

Executive Summary

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

1. Introduction

Milwaukee County is a designated Urban County with 15 participating jurisdiction that is part of a HOME Consortium with two additional entitlement communities (West Allis and Wauwatosa) in Milwaukee County. It is important to note that the City of Milwaukee is the other community not covered by this plan. The annual plan is done in conjunction with the City of West Allis and the City of Wauwatosa.

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.

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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, assist in the placement of Milwaukee County's homeless population 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.

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Milwaukee County strives to have a stronger partnership with the 15 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. Administration strives to improve upon past practice to ensure regulatory compliance.

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 June 15, 2015 and the second took place on September 14, 2015. At the September meeting each applicant was given the opportunity and was encouraged to speak about their applications. Someone spoke for each of the 26 applicants with one applicant not present. The County Board voted on a budget that was adjusted by the less than 1% 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.

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No comments were received.

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

None

7. Summary

Milwaukee County Housing Division is committed to continued process improvement in both the CDBG and HOME programs. We will continue required training during the application process. Also, once we have hired a staff person to replace the previous Housing Program Analyst they will work on training the applicants on how to prepare for future applications and increase their knowledge on how to properly submit invoices and client data.

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

Milwaukee County Housing Division is part of the Department of Health and Human Services. The Housing Division administers the Housing Choice Voucher program, homeless programs, special needs housing, Community Development Block Grant, the HOME program and other local housing programs.

Consolidated Plan Public Contact Information

Victoria L. Toliver, 414-278-2948

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

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(l)).

Milwaukee County Housing Division is continuously working on better coordination and cooperation with other government entities, county departments, and private entities.

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.

Milwaukee County has developed a separate department to address Milwaukee County's homeless population. A manager, two housing care coordinators and a statistician. Milwaukee County Housing is an active member of the Continuum of Care and provides and funds services to homeless populations. Milwaukee County has adopted the "housing first" model to address homelessness and is using local tax dollars to address homelessness along with federal sources.

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

Milwaukee County is not a direct recipient of ESG funds.

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 Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September 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 Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
3	Agency/Group/Organization	CITY OF GLENDALE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
4	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 Non-housing needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
5	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 Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
6	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 Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September 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 Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
8	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 Non-housing needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
9	Agency/Group/Organization	VILLAGE OF GREENDALE
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
10	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 Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
11	Agency/Group/Organization	OAK CREEK - SALVATION ARMY
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.

12	Agency/Group/Organization	INTERFAITH PROGRAM FOR THE ELDERLY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
13	Agency/Group/Organization	ST FRANCIS INTERFAITH PGM FOR ELDERLY
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
14	Agency/Group/Organization	HOPE HOUSE OF MILWAUKEE
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
15	Agency/Group/Organization	HUNGER TASK FORCE, INC.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.

16	Agency/Group/Organization	JFS Housing, Inc.
	Agency/Group/Organization Type	Services - Housing Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
17	Agency/Group/Organization	Legal Aid Society of Milwaukee, Inc
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
18	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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
19	Agency/Group/Organization	Village of Fox Point
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.

20	Agency/Group/Organization	UNITED COMMUNITY CENTER
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.
22	Agency/Group/Organization	WISCONSIN REGIONAL TRAININT PARTNERSHIP, INC.
	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 September public hearing.
23	Agency/Group/Organization	Wisconsin Women Business Initiative Corp
	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 September public hearing.
24	Agency/Group/Organization	Village of Shorewood
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.

25	Agency/Group/Organization	THE GRAND AVENUE CLUB
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non housing needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in September public hearing.

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

None.

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	Both plans address employment services, mental health support services, and housing.
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 Impediments to Fair Housing	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 third year of the consolidated plan. Outreach was done to the same groups as the consolidated plan. Every effort is made to include citizen participation. 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.

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	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community	0	0	0	https://milwaukeecounty.legistar.com/Calendar.aspx

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	Required Applicant Training	Minorities Persons with disabilities Non-targeted/broad community	60	40	0	
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community	0	0	0	

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)
4	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	26	0	0	https://milwaukeecounty.legistar.com/Calendar.aspx
5	Internet Outreach	Any one who has internet access	0	0	0	http://county.milwaukee.gov/HealthampHumanServic7753/HousingDivision/Programs/CDBG-Program.htm

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 for the remainder of the 2014-2018 Consolidated Plan. Please note that West Allis administers HOME funds as part of the Consortium and retains program income generated creating a difference in amounts approved by the County board and the total budget. Milwaukee County also manages revolving loan funds for home repair explaining the difference between the amount in the resolution and the total budget.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,436,181	70,776	0	1,506,957	3,760,428	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	911,962	625,000	2,000,000	3,536,962	1,415,105	Program income ..West Allis PI \$125,000 Milwaukee County PI \$500,000

Table 1 - 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 17 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. Milwaukee County has a match balance.

