

## Executive Summary

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

#### 1. Introduction

The City of Wauwatosa Annual Action Plan for the Community Development Block Grant Program (CDBG) is a comprehensive document that outlines goals to assist low/moderate income individuals through various programs/services throughout the program year. Each program/project funded with CDBG is designed to meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and to contribute accomplishments under one or more of the three categories of outcomes (increase availability/accessibility, increase affordability, increase sustainability).

The City of Wauwatosa is receiving a total of \$891,326 in new Community Development Block Grant (CDBG) funding in 2015. In addition to the annual allocation, some projects will be funded with carryover funds from previous years or unspent funds from closed out projects.

In addition, Milwaukee County HOME Consortium receives the City of Wauwatosa's share of the HOME funds and provides services with these funds on its behalf.

#### 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.

**Provide Services to Senior Citizens:** Emphasis is placed on programs that improve the quality of life for Wauwatosa's senior population, which comprises approximately 20% of the total population. In particular, programs serve the needs of low-income seniors.

**Improve the quality of life for individuals with disabilities:** CDBG funds support programs that offer services to low income individuals with disabilities.

**Undertake improvements to public facilities:** The City provides funds for implementation of eligible public facilities projects as needed.

**Promote economic development:** The City provides funds to businesses for eligible economic development projects when they create FTE jobs filled with low/moderate income individuals.

**Promote equal opportunity in housing:** A portion of Wauwatosa’s CDBG funding supports The Metropolitan Milwaukee Fair Housing Council who, through its Fair Housing Project, works to ensure that all people have equal access to housing opportunities and to eliminate unfair/illegal discrimination in the sale, rental, financing and insuring of housing. MMFHC provides counseling and investigative services to people who report possible violations of fair housing laws and conducts outreach and informational activities directed toward increasing public awareness of equal opportunity in housing.

**Increase and improve affordable housing opportunities for LMI people:** Another priority undertakes vital improvements to enhance the quality of life and safety of low-income, elderly and disabled residents in subsidized residential facilities. Priority will also be given to housing programs that perform improvements to low-income homeowners and assist low-income homebuyers.

**Provide quality planning projects and program administration:** Planning studies that support economic development, housing and other relevant goals of the CDBG program will be undertaken as needed. Funds are also provided for staff time and training for program administration.

### **3. Evaluation of past performance**

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

Projects that address suitable living and economic opportunity objectives consistently meet their goals assisting LMI populations. Programs that fall into the public service and public facilities/economic development categories, such as the programs that assist Wauwatosa’s senior and disabled populations, rely on CDBG funding to continue offering quality services to the predominantly LMI populations they serve. Many of these programs apply for CDBG funds on an annual basis and as a result, city staff has been able to foster positive, close-working relationships with the organizations that allow for effective communication and problem solving.

The City of Wauwatosa has a slightly more difficult time meeting the goals of the housing programs. Wauwatosa is almost completely built out, there is very little available land for residential development and vacancy rates (owner and rental) are consistently low – around 2%. In addition, the land values are high in Wauwatosa. The cost of existing housing units is dictated by market forces and new developments have followed market trends/rates as well. The NIMBY philosophy results in resistance to duplex/multi-family housing construction in many areas of the community and makes it challenging to secure approval from the Common Council for these types of projects; the political feasibility of affordable housing remains a barrier to such projects. Discrimination in housing also likely plays a role. All of these characteristics and issues act as impediments to affordable housing.

As a result of the impediments listed above, Wauwatosa will focus funds on supporting/enforcing fair housing initiatives/laws and rehabilitating/upgrading existing low-income housing facilities and assisting low-income homebuyers. Additionally, we will offer continued support of housing that ensures the

underserved low-income population living with HIV has housing and support options in Wauwatosa. Moving forward funds have been approved for housing rehab activities for LMI households in addition to first-time homebuyer down payment assistance for LMI households.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

With the intention of increasing public involvement, Wauwatosa worked with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line survey for stakeholders and possible beneficiaries. CPDA invited stakeholders from the City who represented a variety of groups, elected officials, and administrators involved in the City's community development program to participate in focus groups.

The City emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Health, Engineering), and the Common Council. Additionally, these groups received an email with a link to the citizen survey that described the survey and its purpose. The same email was distributed to all email subscribers of the City's neighborhood group association. A press release with the survey link and purpose was sent to the Wauwatosa Patch and Wauwatosa NOW publication and posted on the City website.

