LEGAL ACTION OF WISCONSIN INC.
	Agency/Group/Organization Type	Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.
17	Agency/Group/Organization	WWBIC
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in October public hearing.

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

All relevant Agency types were consulted in the development of this Plan. The agencies listed are a representation of the types of agencies we invite to participate in the planning process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Milwaukee	The Milwaukee County Housing Division participates in several community groups to ensure coordination. The County is active in the Continuum of Care, Commission on Supportive Housing and the Milwaukee County Mental Health Redesign Committee. The Housing Administrator is a member of the Funding Committee and the Executive Committee of the CoC. Funding recommendations and CoC policy are discussed and voted on in these two committees.
SEWRPC 2035 Housing Plan	SEWRPC	Some data from the Southeast Wisconsin Regional Plan Commission plan is utilized in this plan and some of the goals and objectives overlap such as providing affordable housing in the suburbs.
Analysis of Impediment	Milwaukee County	The AI plan is an integral part of this Action Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

This is the 1st year of the consolidated plan. Outreach was done to the same groups as the consolidated plan. Every effort is made to include citizen participation in the process. We make sure public notices are posted in the newspaper which gives the public the opportunity to give citizen input. We update our website to include the opportunity to participate and give comment. We participate in public hearings which gives the public the opportunity to give citizen input.

- All applicants who have been approved or non-approved from prior years received a letter with instructions on how to obtain an application via the Internet or by contacting the Housing Division.
- Public Notice, Milwaukee County Housing web page and email to previous and current applicants on the CDBG process and the availability of funds
- All applicants were given 30 days to complete the application.
- An Interpreter is available for the hearing impaired individuals. Notice of the availability of an interpreter is included in the notice.
- All CDBG and HOME Public Hearings are held in buildings which are handicap accessible to allow for access to elderly persons and persons with disabilities.

The first Public Hearing was held on 10/26/2020 during a regularly scheduled meeting with the Community and Economic Development Committee of the Board of Directors. The second Public Hearing was held on 12/7/2020 during a regularly scheduled Community and Economic Development Committee of the Board of Directors meeting to present the recommended community development activities to the general public and to request from Milwaukee County Community and Economic Development Committee to submit the activities to the Milwaukee County Board for approval. In addition, each municipality in the HOME consortium that receives federal funding through Milwaukee County held public hearing on (insert Wauwatosa and West Allis info) to obtain citizen's views, concerns and community needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	None	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	None	None	None	
3	Public Meeting	Non-targeted/broad community	12 applicants requesting CDBG funds.	Presentations made by the attendees.	None	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Milwaukee County anticipates receiving the following CDBG and HOME resources over the next 5-Year 2020-2024 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,737,040	135,207	202,945	2,075,192	6,747,592	Prior Year CDBG uncommitted funds for 2018 (\$223,732), 2019 (\$403,270) and 2020 (\$466,385) were intended for housing activities. However, due to the lateness of the funds availability, the increasing difficulty in finding contractors to do the rehab work, and the COVID-19 pandemic the County has been unable to expend these funds. If the opportunities for additional units increase, we will spend the prior year funds already allocated for housing. In addition, \$992,237 of COVID-19 CDBG funds were added in an amendment to the 2019 Annual Plan. These funds will be spent in 2021.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,241,585	521,393	962,393	2,725,371	4,930,828	Prior Year HOME uncommitted funds (\$962,393) were intended for rental development and homeowner rehab housing activities. However, due to the lateness of the funding availability, the increasing difficulty in finding contractors to do the homeowner rehab work, and the COVID-19 pandemic the County has been unable, to this point, to expend the rehab funds. Every effort will be made to expend these funds in 2021. In addition, a previously planned rental development activity failed to progress and, therefore, these funds are being committed to another recently approved rental development project.

Table 2 - Expected Resources – Priority Table

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

Milwaukee County is fortunate that the 18 municipalities participating in the HOME program are generous in the use of Tax Incremental Financing (TIF) to make HOME rental projects possible. Often, communities put more TIF into these projects than HOME funds used.

