

## 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 homeless department continues in eradicating homelessness in Milwaukee County. Milwaukee County provides funding for security deposits, rental assistance, homeowner downpayment assistance, home repair, senior meal center assistance, job creation, farming development to provide fresh produce to food pantrys, 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 wihtin 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.

During 2018, due to the delay in the grant awards, many housing and public facility activities were not funded until late in the program year. These activities will continue into the 2019 program 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: \$	Facade treatment/business building rehabilitation	Business	0	0				
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Brownfield acres remediated	Acre	1	1	100.00%			
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	27	135.00%	4	12	300.00%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	20	16	80.00%	10	6	60.00%
Effective administration of HOME program	HOME administration	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	1		0	1	
Effective administration of HOME program	HOME administration	HOME: \$	Other	Other	1	1	100.00%	1	0	0.00%
Effective administration/planning of CDBG program	CDBG Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	225000	582425	258.86%	55000	52938	96.25%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	169				

Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	25000	5250	21.00%	0	0	
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	42	15	35.71%	6	15	250.00%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	42	22	52.38%	6	0	0.00%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	13		4	1	25.00%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	107	54	50.47%	74	11	14.86%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	83	7	8.43%	7	3	42.86%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	27	54.00%	50	62	124.00%

Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	15	10	66.67%			
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Jobs created/retained	Jobs	0	0				
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Businesses assisted	Businesses Assisted		0				
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	8163	272.10%			
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	4290	22608	526.99%	38000	10258	26.99%
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0			0	0	

Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	86				
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	5250	5250	100.00%			

**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.**

The data in this chart is very difficult to verify. We reviewed the actual data for each activity entered into IDIS by taking the data entered into the system and not filtered through an IDIS report. This is the most accurate information for CDBG activities. We found that PR 23 is the most accurate for housing data.

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, farm development to provide fresh produce for food pantrys, temporary hotel stays for homeless persons or persons in danger of becoming homeless, and case magagement. In 2018, Section 8 vouchers were used for applicants with catastrophic situations through special admissions and assisted chronically homeless individuals obtain and retain permanent housing.

The delay in receiving the 2018 grant allocations resulted in a delay in 2018 funding and implementation of all of the 2018 activitys, mainly housing and some public facility activities. These activities will continue into the 2019 year.

## 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
White	26,437	29
Black or African American	5,951	52
Asian	327	4
American Indian or American Native	86	0
Native Hawaiian or Other Pacific Islander	37	0
<b>Total</b>	<b>32,838</b>	<b>85</b>
Hispanic	3,322	6
Not Hispanic	29,516	79

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

### Narrative

The data entered into this chart is based on the information provided in PR 23 for HOME activities. We also used PR 23 for CDBG, but, due to inconsistencies in the data, we decided to use the accomplishments entered into each activity funded for 2018. The CDBG numbers are actual numbers from IDIS.

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.

## 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	CDBG	2,077,771	2,143,103
HOME	HOME	2,777,384	1,834,661
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

Given the delay in receiving 2018 funding Milwaukee County will be spending the majority of HOME resources in 2019.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
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 continued to operate a program called Opportunities Knocks which took a tax foreclosed Milwaukee County property and rehabbed the home for sale. House of Corrections inmates were trained on various skills such as electrical, plumbing, drywalling and other areas to prepare them for employment once they are released. Milwaukee County works with a non profit group in the area who was responsible for this training. The first unit rehabbed under this program was sold in 2018. Milwaukee County's current CHDO is currently working on three MC tax foreclosed homes for rehab and sale in lower income areas in Milwaukee County.



## 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 2018 no CDBG or HOME projects resulted in significant financing. However our COC funds again leveraged approximately 1 million dollars.

