



HD | Housing
Division

A Division of the
Department of Health
& Human Services

2018 Annual Action Plan

OMB Control No. 2506-0117

Expires June 30, 2018

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.

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.

The Objectives and Outcomes for 2018 are:

Goal 1: Increase the supply of standard affordable housing

Outcomes: Rental units constructed: units; Homeowner Housing Rehabilitated: units; Direct Financial Assistance to Homebuyers: Households; Tenant-Based Rental Assistance/Rapid Rehousing: Households

- **Project 7:** CDBG/Housing/Owner: Increase/maintain the supply of standard affordable housing for low and moderate-income homeowners.
- **Project 8:** CDBG/Housing/Rental: Increase/maintain the supply of standard affordable rental units for LMI households within the Milwaukee Urban County
- **Project 9:** HOME/MC/DPA: Provide assistance for home ownership to LMI households.
- **Project 10:** HOME/MC/Rental: Provide new rental units for LMI households.
- **Project 11:** HOME/MC/Owner: Increase/maintain the supply of standard affordable housing through the rehab of LMI owner-occupied units.

- **Project 12:** HOME/MC/TBRA: Provide security deposit assistance under Milwaukee County TBRA and rapid rehousing program.
- **Project 13:** HOME/WAL/Rental: Increase/maintain the supply of standard affordable rental housing units for LMI persons/households in the City of West Allis.
- **Project 14:** HOME/WAL/Owner: Rehab of owner-occupied housing units for LMI households in the City of West Allis.
- **Project 15:** HOME/WAL/Development: Development of rental or homeowner housing for LMI households in the City of West Allis.

Goal 2: Provide access to services to selected populations:

Outcomes:

- **Project 1:** Public Services located within and serving beneficiaries in Suburban member communities of the Urban County.
- **Project 2:** Public Services provided on a county-wide basis

Goal 3: Improve/Development Infrastructure

Outcomes:

- **Project 3:** Public facility improvements within Suburban Urban County member communities to meet needs, remove blight, improve parks
- **Project 4:** Public facility improvement within Milwaukee County at-large

Goal 4: Develop economy and employment

Outcomes: FTE jobs; Businesses assisted

- **Project 5:** Fund activities that create or retain jobs for low- and moderate-income persons.

Goal 5: Effective administration/planning of CDBG Program

- **Project 6:** Effective administration of the CDBG program for Milwaukee County Urban County

Goal 6: Effective administration of HOME Program

- **Project 16:** Effective administration of the HOME program for Milwaukee County Consortium
- **Project 17:** Effective administration of the HOME program by subrecipient West Allis

3. Evaluation of past performance

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

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

2018 is the fifth year of our 5-Year Consolidated Plan. Over the previous four years we have accomplished the following in meeting our goals or projects:

Goal 1: Increase the supply of standard affordable housing

Rental units constructed - over 26% of outcome goals accomplished

Rental units rehabilitated - less than 10% of outcome goals accomplished, will continue to fund, but will re-evaluate estimated outcomes after 2018.

Homeowner Housing Rehabilitated - more than 87% of outcome goals accomplished

Direct Financial Assistance to Homebuyers - 10% of outcome goals accomplished, will continue to provide assistance to homebuyers

We have had to return CHDO-reserve funds in previous years due to difficulties in identifying eligible CHDOs and eligible, feasible projects. In 2018, we will be working with a new CHDO, the Wisconsin Partnership for Housing Development, to acquire, rehab, resale homes for LMI households. WPHD will be the owner of the units and the manager of the project.

Goal 2: Provide access to services to selected populations

Public Services provided - exceeded outcome goals by 94%, will continue to fund and will re-evaluate estimated outcomes after 2018

Goal 3: Improve/develop infrastructure

Public Facility or Infrastructure - exceeded expected outcomes by 150%, will continue to fund and will re-evaluate estimated outcomes after 2018

Goal 4: Develop economy and employment

Jobs - 50% of outcome goals accomplished, will continue to fund and will re-evaluate estimated outcomes after 2018

Businesses - exceeded outcome goals by more than 20%, will re-evaluate estimated outcomes after 2018

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 the funding of 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 September 18, 2017 and the second took place on December 4, 2017. At the September meeting each applicant was given the opportunity and was encouraged to speak about their applications. Someone spoke for each of the applicants with one applicant not present. The County Board voted on a budget that was adjusted by a 9% increase in allocations made. Attached is the adjusted CDBG Budget.

5. Summary of public comments

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

No comments were received.

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

No comments were received.