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

There is an initiative for Milwaukee County to work with Housing and Municipal partners in transforming tax foreclosure properties into decent affordable housing. Each year there will be a new list of these properties to work with.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds. Prior Year CDBG uncommitted funds for 2018 (\$512,433), 2019 (\$859,876) and 2020 (\$1,109,187) were intended for housing activities. However, due to the lateness of the funds availability, an increasing difficulty in finding contractors to do the rehab work and the COVID-19 pandemic, the County has been unable to expend these funds. If the opportunities increase during the 2021 program year, we will amend the amount of funds available during 2021. In addition, \$1,958,587 of COVID-19 CDBG funds were added to the 2019 Annual Plan, but will be spent in 2020 and 2021.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase supply of standard affordable housing	2020	2024	Affordable Housing	Milwaukee County Urban County Milwaukee County HOME Consortium	Housing	CDBG: \$1,057,190 HOME: \$2,725,373	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 27000 Household Housing Unit
2	Provide access to services to selected populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Milwaukee County Urban County	Public Services	CDBG: \$253,033	Public service activities other than Low/Moderate Income Housing Benefit: 51960 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$255,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50000 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 27000 Household Housing Unit
4	Develop economy and employment	2020	2024	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$172,590	Jobs created/retained: 20 Jobs Businesses assisted: 38 Businesses Assisted
5	Effective Administration/Planning of CDBG Program	2020	2024	Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$337,379	
6	Effective Administration/Planning of HOME Program	2020	2024	Administration	Milwaukee County HOME Consortium	Housing	HOME: \$141,500	

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Increase supply of standard affordable housing
	Goal Description	
2	Goal Name	Provide access to services to selected populations
	Goal Description	
3	Goal Name	Improve/develop infrastructure
	Goal Description	
4	Goal Name	Develop economy and employment
	Goal Description	
5	Goal Name	Effective Administration/Planning of CDBG Program
	Goal Description	
6	Goal Name	Effective Administration/Planning of HOME Program
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Consolidated Plan describes strategies that address the need for affordable housing, supportive housing for special needs populations, homeless shelters and prevention, economic development, infrastructure improvements, and public services in the Milwaukee County jurisdiction. This Action Plan presents programs, activities, and resources for Program Year 2021 (January 1, 2021 to December 31, 2021) that addresses the needs and objectives identified in the five-year Consolidated Plan.

#	Project Name
1	CDBG/Public Service/Suburban
2	CDBG/Public Service/County-wide
3	CDBG/Public Facilities/Suburban
4	CDBG/Public Facilities/Milw Co
5	CDBG/Economic Development
6	CDBG/Administration
7	CDBG/Housing/Owner Rehab
8	CDBG/Housing/Rental Rehab
9	HOME/DPA/Milw Co
10	HOME/Rental Reb/Development/Milw Co
11	HOME/Owner Rhb/Development/Milw Co
12	HOME/TBRA/Milw Co
13	HOME/Rental/West Allis
14	HOME/Owner/West Allis
15	HOME/Admin/Milw Co
16	HOME/Admin/West Allis
17	HOME/CHDO 2021

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were the result of a great amount of consultation with communities as part of the consolidated plan process. Although housing values have increased slightly, foreclosures, tight credit markets, unemployment and the scarcity of available resources continue to be obstacles for LMI populations within Milwaukee County. An obstacle to addressing homeless needs is that most services and facilities are located in the City of Milwaukee, which falls outside the jurisdiction of the Urban County and HOME Consortium. Also, HUD rules preclude us from helping a homeless population that is not addressed, the multiple families living in one household and those living in transitional housing. Milwaukee County continues the long tradition of allocating 40% of funds to municipal projects for Urban County member communities.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG/Public Service/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$126,517
	Description	Public Services located within and serving beneficiaries of Suburban member communities of the Urban County
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Suburban Communities of Milwaukee Co Urban County
	Planned Activities	Bayside - Senior Center LX Operations Brown Deer - Senior Club Fox Point - LX Club Lease Franklin - Senior Health Education Greendale - Adult Program Services Greenfield - Senior Services Staff South Milwaukee - Senior Services Programming Eras Senior Network - various Urban Co municipalities Milwaukee Metropolitan Fair Housing Council
2	Project Name	CDBG/Public Service/County-wide
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$126,516
	Description	Public Services provided on a Milwaukee County-wide basis
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County-wide
	Planned Activities	Impact Coordinated Entry - Housing Navigation Legal Action - Eviction Defense Era Senior Services Jewish Family Services - Bradley Crossing Case Management
3	Project Name	CDBG/Public Facilities/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$135,000
	Description	Public facility improvements located within suburban member communities of Milwaukee Urban County to meet needs of LMI persons, remove blight, improve parks in LMI-eligible areas.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Suburban communities of Milwaukee County Urban County
	Planned Activities	Greendale - Accessible Curb Ramps Greenfield - Playground Improvement West Milwaukee - Community Center Updates
4	Project Name	CDBG/Public Facilities/Milw Co
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$120,000