On June 26, 2013, the consultant (CPDA) conducted three focus groups. Facilitators used a nominal group technique developed by Andre Delbecq to help each group generate a series of responses to topic questions, clarify and consolidate the ideas, and rank them. The following questions were asked of each group: In your opinion, 1) What has the City done well in planning and administering its CDBG and HOME programs (strengths) over the last 5 years; 2) What were the weaknesses in the City's planning and administering of the CDBG and HOME programs over the last 5 years; 3) What could they do better and what should be the focus and priorities for the next 5-Year Con Plan?

A Milwaukee County Consolidated Plan Needs survey was conducted online during the months of July and August, 2013. The survey was accessible to the residents of the City of Wauwatosa online and was distributed through email. The survey consisted of 17 questions broken into the following categories:

- Demographic information
- Community needs assessment
- Public spending importance assessment

Citizens and other interested parties had the opportunity to comment on the citizen participation plan on and the Annual Action Plan on September 18th, 2013 and October 9th, 2013. Written comments submitted to the Community Development were also accepted. Notice of a 30 day comment period was noticed on January 30th, 2013. Notice was sent to community organizations that may have an interest in the plan.

## **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.

### **Summary of Focus Group Results:**

The highest rated strengths of the program were the City's a staff, who according to the group, were a pleasure to work with, provided timely responses to questions, and were flexible/helpful. The next rated strength was the application for funding; it was consistent from year to year and the reporting requirements of the program were clear and understandable.

The weaknesses of the program were: the housing priority has been difficult to address, not enough was done over last 5 years; need to facilitate collaboration/communication between agencies that receive funding; need for more opportunity for agencies to market/inform each other about their programs; and more communication, in general, needed.

The focus/priorities for the next 5 years receiving the highest ranking were: decisions on how to address the need for a senior center; facilitate/encourage collaboration/communication among agencies, have localized events in Wauwatosa; have training sessions for perspective applications each year and use rating criteria for review of applications.

### **Summary of Survey Results:**

Housing/Community Needs: The respondents rated the following housing needs as 1) maintenance and upkeep of rental properties; 2) Home repairs for existing homeowners; 3) Actions to address abandoned vacant properties; 4) Affordable rental housing and 5) Increasing home ownership. Public Facility Improvements The facility improvement activity rated as having the highest need were to improve the condition of neighborhood parks and/or public spaces, next was to improve the condition of neighborhood/community facilities and then to increase the number of recreational facilities.

### **Results of Public Hearing:**

Ten different community organizations provided comment at the public hearings on the Consolidated Plan. Comments demonstrated the need for safe, affordable housing, especially for low-income senior and disabled populations and public services to provide additional support. Emergency food and basic need supplies also are in demand and the agencies providing support have seen increased use over the years.

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

All comments were heard and accepted.

**7. Summary**

**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	WAUWATOSA	
CDBG Administrator	WAUWATOSA	Development Department - Planning Divison
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

**Narrative**

Milwaukee County Consortium (HOME) consists of Milwaukee County as an Urban County and the Cities of Wauwatosa and West Allis. The 2014-2018 Consolidated Plan is done in conjunction with Milwaukee County and West Allis, with housing being addressed in the Milwaukee County plan. Milwaukee County functions as the lead agency for the Consortia's Consolidated Plan.

Contact:

Milwaukee County, Department of Health and Human Services

Housing Division

Jean Wolfgang, Housing Program Manager

2711 W. Wells Street, Room 102

414-278-4880, jean.wolfgang@milwcnty.com

### **Consolidated Plan Public Contact Information**

The Development Department at the City serves as the administrator the City's CDBG funding. The Department is responsible for oversight and monitoring of CDBG funds, along with the various subrecipients of these funds, in addition to authoring and submitting required reports. All reimbursement requests are submitted to the Finance Department for processing and check issuance.

The development of the consolidated/annual plan is based on a collaborative process that included public meetings to solicit comments from interested groups and individuals, and input from the CDBG Committee, Common Council, and City Planning staff. The general public and interested/current applicants and their constituents are invited to the public meetings and encouraged to provide comment on the plan.

The organizations that have been selected to receive funds provide data and narrative information about their programs and services which are incorporated into the plan; the CDBG Committee is a group of volunteer citizens who, along with information provided by City staff, determine the community needs that are prioritized and addressed in the plan. This recommendation is approved by the City's Budget & Finance Committee and Common Council.