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, we have hired a staff person to replace the previous Housing Program Analyst. He 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. We are a part of the Department of Health and Human Services responsible for all Mental Health and Service Agency oversight. Since we work under one department we coordinate services as needed. There are 3 public housing agencies serving the Milwaukee County jurisdiction, Milwaukee County, West Allis and South Milwaukee. South Milwaukee has 60 units of public housing; Milwaukee County and West Allis provide housing vouchers. We work with the South Milwaukee PHA through out HOME TBRA program. Our CDBG funding continues to fund organizations that provide job training and job placement assistance to provide job opportunities with private industries and local businesses.

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, one community interventionist, two housing navigators 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. However, Milwaukee County is an active member of the Continuum of Care which provides and funds services to meet the needs of persons

coming out of health care facilities, mental health facilities, youth facilities and corrections facilities who are in danger of becoming homeless.

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

All agency types are consulted.

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

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	25	No comments were received.	No comments were received.	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	45	38	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	0	0	0	https://milwaukeecounty.legistar.com/Calendar.aspx
5	Internet Outreach	Anyone who has internet access	0	No comments received.	0	http://county.milwaukee.gov/HealthandHumanServices/7753/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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,606,587	55,400	415,784	2,077,771	0	In working to resolve a number of issues related to IDIS, we identified \$569,415 in CDBG funds that were uncommitted over the last 10 years. These uncommitted funds will be added to the available funds in 2018. Some of these funds were committed to projects in 2016 and 2017. The planned uses have not changed since 2016: a brown fields clearance activity, owner/rental rehab, security deposits.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,321,445	428,285	1,027,654	2,777,384	0	

Table 2 - Expected Resources – Priority Table

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

Milwaukee County is fortunate that the 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. In 2018, we do not expect significant leveraging opportunities from CDBG or HOME funded projects. However, Milwaukee County currently has excess match available of \$3,158,071 for the HOME program. Our COC funds continue to leverage approximately 1 million dollars per year.

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

There is an initiative for Milwaukee County to work with Housing and Municipal partners in transforming tax foreclosure properties into decent affordable housing. Each year there will be a new list of these properties to work with. Current listings are found at <http://county.milwaukee.gov/RealEstate/foreclosure.htm>. Milwaukee County has obtained 22+ acres in the City of Franklin. Located along S 27th St, just south of Ryan Rd. The Project will consist of a mix of Affordable and Market Rate Housing.

Discussion

Milwaukee County Housing will continue to strengthen partnerships with other County departments and municipalities to leverage funds. Milwaukee Co has allocated 2015, 2016 and 2017 EN funds to a rental development project started in 2017 that will produce 11 HOME units. 2018 and previous year's CR funds will be allocated to Wisconsin Partnership for Housing Development, the County's only CHDO, for eligible CHDO-Reserve projects.

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: \$815,674 HOME: \$2,645,240	Rental units constructed: 6 Household Housing Unit Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 74 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 50 Households 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: \$258,380	Public service activities other than Low/Moderate Income Housing Benefit: 38000 Persons Assisted
3	Improve/develop infrastructure	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Public Infrastructure/Facilities	CDBG: \$596,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 55000 Persons Assisted
4	Develop economy and employment	2014	2018	Non-Housing Community Development	Milwaukee County Urban County	Economic Development	CDBG: \$85,500	Jobs created/retained: 4 Jobs Businesses assisted: 10 Businesses Assisted
5	Effective administration/planning of CDBG program	2014	2018	CDBG Administration	Milwaukee County Urban County	Administration and Planning	CDBG: \$321,317	Other: 1 Other
6	Effective administration of HOME program	2014	2018	HOME administration	Milwaukee County HOME Consortium	Administration and Planning	HOME: \$132,144	Other: 1 Other

Table 3 – 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 using CDBG and HOME to provide no interest loans to low-income owner occupants for housing repair/rehab activities. 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 continue rental housing development using HOME. A HOME rental project will continue in the 2018 program year. The project is funded with 2017 HOME EN and previous years uncommitted HOME EN funds to develop 11 HOME units in a 54 unit project in Glendale, a participating member of the Consortium. In 2018, Milwaukee County will be working with a new CHDO, the Wisconsin Partnership for Housing Development, to produce new homeowner units by acquiring, rehabbing and selling previously foreclosed units. WPHD will be the owner of these properties.
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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Milwaukee County 2018 Annual Action Plan (Action Plan) is the Fifth 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 programs for those in danger of becoming homeless, economic development, infrastructure improvements, and public services in the Milwaukee County jurisdiction. This Action Plan presents programs, activities, and resources for Program Year 2018 (January 1, 2018 to December 31, 2018) 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	Public Facilities/Milwaukee County
5	Economic Development
6	CDBG Administration
7	CDBG/Housing/Owner
8	CDBG/Housing/Rental
9	HOME/MC/DPA
10	HOME/MC/Rental
11	HOME/MC/Owner
12	HOME/MC/TBRA
13	HOME/WAL/Rental
14	HOME/WAL/Owner
15	HOME/WAL/Development
16	HOME/MC/Admin
17	CHDO 2018