	Description	Public Facility Improvements to serve general LMI population within Milwaukee Urban County area
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County-wide
	Planned Activities	Hunger Task Force - Facilities
5	Project Name	CDBG/Economic Development
	Target Area	Milwaukee County Urban County
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	CDBG: \$172,590
	Description	Fund activities that create and/or retain jobs for low-income persons. Provide technical assistance to micro-businesses.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee Urban County
	Planned Activities	WWBIC - Microenterprise Assistance Grand Avenue Club Employment
6	Project Name	CDBG/Administration
	Target Area	Milwaukee County Urban County
	Goals Supported	Effective Administration/Planning of CDBG Program
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$337,379
	Description	Effective administration of the CDBG program for the Milwaukee County Urban County
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee Urban County
	Planned Activities	
7	Project Name	CDBG/Housing/Owner Rehab
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$1,057,195
	Description	Increase/maintain the supply of standard affordable housing for low-moderate income homeowners. Payment of staff for code enforcement activities in LMI areas of . Prior year funds will be allocated to 2021 activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County and Suburban Communities of Urban County
	Planned Activities	Milwaukee County Home Repair (CDBG) Franklin - Home Repair (CDBG) St. Francis - Home Repair (CDBG) Home Repair Loans (HOME Consortium) Milwaukee Co TBRA/Rapid Rehousing (HOME) Rental Development (HOME) Homeownership Rehab/Acquisition (HOME-CHDO) Cudahy - Code Compliance South Milwaukee - Code Enforcement St. Francis - Code Enforcement
8	Project Name	CDBG/Housing/Rental Rehab
	Target Area	Milwaukee County Urban County

	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	:
	Description	Increase/maintain the supply of standard affordable rental housing for LMI households within Milwaukee Urban County.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County
	Planned Activities	
	9	Project Name
Target Area		Milwaukee County HOME Consortium
Goals Supported		Increase supply of standard affordable housing
Needs Addressed		Housing
Funding		:
Description		Acquisition assistance to LMI households for purchase of foreclosed, rehab, resell properties. No funds allocated for 2021
Target Date		12/31/2021
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		Milwaukee County
Planned Activities		
10	Project Name	HOME/Rental Reb/Development/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$1,433,458

	Description	Provide new rental units for LMI households. Prior year funds applied to this project:
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County, West Allis, Wauwatosa
	Planned Activities	Development of rental housing units
11	Project Name	HOME/Owner Rhb/Development/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$359,000
	Description	Increase/maintain the supply of standard affordable housing through the rehab of LMI owner-occupied units and/or acquire, rehab and sell to LMI households.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County
	Planned Activities	
12	Project Name	HOME/TBRA/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$225,000
	Description	Provide security deposit assistance under Milwaukee County TBRA and rapid rehousing program.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County, Wauwatosa
	Planned Activities	
13	Project Name	HOME/Rental/West Allis
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	:
	Description	Rehab/Development of rental housing units for HOME eligible LMI households in the City of West Allis.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	West Allis
	Planned Activities	
14	Project Name	HOME/Owner/West Allis
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase supply of standard affordable housing
	Needs Addressed	Housing
	Funding	HOME: \$400,000
	Description	Rehab/Development of owner-occupied housing for HOME-eligible LMI households within the City of West Allis and down payment assistance for LMI homebuyers.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	West Allis
	Planned Activities	
15	Project Name	HOME/Admin/Milw Co
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Effective Administration/Planning of HOME Program
	Needs Addressed	Administration and Planning
	Funding	HOME: \$141,500
	Description	Effective administration of the HOME program for Milwaukee County Consortium.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County, West Allis, Wauwatosa
	Planned Activities	
	16	Project Name
Target Area		
Goals Supported		
Needs Addressed		Administration and Planning
Funding		:
Description		Effective administration of the HOME program for the City of West Allis for the Milwaukee County Consortium
Target Date		12/31/2021
Estimate the number and type of families that will benefit from the proposed activities		
Location Description		
Planned Activities		
17	Project Name	HOME/CHDO 2021
	Target Area	Milwaukee County HOME Consortium