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 a new 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. Current listings are found at

<http://county.milwaukee.gov/RealEstate/foreclosure.htm>.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds. Milwaukee Co will allocate previous year's CR funds and uncommitted EN funds to a rental development project in 2016. The CHDO reserve project will produce 11 HOME units.

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 the supply of standard affordable housing	2014	2018	Affordable Housing	Milwaukee County Urban County Milwaukee County HOME Consortium	Housing:	CDBG: \$279,396 HOME: \$3,273,595	Rental units constructed: 11 Household Housing Unit Homeowner Housing Rehabilitated: 87 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds Jobs created/retained: 17 Jobs Businesses assisted: 4 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide access to services to selected populations	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	Milwaukee County Urban County	Public Services	CDBG: \$206,936	Public service activities other than Low/Moderate Income Housing Benefit: 10002 Persons Assisted
3	Improve/develop infrastructure	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$479,510	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 31987 Persons Assisted
4	Develop economy and employment	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$197,816	Jobs created/retained: 17 Jobs Businesses assisted: 6 Businesses Assisted
5	Effective administration/planning of CDBG program	2014	2018	CDBG Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$431,912	Other: 1 Other
6	Effective administration of HOME program	2014	2018	HOME administration	Milwaukee County HOME Consortium	Administration and Planning	HOME: \$91,196	Other: 1 Other

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of standard affordable housing
	Goal Description	Milwaukee County will continue to provide Architectural Barrier removal grants and continue revolving loan funds that provide no interest loans to low-income owner occupants to make repairs. West Allis will continue to assist first-time buyers, provide home repair loans, and provide rental rehab loans. Both West Allis and Milwaukee County will develop rental housing using HOME. During the 2016 program year, a HOME rental project will be funded with CR and EN to develop 11 HOME units in a 54 unit project in Glendale, a participating member of the Consortium. Movin' Out will be the CHDO working with an LLC associated with Gorman Development. The majority of the funding for this project will come from previous year's CHDO Reserve funds and uncommitted EN funds.
2	Goal Name	Provide access to services to selected populations
	Goal Description	Milwaukee County will continue to work with participating municipalities and non-profits to provide services to the low-income population and seniors.
3	Goal Name	Improve/develop infrastructure
	Goal Description	Milwaukee suburbs and non-profits struggle with aging infrastructure to serve low-income clients and areas. Milwaukee County will work to improve conditions.
4	Goal Name	Develop economy and employment
	Goal Description	Milwaukee County is dedicated to increasing employment opportunity in Milwaukee County for low-income residents.
5	Goal Name	Effective administration/planning of CDBG program
	Goal Description	Effective administration of the CDBG program.
6	Goal Name	Effective administration of HOME program
	Goal Description	Effective administration of the HOME program.

Table 3 – Goal Descriptions

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Milwaukee County 2016 Annual Action Plan (Action Plan) is the Third Annual Action Plan of the Milwaukee County Consolidated Plan (2014-2018). 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 2016 (January 1, 2016 to December 31, 2016) that addresses the needs and objectives identified in the five-year Consolidated Plan.

#	Project Name
1	Public Services/Suburban
2	Public Services /County-wide
3	Public Facilities/Suburban
4	Economic Development
5	CDBG Administration
6	CDBG/ Housing/MC/Emergency Repair
7	CDBG/ Housing/MC/Suburban
8	HOME/Housing/MC/DPA
9	HOME/Housing/MC/Rental Development
10	HOME/Housing/MC/Owner Repair
11	HOME/Housing/MC/TBRA
12	HOME/Housing/WAL/Rental Rehab
13	HOME/Housing/WAL/Owner Rehab
14	HOME/Housing/WAL/Development
15	HOME/Administration/MC
16	HOME/Administration/WAL

Table 3 – 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. The weak housing market continues to be an obstacle in addressing housing needs. Another obstacle in addressing homeless needs is that most services and facilities are located in the City of Milwaukee and outside the jurisdiction of the Urban County and HOME Consortium. Also, HUD rules preclude us from helping a homeless population that is not addressed which include the multiple families living in one household and those living in transitional housing. Milwaukee County has a long tradition of allocating 40% of funds to municipal projects for participating jurisdictions.

