

## 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 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 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. Many of MC initiatives were scaled back due to the affects of COVID-19. Programs that had the ability to continue did continue.

### 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		0		

Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	18	5	27.78%	18	6	33.33%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	4	26.67%	10		%
Effective Administration/Planning of CDBG Program	Administration	CDBG: \$	Other	Other	1	0	0.00%			
Effective Administration/Planning of HOME Program	Administration	HOME: \$	Other	Other	1	0	0.00%			
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25750	2145	8.33%	50000	0	0.00%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	4127		0		
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	11	0	0.00%	11	0	0.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		4	0	0.00%

Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	3	0	0.00%			
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	0	0.00%	10	11	110.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	50	0	0.00%	50	67	134.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$ / HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	27000	0	0.00%	27000	22245	82.39%
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	27000	3363	12.46%	51960	19429	37.39%
Provide access to services to selected populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	65	0	0.00%			

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

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

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 management. In 2020, Section 8 vouchers were used for applicants with catastrophic situations through special admissions and assisted chronically homeless individuals obtain and to retain permanent housing.

The delay in receiving the 2020 grant allocations resulted in a delay in 2020 funding and implementation of all of the 2020 activities along with the affects of COVID-19, mainly housing and public facility activities. There was also an issue getting projects completed due to the continued shortage of contractors in the area and their willingness to work during COVID-19 and the homeowners willingness to allow contractors in their homes. We are working to increase our contractor list but this has become a state wide issue with no foreseeable ending. We are currently working with our Director of Communication developing a brochure and marketing plan for recruitment purposes. The completion of these activities will continue into the 2021 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	16,270	7
Black or African American	2,769	0
Asian	462	0
American Indian or American Native	80	0
Native Hawaiian or Other Pacific Islander	9	0
<b>Total</b>	<b>19,590</b>	<b>7</b>
Hispanic	978	1
Not Hispanic	6,988	6

**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 and PR 03 and PR 26 for CDBG activities. The CDBG Racial data included **1233** households that identified as multi-racial, but there is no way to report that number on this table. The total numbers for CDBG should be 17,348 households. Some of the LMI-Area benefit activities did not report the racial data and this was addressed in the 2021 CDBG Grant Application training sessions. 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	public - federal	1,771,004	1,145,481
HOME	public - federal	3,002,364	392,881

**Table 3 - Resources Made Available**

### Narrative

Given the delay in receiving 2020 funding and the affects of COVID-19 Milwaukee County will be spending the majority of HOME resources in 2021.

### 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. Milwaukee County's CHDO sold two MC tax foreclosed homes which they rehab and sold in lower income areas in Milwaukee County. There is one remaining rehab home going up for sale in the summer of 2021. The CHDO is currently looking for property to aquire for the purpose of rehabbing and resale.

## 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 2020 no CDBG or HOME projects resulted in significant financing. However our COC funds again leveraged approximately 1 million dollars. HOME funding will be used for a senior housing project located in Wauwatosa. This project will be the second phase of a previously completed senior project named Cedar Glen the current one in development will be Walnut Glen. It will feature a 101 mixed income apartments including 85 affordable income restricted apartments and 16 market rate apartments. Currently no public land or property was used to address the needs identified in the Con Plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,215,465
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,215,465
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,215,465

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

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

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
174,010	431,218	76,304	0	528,924

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	278,731	0	0	55,561	32,620	190,550
Number	22	0	0	5	3	14
<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	249,331	64,535	184,796			
Number	22	3	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	25	64
Number of Non-Homeless households to be provided affordable housing units	90	66
Number of Special-Needs households to be provided affordable housing units	175	0
<b>Total</b>	<b>290</b>	<b>130</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,800	68
Number of households supported through The Production of New Units	11	0
Number of households supported through Rehab of Existing Units	25	3
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>1,836</b>	<b>71</b>

Table 12 – Number of Households Supported

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

All homeless, special needs and non homeless units provided were rental. Remaining were rehab of existing units. Milwaukee County and West Allis continue to see a decrease in the number of housing rehabilitation applications for homeowners due to COVID-19. The housing market has continued to open up which has added to an increase in home values. Outreach has increased, property values have increased and employment has increased. MC is currently working with the Director of Communication

to develop a new marketing plan for both the recruitment of contractors and education of home owners about our home repair program.

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

Due to COVID-19 we have seen an decrease 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 and those who are homeless regardless where they decide to live. Milwaukee County has added a new homelessness preference to the waiting list to further its efforts to eliminate chronic homelessness. In 2018 MCHA amended its admin plan to admit applicants with catastrophic situations through special admissions which shall not exceed 2% of the total allocation and vouchers available. Also, additional Section 8 vouchers were received which assisted chronic homeless individuals obtain permanent housing. These initiatives have continued in 2021 in assisting catastrophic and homeless individuals.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	68
Low-income	0	2
Moderate-income	0	1
<b>Total</b>	<b>0</b>	<b>71</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The data in this chart is based on data taken directly from activity accomplishments entered into IDIS. We reviewed numerous reports generated by IDIS but found them to be inconsistent and difficult to verify. We decided to go with actual data available in the system and the PR 26 for CDBG activities. For HOME, we used the 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 and CDBG figures are low due to the lateness of our 2020 funding which we received in September 2020. Milwaukee County will continue reporting on 2020 activities in 2021. Milwaukee County Housing (MCH) received 80 vouchers for homeless residents, 100 vouchers for regular listed low income residents and 12 vouchers for mainstream residents. MCH provided a certification statement agreeing to grant a preference in their administrative

plan for persons with disabilities who are transitioning out of institutional and other segregated settings, at risk of institutionalization, homeless, or at risk of becoming homeless. Also, MCH has adopted additional weightage to homeless preference and will offer the opportunity for current applicants on the waiting list who qualify for the preference to receive the benefit of the preference weightage and move up the waiting list accordingly. The MCH waiting list was forwarded to the Outreach Services Manager who matched it with COC's Homeless Housing Prioritization List. Those applicants who were on the Homeless Housing Prioritization list were moved to the top of the list. Those at the top of the list were screened for eligibility and given Section 8 vouchers to assist them in obtaining permanent housing.</div>