Goals Supported	Increase supply of standard affordable housing
Needs Addressed	Housing
Funding	HOME: \$166,415
Description	Acquisition, rehab, resale of housing units by the Wisconsin Housing Development Partnership
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	Milwaukee County
Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For 2021 (CDBG) many applications for funding were made by south shore and southwest communities. The south shore area has the majority of low-to-moderate income census tracts. Areas in Shorewood, Glendale, and Brown Deer also have qualified areas and projects. For HOME, the City of West Allis has generated program income that requires increased spending in West Allis.

Geographic Distribution

Target Area	Percentage of Funds
Milwaukee County Urban County	100
Milwaukee County HOME Consortium	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

To determine the amount of CDBG funding for each of the member Urban County communities, Milwaukee County uses the data provided in the Consortia formula issued by HUD that takes into consideration poverty rate and age of housing stock. The formula used by Milwaukee County is based on number of persons in poverty in each of the member communities. This funding allocation process is referenced in the Governmental Cooperation Agreement that forms the CDBG Urban County. A community will be allocated at least the amount arrived at using the formula, but only if they have an eligible project. All Urban County member communities are required to apply for CDBG funding through the application process and their proposed projects are reviewed using the approved criteria for rating and ranking CDBG-funded activities.

For HOME, Milwaukee County uses the Consortia formula provides by HUD that takes into consideration poverty rate and age of housing stock. A "fair share" formula is referenced in the Governmental Cooperation agreements that form the Urban County. A community will be allocated at least that amount, if they have an eligible project. Communities with less poverty and fewer low-income households do not apply for the formula amount allowing for more funding in areas with higher rates of poverty and low-income households.

Discussion

In 2020 the main focus was resolving issues related to COVID-19. In 2021 the focus will remain on that objective and also the revitalizations of communities recovering from COVID-19.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Milwaukee County and 18 municipal partners will support households through locally funded programs, the Housing Choice Voucher Program, CDBG, HOME, COVID-19, HOME-ARP, and other HUD sources. Additionally County clients on medicare will be assisted with home modifications funded by the County and State.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	90
Special-Needs	175
Total	290

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,800
The Production of New Units	11
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	1,836

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

HOME and CDBG funding is used in conjunction with other funding sources to support households in need. Milwaukee County provided \$700,000 in HOME funds to a senior housing rental development project located in Wauwatosa, Walnut Glen II.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

There are 3 public housing agencies serving the jurisdiction, Milwaukee County, West Allis, and South Milwaukee. South Milwaukee has 60 units of public housing. Milwaukee County and West Allis have vouchers.

Milwaukee County Housing Authority (MCHA) will continue to pull from the waiting list in 2021 for the Housing Choice Voucher program.

Actions planned during the next year to address the needs to public housing

Milwaukee County Housing Authority (MCHA) will continue to pull from the waiting list in 2021 for the Housing Choice Voucher program.

Preference Criteria: Preferences will establish the order of applicants on the waiting list. Applicants will be positioned on the waiting list based upon the number of preference points for which they are qualified. An admissions preference does not guarantee admission. Every applicant must still meet MCHD admissions screening criteria before being offered a Housing Choice Voucher. Preferences will not have the purpose or effect of delaying or otherwise denying admission to the program based on race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family. (24 CFR 982.207)

Actions planned for 2021

1. MCHA Section 8 will be pulling applicants from its waiting list in the order of aggregated preferences listed below. MCHA will aggregate preferences. That is, the more preferences a family holds, the higher they will be on the waiting list. A lottery was conducted to place applicants on the waiting list within that preference.