### **Consolidated Plan Public Contact Information**

Development Department

7725 W North Avenue

Wauwatosa, WI 53213

414.479.8957

[www.wauwatosa.net](http://www.wauwatosa.net)

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

### **1. Introduction**

**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)).**

As a member of the Consortium, Wauwatosa works with The Milwaukee County Housing Division, which participates in several community groups to ensure coordination. The City is also an active, participating member in the Continuum of Care and attends meetings where numerous entities come together to address these issues in the community.

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

The City 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.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Development Director attends COC meetings and can provide input at this time.

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

1	<b>Agency/Group/Organization</b>	Lutheran Home
	<b>Agency/Group/Organization Type</b>	Housing Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City CDBG Committee, CDBG sub-recipients, relevant City Departments (e.g. Department of Health, Department of Engineering), and the Common Council for the purpose of getting their input into the community development focus/priorities. The group also provided comments at public hearings.

**Table 2 – Agencies, groups, organizations who participated**

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

All stakeholders and practitioners involved with community development activities within the City were provided an invitation to participate in the consultation process.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		Both identify goals of economic development/employment, access to supportive services, and providing resources to safe, affordable housing as ways to prevent the risk of homelessness.

**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**

A Needs survey was conducted online during the months of July and August, 2013. The survey was accessible to the residents of the City of Wauwatosa on the City website, advertised in the local paper, and distributed through email. The survey consisted of 17 questions broken into the following categories:

- Demographic information
- Community needs assessment
- Public spending importance assessment
- Feedback regarding municipal changes
- Communication from City or County officials regarding CDBG and HOME programs
- Recommendations for the use of public funds in Wauwatosa

Public Notices soliciting public input were placed on the City's website and distributed to community-based organizations. Public Notices for the Public Hearings were published in the official City newspaper, TosaNow. All CDBG Public Hearings are held in buildings which are handicap accessible to allow for access to elderly persons and persons with disabilities.

The first Public Hearing was held on September 18th, 2013 during a meeting with the Community Development Block Grant Committee and a second Public Hearing was held on October 9th, 2013 to present the recommended community development activities to the general public and to solicit feedback. A 30-day comment period on the Plan, prior to submission, was noticed on January 20th, 2014.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Internet Outreach	Non-targeted/broad community			All comments were accepted and considered in the development of the Con Plan.	
2	Public Hearing	Non-targeted/broad community			All comments were accepted and considered in the development of the Con Plan.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Wauwatosa receives an annual allocation of CDBG funding from HUD that remains fairly consistent from year to year. In addition, the WRLF has program income from economic development loans that can be allocated to make additional loans. If there are remaining funds from completed projects from previous years, those funds can be reallocated to existing projects or applied to a current year project for an approved organization.

#### 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	905,705	30,000	0	935,705	0	The City's annual allocation remains consistent from year to year.

Table 5 - 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**

Other than CDBG funds, federal funds such as HOME and Section 8 are allocated to Milwaukee County who in turn administers these funds on behalf Wauwatosa and other municipalities in the county. The City also received Federal Brownfield Assessment funds to assist businesses/property owners in redevelopment projects.

The individual organizations and programs that the City funds with CDBG money are able to leverage additional resources from the private and non-profit sector in order to fully implement their projects. Each organization that the city allocates CDBG funds to relies on other funding sources to operate and receives private donations or other grants.

The City of Wauwatosa only directly receives HUD funds from the CDBG Program and this program does not have any matching requirements.

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

The Wauwatosa Senior Center conducts operations out of the Muellner Building located in Hart Park, which is a publicly owned land and a public building.

**Discussion**

Services and programs are targeted to LMI people/households City-wide. The Economic Development Planning Study is targeted along the Mayfair Road Corridor.