AP-38 Project Summary

Project Summary Information

Table 4 – Project Summary

1	Project Name	Public Services/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$182,885
	Description	Assure access to services to targeted populations within the participating suburban communities. Provide health and recreational services to elderly and disadvantaged persons. Provide access to shelter and services for those who are homeless.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3000 LMI
	Location Description	Urban County participating suburban communities
	Planned Activities	Senior Health Education, Neighborhood Outreach programs, Interfaith programs, Adult Program Services, Community Centers, Homelessness prevention
2	Project Name	Public Services /County-wide
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services

	Funding	CDBG: \$229,500
	Description	Assure access to services to targeted populations within the Urban County. Provide health and recreational services to elderly and disadvantaged persons; Provide recreation and education opportunities for youth. Provide training, counseling and educational services to develop job skills and job opportunities.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	3000 LMI
	Location Description	Urban County jurisdiction
	Planned Activities	Peer Support Services, Housing Case Management, Senior Outreach services, Job skills/training/employment assistance, Fair Housing education
3	Project Name	Public Facilities/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$464,052
	Description	Provide infrastructure to meet LMI needs, remove blight, improve parks;
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Participating suburban communities in Urban County
	Planned Activities	<p>Activities include:</p> <ul style="list-style-type: none"> • Cudahy: Bus Stop Improvements • Franklin: ADA Sidewalk • Glendale: Universal Playground • Greendale: Hose Tower Improvements • Greenfield: Knokel Park Shelter • South Milwaukee: Senior Center Improvements • St. Francis: Library Parking Lot • West Milwaukee: Fire Housing Improvements
4	Project Name	Economic Development
	Target Area	Milwaukee County Urban County
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	CDBG: \$98,986
	Description	Assist private businesses to create jobs; provide technical assistance, counseling and educational services.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	WWBIC will work with businesses in the Urban County jurisdiction to create 40 jobs. Grand Avenue Club estimated they will create 4 FTE jobs for persons with special needs.

	Location Description	WWBIC will be working in all 16 participating municipalities in the jurisdiction with an emphasis on Oak Creek. Grand Avenue Club will concentrate on the green bus line through the north shore suburbs.
	Planned Activities	Provide TA to persons starting a business; Provide financial assistance to businesses to create jobs; Using a CBDO, provide assistance to businesses and clients to create FTE jobs for persons with special needs.
5	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: \$287,278
	Description	Effective administration of the CDBG program
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee County Urban County
	Planned Activities	
6	Project Name	CDBG/ Housing/MC/Emergency Repair
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	CDBG: \$95,986

	Description	Provide minor rehab/accessibility for renter and owner-occupied units for LMI households
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	4 Rental and 10 Home-Owner
	Location Description	Milwaukee County Urban County
	Planned Activities	Minor rehab/accessibility for renter and owner-occupied units for LMI households
7	Project Name	CDBG/ Housing/MC/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	CDBG: \$148,270
	Description	Repair of rental and homeowner units in suburban municipalities of Milwaukee County Urban County
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	35
	Location Description	Participating suburban municipalities in Milwaukee County Urban County
	Planned Activities	Repair of rental and owner-occupied units for LMI Households
8	Project Name	HOME/Housing/MC/DPA
	Target Area	Milwaukee County HOME Consortium

	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$208,000
	Description	Provide assistance for home ownership to LMI households
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	16 LMI households
	Location Description	Milwaukee County Consortium Milwaukee County (excluding City of Milwaukee) Wauwatosa West Allis
	Planned Activities	Downpayment and closing costs assistance
9	Project Name	HOME/Housing/MC/Rental Development
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$1,949,885
	Description	Provide new rental units
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	11 LMI households
	Location Description	Glendale, WI
	Planned Activities	Development of 11 units of rental housing for LMI households
10	Project Name	HOME/Housing/MC/Owner Repair
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$200,000
	Description	Rehab owner-occupied housing units for LMI households
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	87 units for LMI households
	Location Description	Milwaukee County Consortium: Milwaukee County (excluding City of Milwaukee) Wauwatosa West Allis
Planned Activities	Rehab of home-owner units occupied by LMI households	
	Project Name	HOME/Housing/MC/TBRA

11	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$147,306
	Description	Provide security deposit assistance under TBRA
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 LMI persons/households
	Location Description	Milwaukee County Consortium: Milwaukee County (excluding the City of Milwaukee) Wauwatosa West Allis
	Planned Activities	Provide security deposit assistance to LMI persons/households
12	Project Name	HOME/Housing/WAL/Rental Rehab
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$80,000
	Description	Rehab affordable rental units for LMI households
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	2 LMI Households
	Location Description	West Allis/Consortium Participating Member
	Planned Activities	Rehab of affordable rental units for LMI households
13	Project Name	HOME/Housing/WAL/Owner Rehab
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	CDBG: \$314,271
	Description	Rehab of owner-occupied housing for LMI households
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	40 LMI households
	Location Description	West Allis/Milwaukee County Consortium
	Planned Activities	Rehab of owner-occupied housing for LMI households
14	Project Name	HOME/Housing/WAL/Development
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:

	Funding	HOME: \$190,000
	Description	Development of rental or homeowner housing for LMI households
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Anticipate helping at least five to ten families.
	Location Description	Within West Allis jurisdiction.
	Planned Activities	
15	Project Name	HOME/Administration/MC
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Effective administration of HOME program
	Needs Addressed	Administration and Planning
	Funding	HOME: \$113,000
	Description	Effective administration of the HOME Program for Milwaukee County Consortium
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	HOME/Administration/WAL

16	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Effective administration of HOME program
	Needs Addressed	Administration and Planning
	Funding	HOME: \$60,000
	Description	Effective administration of the HOME program
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	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 2016 (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	80
Milwaukee County HOME Consortium	20

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For HOME, Milwaukee County uses the Consortia formula provides by HUD that takes into consideration poverty rate and age of housing stock. A formula based on number of persons in poverty 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.