1. Homeless
2. Veterans
3. Disabled Household
4. Milwaukee County Resident
5. Employed

2. MCHA Section 8 will survey its waiting list to place verified category 1 homeless persons on the top of

its waiting list.

3. MCHA in accordance with HUD Notice PIH 2013-15 (HA) will be accepting applications from targeted homeless families and for individuals and families transitioning, or moving from Permanent Supportive Housing (PSH) units.

MCHA will be utilizing 63 Emergency Housing Vouchers to house 63 homeless or at risk of homeless families in partnership with CoC in 2021.

Actions 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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

Milwaukee County will pull from the waiting list in 2021 for the Housing Choice Voucher program.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Milwaukee County is very dedicated to serving the homeless and special needs population. In 2021 the Housing Division will continue to expand the Housing First initiative, mostly funded by local tax dollars.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Milwaukee County has developed a plan to end chronic homelessness and are very close to meeting their goals. 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 will be reached through street outreach, 211, COC partners and received permanent housing.

Milwaukee County's Community Intervention Specialist (CIS) will work to assist the local police departments and other homeless outreach teams to place individuals into housing and attempt to reduce incarcerations and detox visits. The CIS will also make referrals to social services agencies for mental health treatment if necessary. The Housing Division has a one year goal of serving 100 individuals with this position.

Addressing the emergency shelter and transitional housing needs of homeless persons

Milwaukee County will continue to support the Milwaukee Continuum of Care and its focus on creating and maintaining a functioning coordinated entry system. The County created the Pathways to Permanent Housing program and will continue to offer units for homeless individuals and referrals from all participating shelters. The Division's goal is that 70% of program participants are able to transition into permanent housing.

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

The County's My Home Program has been very successful in preventing individuals from returning to homelessness. The program's goal is to have at least 88% of individuals maintain their permanent housing after six months.

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

The Housing Division operates several programs to assist in the prevention of homelessness. In 2021, the Division will assist individuals who are at risk of becoming homeless with short term rental assistance paid for by local tax levy. The Pathways To Permanent Housing program will offer transitional housing options for those being discharged from an institution. The Keys To Independence Program began in 2020 and will offer 40 scattered site permanent supportive housing units with services for those who would otherwise be homeless. The goal in 2021 is for those units to be at 100% occupancy.

Discussion

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.

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 partners 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.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Milwaukee County is working with the 15 municipalities participating in CDBG and HOME to affirmatively further fair housing. Fair Housing is a key issue in the Cooperation Agreements that form the Urban County. This a great opportunity to work on fair housing issues and educate local elected officials.

Actions it planned 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

Milwaukee County continues to conduct fair housing training for municipal leaders as well as staff. Milwaukee County funds Metropolitan Milwaukee Fair Housing to assist municipalities and individuals overcome fair housing within Milwaukee County. Milwaukee County offered more assistance in the security deposit program which opened up the program to more individuals. This is to encourage Section 8 clients and others to consider the suburbs as a place to live to increase the number of minorities in the suburbs.

Many of the 15 municipalities in the Urban County have begun updating their fair housing ordinances to ensure inclusion of all protected classes and compliance with State and Federal regulations. Updating these ordinances brings this issue in front of each local elected body and provides a venue for fair housing education and conversation. These discussions will hopefully lead to local changes that will remove the negative effects of policies that serve as barriers to affordable housing, including zoning ordinances.

Discussion

In light of the changing direction of Fair Housing regulations, the County will be making updates and changes in coordination with the changing requirements.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

It is an exciting time for Milwaukee County Housing Division. Under new leadership, the Division will be increasing services and utilizing partnerships to accomplish more in the area of affordable housing.