Table 4 – Project Information

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

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

housing. Milwaukee County continues the long tradition of allocating 40% of funds to municipal projects for Urban County member communities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Public Services/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Provide access to services to selected populations
	Needs Addressed	Public Services
	Funding	CDBG: \$110,007
	Description	Public Services located within and serving beneficiaries of Suburban member communities of the Urban County
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	35,000 LMI persons/households
	Location Description	Within Suburban member localities of the Milwaukee Urban County
	Planned Activities	<p>Bayside - Senior Center Operations</p> <p>Browndeer - Senior Club</p> <p>Cudahy - Property Maintenance</p> <p>Fox Point - Dunwood Center</p> <p>Franklin - Senior Health Education</p> <p>Greendale - Adult Program Services</p> <p>Greenfield - Senior Services Staff</p> <p>Interfaith Neighborhood Outreach - various municipalities</p> <p>West Milwaukee = Community Center</p>
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: \$148,373
	Description	Public services provided on a Milwaukee County-wide basis
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	300 LMI persons/households
	Location Description	Milwaukee County (excluding City of Milwaukee, City of West Allis, City of Wauwatosa)
	Planned Activities	Metro Milwaukee Fair Housing Council - education, enforcement Impact Coordinated Entry Jewish Family Services - Peer Support Bradley II Salvation Army - Oak Creek Eviction Defense Project
3	Project Name	Public Facilities/Suburban
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$476,700
	Description	Public facility improvements located within suburban member communities of Milwaukee Urban County to meet needs of LMI persons, remove blight, improve parks in LMI-eligible areas.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	35,000 LMI persons/households
	Location Description	Within suburban member communities of the Milwaukee Urban County

	Planned Activities	Brown Deer - Living Room Project Cudahy - Bus Stop Improvements Glendale - Bike Trail Greendale - ADA Restrooms/Gazebo Park South Milwaukee - ADA Curb Ramps St. Francis - ADA Sidewalks St. Francis - ADA Doors to St. Francis Center West Milwaukee - Firehouse Improvements
4	Project Name	Public Facilities/Milwaukee County
	Target Area	Milwaukee County Urban County
	Goals Supported	Improve/develop infrastructure
	Needs Addressed	Public Infrastructure/Facilities
	Funding	CDBG: \$120,200
	Description	Public Facility Improvements to serve general LMI population within Milwaukee Urban County area
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	20,000 LMI persons/households
	Location Description	Milwaukee Urban County
	Planned Activities	Repair facility that houses fresh food items for Milwaukee County homeless and low income families.
5	Project Name	Economic Development
	Target Area	Milwaukee County Urban County
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	CDBG: \$85,500
	Description	Fund activities that create and/or retain jobs for low-income persons. Provide technical assistance to micro-enterprises.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	4 jobs 10 micro-businesses
	Location Description	Milwaukee Urban County
	Planned Activities	Provide technical assistance to persons starting a business or micro-enterprise.
6	Project Name	CDBG Administration
	Target Area	Milwaukee County Urban County
	Goals Supported	Effective administration/planning of CDBG program
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$321,317
	Description	Effective Administration of the CDBG program for Milwaukee County Urban County
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Milwaukee Urban County
	Planned Activities	Administration of CDBG program
7	Project Name	CDBG/Housing/Owner
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	CDBG: \$815,674
	Description	Increase/maintain the supply of standard affordable housing for low-moderate income homeowners.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	20 LMI households

	Location Description	Milwaukee County (excluding City of Milwaukee, City of West Allis, City of Wauwatosa)
	Planned Activities	Minor rehab, emergency repair, architectural barrier removal for homeowner units of LMI households. Code compliance officer work within LMI areas of St. Francis.
8	Project Name	CDBG/Housing/Rental
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	:
	Description	Increase/maintain the supply of standard affordable rental units for LMI households within Milwaukee Urban County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Emergency repair and other CDBG rehab of rental units for LMI households.
9	Project Name	HOME/MC/DPA
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$178,000
	Description	Provide assistance for home ownership to LMI households
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	7 LMI households
	Location Description	
	Planned Activities	Provide downpayment and closing cost to LMI persons