As of 2018, Milwaukee County purchased land to develop a mixed use rental project in Oak Creek/Franklin. HOME funding was used for part of the project. Milwaukee County owned land was used for the Oak Creek/Franklin mixed used rental project.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,129,460
2. Match contributed during current Federal fiscal year	128,395
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,257,855
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,257,855

**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
T11801	07/27/2018	22,856	0	0	0	0	0	22,856
T11802	08/29/2018	12,860	0	0	0	0	0	12,860
T11805	08/07/2018	15,356	0	0	0	0	0	15,356
T11806	11/06/2018	24,845	0	0	0	0	0	24,845
T71801	07/26/2018	15,307	0	0	0	0	0	15,307
T71804	12/12/2018	37,171	0	0	0	0	0	37,171

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 beginning 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 \$
537,711	597,298	391,652	0	743,357

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	368,325	0	0	86,342	25,380	256,603
Number	21	0	0	3	2	16
<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	368,225	22,952	345,273			
Number	21	2	19			
<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**

**Relocation and Real Property Acquisition** – 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	50	376
Number of Non-Homeless households to be provided affordable housing units	84	11
Number of Special-Needs households to be provided affordable housing units	0	131
<b>Total</b>	<b>134</b>	<b>518</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	604	1,781
Number of households supported through The Production of New Units	4	11
Number of households supported through Rehab of Existing Units	0	13
Number of households supported through Acquisition of Existing Units	4	2
<b>Total</b>	<b>612</b>	<b>1,807</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. Rental assistance units were rental. Remaining were rehab of existing units. Milwaukee County and West Allis continue to see an increase in the number of housing rehabilitation applications for homeowners. 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. All of these factors have contributed to the increase in home repair applications.

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

With the continued increase in property values we have seen an increase in the number of home repair applications. Also, TBRA funds were used to assist those who receive Section 8 vouchers with their security deposits when they obtain housing in the suburbs. 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.

**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	2,138	59
Low-income	1,723	11
Moderate-income	1,572	15
<b>Total</b>	<b>5,433</b>	<b>85</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 not data filtered through the reports for CDBG. For HOME, we used the PR 23 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 figures are low due to the lateness of our 2018 funding which we received in September 2018. Milwaukee County will be reporting 2018 activities in 2019.

Milwaukee County Housing (MCH) received 200 Mainstream vouchers for non-elderly disabled homeless residents of Milwaukee County. 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 by 2018 we have almost reached our goal. The initiative focused 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 2018 chronically homeless individuals were reached through street outreach 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 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 dedicated 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, 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.

### **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.

### **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. 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.

### **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 \$12,000 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 through out 2019.

**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.

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

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 minoritys in the suburbs.

## **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 2018 we completed remote desk reviews to prepare for 2019 onsite monitorings. 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 CBDG/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.

## **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 CBDG/HOME website and for visual review in the Department of Housing located at 600 West Walnut Street, Suite 100 Milwaukee, WI 53212. No comments were received.

## **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. MC has requested an extension of its Consolidated Plan. The HUD field office has extended an extension for our Consolidated Plan and we are currently working with the City of Milwaukee, Waukesha County, West Allis and Wauwatosa on a regional AI which should be completed by November 2019. We are currently working with national HUD office to add a sixth year to our current consolidated plan.

**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 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 §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.

Attached is a list of the projects that have been inspected, some reinspected and they have passed.

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

Milwaukee County continues to work with the senior centers in Milwaukee County's jurisdiction. The CDBG/HOME Program Manager attends the month 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 with their childrens disability accomodation 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**

Our 2018 Program Income has been accumulated and will be spent in 2019 for approved projects.

In 2018, \$391,652.74 in PI was spent on new construction (Activity 4071), homeowner rehab (Activities 4120, 4141) and homebuyer projects (Activities 4138, 4139, 4149, 4151, 4193, 4190, 4191, 4194)

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

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 2018, 2019, and 2020. The list includes some of the following requirments: 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 forwarded proof that they have selected an item from the Cooperative Agreement which addresses affordable housing for the year 2018.