Actions planned to address obstacles to meeting underserved needs

Milwaukee County, under its FY 2021 CDBG Program Year, will take the following actions to address obstacles to meeting the underserved needs: Continue to provide funds for housing for owner occupied and renter occupied units. Continue to provide funds for new housing construction of owner occupied and renter occupied housing units that are decent, sound, affordable and accessible. Continue to work on the foreclosed and abandoned housing issues to help strengthen neighborhoods vitality. Continue to work on the removal of architectural barriers in the County's older housing stock through rehabilitation. Continue to fund rehabilitation program to help bring the older existing housing stock up to code standards. Continue to fund activities that assist businesses, provide employment training, and career counseling. Milwaukee County will continue to leverage its financial resources and apply for additional public and private funds.

Actions planned to foster and maintain affordable housing

Milwaukee County Housing will be undertaking several partnerships in 2021 to address the need for affordable housing for several populations including persons with disabilities, special needs populations, and the elderly. Milwaukee County Housing Division will partner with other County Departments, municipal partners, and private developers.

Actions planned to reduce lead-based paint hazards

Milwaukee County is working to reduce potential lead-based paint hazards. The Consolidated plan outlines a 5-year strategy to reduce lead-based paint hazards, which includes the following steps:

- Continue to educate program participants on lead-paint hazards and provide each client "Protect Your Family from Lead in Your Home" or "Renovate Right".
- Continue to have program staff licensed by the State of Wisconsin as Lead Risk Assessors.
- Provide home rehabilitation clients with lead risk assessments (except for emergency repairs and architectural barrier removal).
- Provide grants to rehabilitation loan clients to address lead-paint hazards.
- Require any contractor disturbing a painted surface be licensed with the State of Wisconsin as a Lead-Safe renovator and when necessary as a Lead Abatement Contractor.

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 \$15,000 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 planned to reduce the number of poverty-level families

The Milwaukee County Consolidated Plan identifies two strategies for reducing the number of families with incomes below the poverty level. Following is a summary of each strategy and the actions to address the strategy.

Strategy 1 : Job Creation for Low Income Persons

Action 1: Fund activities that support micro-enterprise development. Small business development accounts for 80% of new job growth in the United States. Supporting the development of locally owned small businesses provides opportunities for Low Income Persons to increase their income and wealth, either through ownership or as an employee.

Action 2: Fund Activities that develop the workforce and connect people to jobs. The jobs market is constantly changing, and job seekers need new skills to compete in the marketplace. Milwaukee County funds activities that expand the capacity of Low Income persons to find employment throughout Milwaukee County.

Action 3: Enforce regulations requiring the participation of Low Income persons on CDBG funded activities. Milwaukee County proposes to fund a number of activities that involve construction and other services. Aggressive enforcement of Section 3 regulations will increase the number of low-income people working on these activities.

Strategy 2: Delivery of Social Welfare Programs

Action: Milwaukee County will continue to provide a broad array of social services not only through its funding of CDBG activities but also through its provisions of support services for low income people, the elderly and people with disabilities.

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,
- providing technical and/or financial assistance to micro-businesses and small businesses, both

start-up and existing, to encourage 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,
- support code compliance officers to identify any code compliance issues,
- assist various communities helping their elderly maintain their residences,
- improve park facilities so that low income individuals have green space to entertain their families,
- offer other programs to assist low income individuals and families and
- assist municipalities in getting into ADA compliance in various areas within their municipalities.

Actions planned to develop institutional structure

Milwaukee County Housing Division will continue to fine tune the CDBG application process for 2021, striving towards better compliance and efficiency.

It is an exciting time for Milwaukee County Housing Division. The Division has increased services and utilized partnerships to accomplish more in the area of affordable housing. We now have a Department dedicated to assist the homeless population in obtaining services and housing.

Actions planned to enhance coordination between public and private housing and social service agencies

Milwaukee County Housing division will coordinate with County agencies such as Economic Development, Aging, Family Care, and Behavioral Health. Housing will also continue the HOME and Section 8 partnership by continuing the TBRA security deposit program. There will be an increased effort to fund housing rehab activities with CDBG in the suburban communities within the Urban County. HOME program staff will continue to work with non-profits and for-profit developers to increase the supply of affordable housing. CDBG will be used to fund numerous social service agencies and through training events, staff will encourage greater coordination between agencies.