## 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	Provide strong program planning and administration	2014	2018	Administration	Wauwatosa CDBG Entitlement Jurisdiction	Administration and Planning	CDBG: \$181,140	Other: 1 Other
2	Provide services to targeted populations	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Services	CDBG: \$135,855	Public service activities other than Low/Moderate Income Housing Benefit: 9000 Persons Assisted
3	Increase the supply of standard affordable housing	2014	2018	Affordable Housing	Wauwatosa CDBG Entitlement Jurisdiction	Housing	CDBG: \$475,000	Rental units rehabilitated: 175 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit
4	Develop economy and employment	2014	2018	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Economic Development	CDBG: \$113,710	Jobs created/retained: 10 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve/develop infrastructure	2014	2018	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Infrastructure/Facilities	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted Other: 0 Other

Table 6 - Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Provide strong program planning and administration
	<b>Goal Description</b>	Funds will provide effective administration of the City's CDBG Program and, as appropriate, be used to undertake planning studies that complement the goals of the CDBG Program. Fair Housing activities fall under this category as well.
2	<b>Goal Name</b>	Provide services to targeted populations
	<b>Goal Description</b>	Public service organizations provide much needed services throughout the community and represent the most competition for the City's limited CDBG funding. Services for seniors and people with disabilities are a focus, followed by emergency basic needs services.
3	<b>Goal Name</b>	Increase the supply of standard affordable housing
	<b>Goal Description</b>	Funds are used to rehab and conduct emergency repairs for housing that accommodates low/moderate income renters and homeowners.
4	<b>Goal Name</b>	Develop economy and employment
	<b>Goal Description</b>	Forgivable and low-interest loans will be provided to business that complete eligible projects and create or retain jobs for low/moderate income individuals and for microenterprise activities. In addition to the \$73,710 in 2014 funds allocated to WEDC, carryover funds from 2013 will be added to this balance to carry out these activities.
5	<b>Goal Name</b>	Improve/develop infrastructure
	<b>Goal Description</b>	As eligible, the City will undertake infrastructure and public facilities improvement projects. No projects or activities are in the 2014 Annual Plan for this goal, so no funding is allocated in 2014.



## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

2014 CDBG funds will be used to fund projects and activities that meet identified goals and as described in the projects described below.

<b>#</b>	<b>Project Name</b>
1	Admin/Planning
2	Senior Services
3	Services for the Disabled
4	Services for people with HIV/AIDS
5	Emergency Food Services
6	Rehab of Housing Facilities
7	Economic Development Activities
8	WRLF Economic Development

**Table 7 – Project Information**

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

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Admin/Planning
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Provide strong program planning and administration
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	:
	<b>Description</b>	Costs associated with the administration of the CDBG Program including slaray/benefits, supplies, mailing and conference/training expenses. Funds will also be expended on approved planning studies.
	<b>Target Date</b>	3/1/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Fair Housing activities typically serve approximately 45 individuals throughout the year.
	<b>Location Description</b>	Program administration is conducted by staff at Wauwatosa City Hall. Fair housing activities are city-wide.
	<b>Planned Activities</b>	General program administration; undertake an economic development planning study for the Mayfair Road Corridor; fair housing activities.
2	<b>Project Name</b>	Senior Services
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Provide services to targeted populations
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	:
	<b>Description</b>	Senior Services are those that provide activities and support programs for seniors - funds are used to cover operation costs inlcuding salaries, supplies, and program outreach.
	<b>Target Date</b>	3/1/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,100 seniors are directly assisted through the senior center and interfaith programs. Additionally, seniors can access the food pantries as well.
	<b>Location Description</b>	Hart Park Senior Center - 7300 Chestnut Street, Wauwatosa 53213 Interfaith - 1529 Wauwatosa Avenue, Wauwatosa 53213 These activities serve seniors city-wide.
	<b>Planned Activities</b>	The senior center provides social interactions, meals, and physical fitness activities for seniors. The Interfaith program provides volunteers to assist seniors with transportation to appointments, minor property upkeep, and social interactions to allow seniors to live in their homes.
<b>3</b>	<b>Project Name</b>	Services for the Disabled
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Provide services to targeted populations
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	:
	<b>Description</b>	Support organizations that provide services for people with disabilities
	<b>Target Date</b>	1/1/2014
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 550 LMI individuals will be served in 2014.
	<b>Location Description</b>	Life Navigators - 7203 West Center Street, Wauwatosa 53210 Easter Seals - 7111 W Center Street, Wauwatosa 53210 These organizations serve people city-wide.
	<b>Planned Activities</b>	Life Navigators uses funds for their self-advocacy and independence program designed to give individuals with disabilities the tools and support to make decisions on their own behalf and opportunities to put those skills to practice in their home, place of work, and community. Easter Seals will purchase a automated external defibrillator to keep on site for their adult day services program to increase safety for clients.