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

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

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

Milwaukee County has developed a plan to end chronic homelessness we have almost reached our goal. The initiative focuses on a dramatic expansion of the Housing First concept which states that a homeless individual or households first and primary need is to obtain stable housing. Milwaukee County has set up a separate department to strictly deal with homelessness. It is staffed with a manager, outreach workers, and a statistician who maintains a database of the people that are served. **In 2020 chronically homeless individuals were reached through street outreach, 211, COC partners and received permanent housing.**

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

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

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

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

former convent donated by the Catholic Archdiocese for the homeless.

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

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

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

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

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

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

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

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

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



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

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

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

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

Milwaukee County continues to use HOME TBRA for security deposits to allow Housing Choice Voucher clients to move to the suburban HOME jurisdiction and to assist those who are transitioning from Homelessness to permanent housing. This is a push to integrate Milwaukee County's suburban community both racially and economically. Milwaukee County has expanded the program to assist low income individuals and families to move to suburban communities by offering security deposits as an incentive. **TBRA funds are also being used to pay rent for 15 individuals that are homeless and are waiting to transition into permanent housing and 89 individuals were assisted due to the effects of COVID-19 who were assisting and are waiting for permanent housing.**

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

Milwaukee County offers a Home Repair program using both HOME and CDBG funds which requires a lead risk assessment in accordance with both HUD and the State of Wisconsin lead risk assessment requirements. Each client is given a grant up to \$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 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 **2021**.

**We have obtained new software which will change how we interact with the public we serve. Applications will be available online for CDBG applicants, home repair applicants and contractor applicants. Currently the department is in the process of having all of our paper files converted into electronic files along with the changes we have in software. Due to COVID-19 we had to upgrade our ability to communicate with the public we serve. Recently employees were given updated electronic equipment and we are in the process of having the ability to process required forms with the Register of Deeds electronically along with the ability to notarize paperwork electronically.**

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

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

Society to assist Section 8 clients during the eviction process.

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

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 2020 no monitorings were completed due to COVID-19. Currently we base our monitoring on a number of factors which includes funding amounts, previous monitoring findings, length of time since last review, recent complaints or concerns, staff turnover, in network over two years and billings over \$50,000. Milwaukee County Housing works with Community Business Development Partners (CBDP) to recruit minority businesses. In our CDBG/HOME training we give all participants the information on the the CBDP department so that they can utilize their minority listing to solicit bids. The Housing staff continues to send information to firms registered with CBDP to become home repair contractors. We are currently working with the Director of Communication developing marketing pieces to recruit contractors. Once we complete the transition from paper to electronic we will complete a monitoring in 2021.

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

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

All Milwaukee County performance reports are advertised in the Milwaukee Journal, uploaded to the CDBG/HOME website and for visual review in the Department of Housing located at 600 West Walnut Street, Suite 100 Milwaukee, WI 53212. No comments were received. The CAPER was advertised in the Journal/Sentinel starting on March 20, 2020 running for 15 days. The CAPER was advertised in the Journal Sentinel on March 20, 2020. No comments were received during the 15 day comment period between March 20 and April 4, 2020. The 2019 CAPER is currently located on the Milwaukee County Housing Department website and will remain there for the next two to four years.

## **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 completed its Consolidated Plan. We completed our Regional AI with the City of Milwaukee, Waukesha County, West Allis and Wauwatosa in October 2020.

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

No

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

## **CR-50 - HOME 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.

An extension was given for inspections due to COVID-19. We expect to resume inspections in the late summer. I requested and was approved to hire an additional inspector. Our most seasoned inspector retired last year April 2020 and a new inspector started in his place August 2020. Our seasoned inspector was hired as a consultant to train his replacement and will be training the new part time inspector once they are hired in April or May 2021.

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

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

<div>Our 2020 Program Income has been accumulated and will be spent in 2021 for approved projects.</div><div>In 2020, \$76,304 in PI was spent on homeowner rehab (Activities ) and homebuyer projects (Activities)</div>

### **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 2021, 2022, and 2023. The list includes some of the following requirements: provide Milwaukee County Housing and make available to developers an inventory of developable land that is suitable for affordable high density multi family housing, provide a list of Tax Incremental Financing (TIF) Districts that will terminate in five years and plans to extend the TIF to create affordable multifamily housing, make changes to zoning districts to better connect transportation to areas zoned for multifamily housing, and work with Southeast Wisconsin Regional Plan Commission and or Metropolitan Milwaukee Fair Housing Council to review and revise ordinances to remove barriers to affordable housing. **Currently all municipalities have been slow in providing proof of their selected item due to COVID-19. We will be working with them in 2021 to get them updated.**