Discussion

Milwaukee County Housing looks forward to new partnerships in 2021 work on housing, lead-paint, and poverty issues.

It is an exciting time for Milwaukee County Housing Division. The Division has increased services and utilized partnerships to accomplish more in the area of affordable housing. We now have a Department dedicated to assist the homeless population in obtaining services and housing.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	84,500
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	84,500

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

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as follows:

Other forms of assistance are considered on a case-by-case basis after an application from a developer has been received and our staff has completed a pro forma analysis of the project to ensure that the additional subsidy is warranted and falls within existing federal guidelines on unduly enriching developers.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County will use the recapture provision. The amount subject to recapture is the Direct HOME subsidy, which is the amount of HOME assistance, including any program income, that enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer.

The County will use the HOME recapture provision to obtain any available "net proceeds" after the sale in accordance with Section 92.254(a) (5) (ii) (A) (3): "If the proceeds are not sufficient to recapture the full HOME investment (or a reduced amount in accordance with 92.254(a) (5) (ii) (A) (2) of the HOME regulations) plus enable the homeowner to recover the amount of the homeowner's down payment and any capital improvements made by the owner since purchase, the participating jurisdiction may share the net proceeds." The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

With each use of HOME funds a mortgage or lien will be recorded along with a restriction to ensure compliance with recapture provisions.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

There are no plans to refinance existing debt secured by multifamily housing.

Home Repair Program:

The Housing Division helps provide financial assistance to low-income owner-occupants of single-family homes to make necessary repairs to their dwellings. The program provides below-market-rate loans to eligible property owners in participating municipalities in Milwaukee County. Due to restrictions on these funds, we do not serve the City of Milwaukee, City of West Allis or the Village of River Hills but do serve the remaining communities of Milwaukee County. (<https://county.milwaukee.gov/EN/DHHS/Housing>)

HOME Rental Rehab Program

The purpose of the Milwaukee County HOME Rental Program is to increase and improve the supply of standard housing by providing owners of affordable rental housing in Milwaukee County with a financial tool to improve the safety, integrity, accessibility, and curbside appeal of their property.

Currently, Milwaukee County is considering acceptance of proposals from for-profit or not-for profit housing developers for new construction of multi-family rental housing specifically for special needs populations. Additionally, Milwaukee County will consider accepting proposals for small unit rental rehabilitation projects from private or non-profit owners of properties.

- **Process for soliciting and funding applications or proposals (e.g., competition, first-come first-serve)**

The Housing Program Manager is responsible for identifying areas within the County with low-to-moderate income that are eligible for certain programs and contacting the local municipality to assist in outreach. As an example, Milwaukee County HOME Rental Repair may place an article in a village newsletter or provide brochures to code enforcement staff of a community.

Any person who contacts the Home Repair Division for rehabilitation assistance will be given a pre-screening interview, whether in person or on the telephone, which includes a thorough explanation of

the program requirements and process. At this time, staff shall inquire as to the applicant's household size, provide income limit for household size, property location, and ownership information.

MC is developing a new brochure for the home repair program, contractor recruitment and a marketing outreach to home repair program applicants.

- **Where detailed information on the Milwaukee County HOME program may be obtained (e.g., application packages are available at the office of the jurisdiction or on the jurisdiction's Web site).**

Milwaukee County Rental Rehab Housing Program Policies and Procedures Manual for HOME-Funded Projects is located at the Office of the Milwaukee County Department of Health & Human Services Housing Division

Milwaukee County Home Repair Policies and Procedures Manual is located at the Office of the Milwaukee County Department of Health & Human Services Housing Division

Milwaukee County Home Repair Program Brochure: Available on Milwaukee County website at: <https://county.milwaukee.gov/files/county/DHHS/Housing/20190521-HD-HomeRepair-TriFoldSCREEN.pdf>

Description and applications for Milwaukee County Home Repair Program is available at the Milwaukee County website at the following web address: (<https://county.milwaukee.gov/EN/DHHS/Housing>).