<b>4</b>	<b>Project Name</b>	Services for people with HIV/AIDS
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Provide services to targeted populations
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	:
	<b>Description</b>	Provide services to LMI individuals living with HIV/AIDS.
	<b>Target Date</b>	1/1/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 60 people participate in programs and emergency food/supply services and up to 6 people are housed at Elena's House.
	<b>Location Description</b>	Elena's House - 624 N 103rd Street, Wauwatosa 53213
	<b>Planned Activities</b>	Provide basic services to LMI individuals living with HIV/AIDS - safe housing with staff support, nutritious meals, one-on-one counseling, medical assistance. For those living independently, support groups, social activities, meals, medical care.
<b>5</b>	<b>Project Name</b>	Emergency Food Services
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Provide services to targeted populations
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	:
	<b>Description</b>	Support organizations that supply emergency food and basic need supplies to low income individuals and families.
	<b>Target Date</b>	1/1/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3500 individuals access emergency food services through two funded programs, tosa food pantry and tosa cares.

	<b>Location Description</b>	Tosa Food Pantry - 7474 Harwood Avenue, Wauwatosa 53213 Tosa Cares - 12012 W North Avenue, Wauwatosa Programs serve people city-wide.
	<b>Planned Activities</b>	These food pantries provide emergency food services for people in need and use funds to supplement supplies as needed and for certain products that cannot be donated (i.e. perishable goods).
<b>6</b>	<b>Project Name</b>	Rehab of Housing Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	:
	<b>Description</b>	Funds are used to complete rehabilitation work at housing facilities that accommodate low/moderate income people, particularly seniors and people with disabilities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Economic Development Activities
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Develop economy and employment
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	:
	<b>Description</b>	Provide funds to organizations and/or businesses that undertake economic development activities in the City.
	<b>Target Date</b>	1/15/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>8</b>	<b>Project Name</b>	WRLF Economic Development
	<b>Target Area</b>	Wauwatosa CDBG Entitlement Jurisdiction
	<b>Goals Supported</b>	Develop economy and employment
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	:
	<b>Description</b>	Funds used for economic development loans.
	<b>Target Date</b>	1/1/2014
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 10-15 jobs will be created and filled with LMI individuals through the Wauwatosa Revolving Loan Fund providing loans to businesses in the city.
	<b>Location Description</b>	Businesses city-wide are eligible to apply and applications will be considered once completed materials are submitted.
	<b>Planned Activities</b>	Provide low-interest loans to eligible business that create jobs for LMI individuals with a goal of assisting 3 businesses in 2014.

## 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

Businesses that are approved for economic development loans or grants are geographically distributed throughout the city. The remaining 2014 projects are conducted by various organizations that have a specific location within the city (with the exception of the office of Rebuilding Greater Milwaukee Together and WWBIC located in Milwaukee). All organizations serve Wauwatosa residents community-wide, along with some non-residents as well, and primarily those who are LMI with their CDBG funds at the locations below:

- Community Development Authority - 7725 W North Avenue
- Life Navigators - 7203 W. Center Street
- Elena's House - 624 N. 103rd Street
- Interfaith – 1529 Wauwatosa Avenue
- Rebuilding Together Greater Milwaukee – 700 W Virginia Street, Milwaukee (all activities take place in Wauwatosa, serving Tosa residents only)
- Tosa Food Pantry - 7474 Harwood Avenue
- Tosa For Kids - 1700 N. 116th Street
- Wauwatosa Senior Center - 7300 W. Center Street
- The Lutheran Home – 7500 W North Avenue
- Luther Manor - 4545 N 92nd Street
- Wisconsin Women’s Business Initiative Corporation (WWBIC) – 2745 W MLK Drive, Milwaukee

### Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Commercial districts and businesses are scattered throughout the city, but the main focus is on supporting business in the Village and North Avenue Corridor, districts where CDBG funds were used to complete redevelopment plans. The City will begin a similar study for the Mayfair Road Corridor economic development strategies will be identified in order to fund activities and initiatives that create/retain LMI jobs and promote economic development. The City’s Economic Development Division, along with WWBIC, will use CDBG funds to assist businesses throughout the City that hire LMI

employees. The CDA and WRLF will provide loans to businesses that qualify.

Allocations for the remaining projects are focused on serving LMI populations and are geographically distributed throughout the community. Seniors and people with disabilities represent a significant portion of the City's population living below the poverty level, so priorities have been assigned for allocating investments to activities that reach these populations in the community.

### **Discussion**

As eligible projects arise, infrastructure activities will be undertaken in the city's LMAs; none are scheduled or funded in 2014.