10	Project Name	HOME/MC/Rental
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$1,374,162
	Description	Provide new rental units for LMI households
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 LMI families
	Location Description	Milwaukee County
	Planned Activities	New construction of rental units
11	Project Name	HOME/MC/Owner
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$339,271
	Description	Increase/maintain the supply of standard affordable housing through the rehab of LMI owner-occupied units.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	40 LMI households
	Location Description	Milwaukee County Consortium
	Planned Activities	Rehab of LMI homeowner units.
12	Project Name	HOME/MC/TBRA
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$127,306

	Description	Provide security deposit assistance under Milwaukee County TBRA and rapid rehousing program.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	TBRA-30 and Rapid Rehousing-20
	Location Description	Milwaukee County Consortium
	Planned Activities	Provide security deposit assistance to LMI persons/households and rapid re-housing assistance
13	Project Name	HOME/WAL/Rental
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	:
	Description	Increase/maintain the supply of standard affordable rental housing units for LMI persons/households in City of West Allis
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	City of West Allis
	Planned Activities	Rehab rental units for LMI households in City of West Allis
14	Project Name	HOME/WAL/Owner
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$428,285
	Description	Rehab of owner-occupied housing units for LMI households in City of West Allis
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	6 LMI persons/households
	Location Description	City of West Allis
	Planned Activities	Rehab of owner-occupied housing for LMI households within City of West Allis
15	Project Name	HOME/WAL/Development
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	:
	Description	Development of rental or homeowner housing for LMI households in City of West Allis, WI
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	0
	Location Description	City of West Allis, WI
	Planned Activities	
16	Project Name	HOME/MC/Admin
	Target Area	Milwaukee County HOME Consortium
	Goals Supported	Effective administration of HOME program
	Needs Addressed	Administration and Planning
	Funding	HOME: \$132,144
	Description	Effective administration of the HOME program for Milwaukee County Consortium
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Milwaukee County Consortium
	Planned Activities	Effective administratoin of the HOME program within Milwaukee County Consortium
17	Project Name	CHDO 2018
	Target Area	Milwaukee County Urban County
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing:
	Funding	HOME: \$198,216
	Description	CHDO-WPHD, Wisconsin Partnership for Housing Development
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI persons/households
	Location Description	Milwaukee County Consortium
	Planned Activities	Acquisition, rehab and sale.

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 2018 (CDBG) many applications for funding were made by South Shore and Southwest communities within Milwaukee County. The South Shore area has the majority of low-to-moderate income census tracts. Areas in Shorewood, Glendale, and Brown Deer also have qualified LMI areas and funded projects. For HOME, the City of West Allis generates program income which requires increased HOME spending within West Allis to meet commitment and expenditure deadlines. The County will monitor their commitments and expenditures to assure the timely use of HOME funds.

Geographic Distribution

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

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Cooperation agreements were re-negotiated and renewed for a three-year period in 2017. Pre-determined geographic distribution was eliminated from the agreements and the process of application, review and approval were added. Also, language was added regarding actions required of each participating member community 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	50
Non-Homeless	84
Special-Needs	0
Total	134

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	604
The Production of New Units	4
Rehab of Existing Units	0
Acquisition of Existing Units	4
Total	612

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. Rental Assistance includes the Public Housing Section 8 Vouchers.

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. West Allis will make their voucher list available when there are openings. Wauwatosa vouchers are available through Milwaukee County whenever Section 8 applicants want to locate within their district. Currently Milwaukee County's Section 8 is closed.

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. Milwaukee County has developed a homeownership program which includes all Section 8 voucher holders in Wauwatosa and West Allis. Milwaukee County will work with South Milwaukee regarding their encouragement of public housing residents in becoming involved in the management of their public housing location.

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

N/A

Discussion

Milwaukee County Housing Authority (MCHA) will continue to pull from the waiting list in 2018 for the Housing Choice Voucher program. The waiting list will not be reopened until 2020.

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

Preferences

MCHA will aggregate preferences. That is, the more preferences a family holds, the higher they will be on the waiting list. A lottery was conducted to place applicants on the waiting list within that preference.