Discussion

Cooperation agreements were re-negotiated for 2016. Geographic distribution was eliminated from the agreements and language was added regarding actions required to affirmatively further fair housing.

Affordable Housing

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

Introduction

Milwaukee County and 17 municipal partners will support households through locally funded programs, the Housing Choice Voucher Program, CDBG, HOME, 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	525
Non-Homeless	1,670
Special-Needs	563
Total	2,758

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,670
The Production of New Units	11
Rehab of Existing Units	87
Acquisition of Existing Units	0
Total	1,768

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.

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.

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

South Milwaukee has the only public housing in the jurisdiction and will continue to maintain all 60 units.

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

South Milwaukee requires residents of public housing to participate in public service activities or volunteer each year.

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 continue to pull from the waiting list in 2016 for the Housing Choice Voucher program and has opened the wait list to veterans. The list will also be opened in 2016 to the low to moderate income level population we serve.

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 2016 the Housing Division is being expanded for the Housing First initiative, mostly funded by local tax dollars. Milwaukee County has developed a department to deal specifically with the homeless population; a Program Manager, two Housing Navigators and a Statistician have been hired to assist the homeless in obtaining permanent housing.

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 created a new position to assist in additional homeless outreach. This 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

Milwaukee County will continue to operate its Safe Haven program that assists homeless persons with temporary housing and services as a means to transition participants into permanent housing. Staff from the Safe Haven program work in partnership with the County's Behavioral Health Division to ensure qualified individuals receive the services they need to transition into permanent housing. 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. Staff assists individuals coming from mental health facilities, jail, House of Correction, and various homeless shelters with a housing plan during discharge planning. In 2016, the Division will continue to 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 will continue in 2016 and will offer 40 scattered site permanent supportive housing units with services for those who would otherwise be homeless. The goal in 2016 is for those units to be at 100% occupancy.

Discussion

Milwaukee County is actively working on a plan to end homelessness within the next five years.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

Milwaukee County will work with the 17 municipalities participating in CDBG and HOME to affirmatively further fair housing. Fair Housing is key issue in the cooperation agreements that form the Urban County and part of the new cooperation agreements. 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

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 is what leads to local change that will remove the negative effects of publics policies that serve as barriers to affordable housing including zoning ordinances. Staff in conjunction with Metropolitan Milwaukee Fair Housing Council have presented in front of the Intergovernmental Cooperation Council made up of the Mayors and Presidents of Milwaukee municipalities. Staff will continue fair housing outreach and education of municipal staff and elected officials.

Discussion

Milwaukee County has provided funding to update the impediments assessment to the City of Milwaukee who is acting as the lead agent for a county-wide plan. In light of the changing direction of Fair Housing regulations, the County is excited to be making updates and changes in coordination with the changing requirements.

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

Introduction

Again, 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 have added on a new Department to assist the homeless population in obtaining services and housing.

Actions planned to address obstacles to meeting underserved needs

Milwaukee County, under its FY 2016 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 strength neighborhoods vitality. Continue to work on the removal of architectural barrier 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 business, employment training, and career counseling. Assist in the area of homeless population by funding Rapid Rehousing. 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 again be undertaking a number of partnerships in 2016 to address the need for affordable housing for a number of populations including persons with disabilities, special needs populations, and the elderly. Milwaukee County housing 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.

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.

Strategy1 : 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.

Actions planned to develop institutional structure

Milwaukee County Housing Division will continue to fine tune the CDBG application process for 2016, striving towards better compliance and efficiency with a focus on providing applicant and sub-recipient training.

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 funded in 2016. 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 2016 work on housing, lead-paint, and poverty issues.

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	172,304
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:	172,304

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.	95.03%

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

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:

Milwaukee County will use recapture provisions for homebuyer activities. Loan will be made on a forgivable basis, with a percent forgiven for each year an owner is in the unit. If the affordable period is 5 years, 1/5 will be forgiven each year.

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.

Discussion

Milwaukee County and West Allis use slightly different recorded instruments to comply with recapture provisions. Both entities will work together to standardize these documents and ensure compliance.