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

### **Introduction**

Underserved needs in Wauwatosa include services and housing for seniors and people with disabilities and affordable housing for these populations as well as low/moderate income populations. Wauwatosa focuses funding on projects and activities that address these needs.

### **Actions planned to address obstacles to meeting underserved needs**

Funding of the Senior Center and Interfaith Programs ensure activities/services to improve/maintain the quality of life and personal well-being of Wauwatosa's senior population. Examples of these services include social activities, recreational opportunities and services such as transportation are available to the City's senior population. Housing activities also serve the senior population.

Funding for Life Navigators allows continued operation of family support and crisis intervention services for disabled people to improve health, safety and work/live experiences. Housing activities at Greek Manor, The Lutheran Home, and RTGM also provide assistance for disabled people.

### **Actions planned to foster and maintain affordable housing**

Actions include the funding of Milwaukee County Home Consortium's Home Repair Loan, Rent Assistance, and First-Time Homebuyers programs, along with conducting outreach and distributing information and data about the number of people who access these programs. In addition, the city provides continued support to Elena's House, a transitional living facility for LMI people with HIV / AIDS. In 2014, CDBG funds will also be used for renovation/rehabilitation of Luther Manor and the Lutheran Home that will allow for continued high quality levels of housing assistance. Rebuilding Together Greater Milwaukee will provide assistance for accessibility and code compliance single-family home improvements for low-income, senior and disable households.

### **Actions planned to reduce lead-based paint hazards**

Wauwatosa's Human Health Hazard Ordinance authorizes the Wauwatosa Health Department to issue orders to abate lead hazards in homes where a lead-poisoned child resided. The lead certified health department staff conducts investigations and follow-up inspections to verify the hazard, write clean-up orders and determine compliance by the date specified on the orders. Citations will be issued if clean-up is not completed when ordered.

Grants are available to LMI households as part of the Health Department's weatherization grant program. Priority is given to those with greatest need and with young children residing in the home and

to daycares.

### **Actions planned to reduce the number of poverty-level families**

The City of Wauwatosa will continue to support and coordinate with the Milwaukee County Home Consortium to provide home repair grants/loans, rental assistance and first-time homebuyers assistance to Wauwatosa families in order to relieve these financial burdens for LMI families. Assistance to other housing programs for housing rehab activities maintain available and safe housing units while covering the cost burden for LMI households/people. In addition, the City will continue to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments that can more easily accommodate LMI households.

The City will administer grants and low-interest loans to businesses for the purpose of job creation for LMI individuals, thereby working to alleviate poverty for these people. In addition, WWBIC will receive funding to expand their existing educational and technical assistance services to businesses locating/expanding in Tosa.

The City provides CDBG funds to non-profit organizations such as the Food Pantry and Tosa Cares that provide emergency food assistance to those in need, alleviating some of the burden of obtaining this basic need so families can focus resources on other needs.

### **Actions planned to develop institutional structure**

To develop institutional structure, planning staff will continue to administer CDBG program duties and enhance coordination with the various institutions with which it works – City government, HUD, subrecipients and community groups and citizens. Further actions will be taken to refine the structure of annual application, reporting and monitoring processes, such as updating and creating forms/checklists/timelines/notices and distributing timely information to all relevant entities. Actions to clarify and streamline processes will provide an organized, defined institutional structure. Staff is also creating and maintaining a procedures reference manual that defines the various components and structure of the CDBG program.

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

Wauwatosa will participate in the Continuum of Care as an avenue for enhancing coordination between agencies in the area. In addition, staff maintains contact with organizations that receive CDBG funding

and assisted with the creation of a listserve to help them share information and work together.

## **Discussion**

## Program Specific Requirements

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

#### Introduction

Wauwatosa will receive \$905,705 in CDBG funds in 2014. Additionally, program income from the revolving loan fund will be available for new loans. The majority of funds will be allocated to serve LMI populations through public service activities (capped at 15%) and housing and economic development activities. Approximately 18% of funds will be expended for program administration, planning, and fair housing activities.

#### 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	50,000
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
<b>Total Program Income:</b>	<b>50,000</b>

#### 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.	80.00%

## **Discussion**

In 2015, the only allocated funds that will not directly serve LMI populations are those set aside for program administration and fair housing activities (although some people served by MMFHC may be LMI) that fall under the 20% Administration cap. Program income from the revolving loan fund will be available for new economic development loans in 2015.