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

The MCHA will offer the following preferences:

1. To any family that has been terminated from its HCV program due to insufficient program funding.
2. To an individual or family that is homeless or is transitioning up from a Permanent Supportive Housing unit. This includes individuals and families that meet the definition of Category 1 or Category 4 homelessness as defined in HUD notice PIH 2013-15 (HA).
3. To Veterans discharged under any circumstances other than dishonorably.
4. To residents of MCHA's jurisdiction. This includes families that reside within MCHA's jurisdiction, families with a family member who works within MCHA's jurisdiction, and families with a family member who has been notified that they have been hired to work within MCHA's jurisdiction.
5. To working families. This includes families where the head, spouse or sole member is employed for at least 20 hours a week. However, an applicant where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, must also be given the benefit of this preference.
6. To a family that includes a family member who is a person with disabilities as defined in Chapter 3 (Exhibit 3-1).

Number of applicants on the waiting list : 1704

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 2018 the Housing Division continues to expand 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.

Wauwatosa

The City of Wauwatosa is a member of the Continuum of Care (CoC), signs onto the NOFA application and attends COC monthly meetings to remain up to date on services that offered in the community. The City participated in the COC sponsored point in time homeless count and will continue to do so to track the population over time.

West Allis

West Allis efforts to reduce homelessness also include instating a homeless “preference” in the Community Development Authority’s Housing Choice Voucher open enrollment process in 2013 and in 2015. In addition, West Allis has accepted 145 VASH vouchers from HUD, actively providing affordable housing to homeless veterans.

West Allis staff is also an active participant in the State of WI Homeless Management Information Systems (HMIS) Board of Directors. West Allis’s position on the HMIS board influences, creates and directs policy as it relates to assessment of homeless individuals and families within the local continua and the remaining balance of the State. The Board creates the assessment tool used by outreach and social service providers (Vulnerability Assessment Tool) within the State. West Allis also promotes low-income housing tax credit projects when inquired to by developers who apply for LIHTC projects through the Wisconsin Housing and Economic Development Association (WHEDA) competitive LIHTC program.

West Allis is a partner in a HOME consortium with Milwaukee County and the City of Wauwatosa. West Allis will continue to partner with these adjacent local units of government on administering the HOME program, funding housing programs such as rehab and new construction, for low-moderate income families. West Allis will also continue to work with the City of Milwaukee on administering NSP funds, as West Allis is an NSP consortium member with the City of Milwaukee and Milwaukee County. West Allis also participates in quarterly meetings with CDBG entitlement communities around the State, regarding

the CDBG program.

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 a Community Intervention Specialist (CIS) who works 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 also makes 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 2018, 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 2018 and will offer 40 scattered site permanent supportive housing units with services for those who would otherwise be homeless. The goal in 2018 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.

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

Introduction

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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 now have a Department dedicated to assist the homeless population in obtaining services and housing.

Actions planned to address obstacles to meeting underserved needs

Milwaukee County, under its FY 2018 CDBG Program Year, will take the following actions to address obstacles to meeting the underserved needs: Continue to provide funds for the rehab of homeowner and renter occupied units. Continue to provide funds for new housing construction of owner occupied and renter occupied housing units that are decent, sound, affordable and accessible. Continue to work on the foreclosed and abandoned housing issues to help strengthen neighborhood vitality. Continue to work on the removal of architectural barriers in the County's older housing stock through rehabilitation. Continue to fund rehabilitation program to help bring the older existing housing stock up to code standards. Continue to fund activities that assist business, employment training, and career counseling. Assist in the area of homeless prevention 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 2018 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 outlined 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 identified 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 and micro-business development accounts for 80% of new job growth in the United States. Supporting the development of locally owned small and micro-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 continued to fine tune the CDBG application process for 2018, 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 2018 to 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	0
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:	0

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

as follows:

Milwaukee County will not use other forms of investment beyond those identified in Section 92.205.

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. Loans will be made on a forgivable basis, with a percent forgiven for each year an owner is in the unit. If the affordability period is 5 years, 1/5 will be forgiven each year. If the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability, the County will recover the PJ recovers, from available net proceeds, all or a portion of the HOME assistance to the homebuyers. The recapture approach requires that all or a portion of the *direct subsidy* provided to the homebuyer be recaptured from the *net proceeds* of the sale.

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 deed restriction to ensure compliance with recapture provisions. If the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability, the County will recover from available net proceeds, all or a portion of the HOME assistance to the homebuyers. The recapture approach requires that all or a portion of the *direct subsidy* provided to the homebuyer be recaptured from the *net proceeds* of the sale.

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

loan repayment (other than HOME funds) and closing costs.

Section 92.254(a) (5) (ii) (A):

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.

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.

