

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Wauwatosa received a total of \$1,010,041 in Community Development Block Grant (CDBG) funding and \$795,942 in CDBG-COVID (CV) funding in 2020 and approved allocations to 12 different organizations totaling the full award.

Each project was designed to meet one of three major objectives (decent housing, suitable living environment or economic opportunity) and successfully contributed accomplishments under one of the City's identified goals: provide services to seniors, improve the quality of life for individuals with disabilities, undertake improvements to public facilities, promote economic development, promote equal opportunity in housing, increase/improve affordable housing opportunities for LMI households and used to prevent. prepare for and respond to the Coronavirus (COVID-19).

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	29	73	251.72%	30	73	243.33%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	150	7	4.67%	5	7	140.00%

Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	315	315	100.00%	315	315	100.00%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	50	0	0.00%			
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	2	1.60%	30	2	6.67%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		0	0	
Provide Services to targeted populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2339	46.78%	1000	2339	233.90%
Provide strong program planning and administration	Administration	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
Provide strong program planning and administration	Administration	CDBG: \$	Other	Other	1	0	0.00%	1	1	100.00%

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

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

Specific objectives identified in the City's plan are: provide services to seniors, improve the quality of life for individuals with disabilities, undertake improvements to public facilities, promote economic development, promote equal opportunity in housing, and increase/improve affordable housing opportunities for LMI households. In 2020, priority 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, renovations to health care facilities, and housing rehab received the bulk of funding and consistently met or superseded their goals.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,368
Black or African American	1,687
Asian	27
American Indian or American Native	38
Native Hawaiian or Other Pacific Islander	3
<b>Total</b>	<b>3,123</b>
Hispanic	18
Not Hispanic	3,105

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

### Narrative

The data above represent most individuals served through the City's Public Service organizations as reflected on the PR23 report 'CDBG Beneficiaries by racial/ethnic category. However, a category reported on the PR23 that do not show on the CR-10 screen above: Other multi racial: individuals. This brings the Total Number of individuals served to 4,111.

Numbers that are not included are those of people residing in two health care facilities that received funding for renovation and from economic development programs that created jobs or assisted businesses, but the comparative breakdown is similar to the numbers above.

The Food Pantry that operates in conjunction with the Hunger Task Force and TEFAP is not required to track racial / ethnic data; instead they regularly update their discrimination policy to comply with regulations. These numbers reflect a slightly more diverse population than that of the City as a whole and are also not included above.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,805,983	812,252

Table 3 - Resources Made Available

### Narrative

The City did not receive access to PY 2020 CDBG funds until November, 2020. Many of the subrecipients are completing their projects in 2021. CARES Act COVID funding included below  
Administration/Planning: \$99,863, CV \$79,593.50

Metro Fair Housing: \$ 37,800

Senior Center: \$ 83,000, CV \$7,500

Elena's House: \$ 15,000, CV \$10,000

Tosa Outreach: \$ 24,127, CV \$3,000

Tosa Food Pantry: \$ 6,000, CV 1,000

Tosa Cares \$ 6,000, CV \$15,000

Community First \$354,251

Horizon \$22,844

Life Navigators \$ 17,400. CV \$32,002

WWBIC: \$ 30,000, CV \$239,508

Luther Manor: \$ 180,178, CV \$61,500

Lutheran Home \$ 133,578, CV \$41,500

CDA CV \$305,125.25

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Wauwatosa CDBG Entitlement Jurisdiction	100	100	Entitlement City Jurisdiction

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The only facility that operates on publicly owned land is the Wauwatosa Senior Center, located in the Muellner Building in Hart Park (owned by the City); the senior center program was operated by the Wauwatosa School District Recreation Department.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Wauwatosa allocated all CDBG funds to organizations and projects that serve Wauwatosa residents. The City typically does not obtain other public and private resources to provide additional resources beyond CDBG funds for these specific programs. When possible and applicable, the City can leverage other grant funds to assist in addressing needs. For example, brownfield grants can be leveraged to assist redevelopment efforts and support economic development.

The organizations the City support do obtain other resources to operate their programs. The individual organizations and programs the City funded with CDBG money were able to leverage additional resources from the private and nonprofit sectors in order to fully implement their projects. Each organization that the City supports with CDBG funding also received other public and private funding and/or donations that assist them in carrying out their programs. CDBG funds allow the organizations to provide a higher level of service to meet the demand; without the funds service would be cut or reduced.

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

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	50	1
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>50</b>	<b>1</b>

Table 6 – Number of Households Supported

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

Funds were allocated to Community First to undertake residential rehab efforts. One (1) LMI housing units had rehab work completed. In 2020, during the COVID-19 pandemic, only one home was rehabed. Due to COVID restrictions, there was a limit on the work that could be done.

The City did not use funding for new unit construction or rental assistance. These actions are undertaken by Milwaukee County with the use of HOME funds allocated to the consortium that the City

participates in. The Milwaukee Continuum of Care covers the City of Milwaukee, City of West Allis, City of Wauwatosa and the remainder of Milwaukee County. The Milwaukee Continuum of Care is recognized by local government, the State of Wisconsin, and the federal government as the group responsible for planning, organizing, and evaluating the continuum of services for homeless individuals and families.

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

Community First will complete 2020 projects in 2021 now that the organization is back up and running and COVID shut downs.

The City just completed a comprehensive Housing Study and that highlighted the need for a range of housing options to meet various needs, including low income individuals, workforce housing, housing for seniors and housing for the disabled. Currently a housing policy and strategy to implement the recommendations of the study is underway to give further direction to housing redevelopment decisions. Staff has supported these proposals during the approval process and expects to see an increase in the construction of affordable housing units in the coming years. Currently, Wauwatosa’s zoning ordinance does not mandate that new housing developments contain a certain number of affordable units. The Housing Study is planned to be updated in 2021 with new Census data. The City’s zoning does allow for smaller lot sizes and a variety of multi-family properties that in turn offer more affordable housing options than would exist otherwise. The City has recently added accessory dwelling units (ADU) to the zoning code to allow another housing option.

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

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

**Table 7 – Number of Households Served**

**Narrative Information**

Wauwatosa's objective was to provide affordable housing with a particular emphasis on extremely low-income individuals. The objective was met by providing 1 household with affordable housing.

In addition, funds were used to support Elena's House, a transitional housing facility for persons living with HIV/AIDS, under public services. However, ten (10) extremely low-income individuals resided at their facility in 2020. Additionally, funds were provided for renovations and code compliance upgrades to two public health care facilities that serve hundreds of low income and/or disabled seniors that reside



under their care.

Wauwatosa efforts to address "worst case needs" and meeting the needs of persons with disabilities included funding Elena's House, Life Navigators and the Lutheran Home.

Wauwatosa actions to foster and maintain affordable housing include funding that rehabilitation of Luther Manor and the Lutheran Home.

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

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

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

It is difficult to assess the number of homeless individuals in the City of Wauwatosa and other than the occasional police report, or individuals encountered around City Hall, knowledge of the exact number of homeless is largely unknown. There are no shelters in Tosa so homeless individuals are referred to organizations in the surrounding area that provide emergency shelter and other services. The City participates in the Point in Time Count undertaken by the Continuum of Care and is awaiting the results to shed further light on the issues of the homeless population in the community.

The City of Wauwatosa aimed funds at preventing homelessness in the community through the funding of programs that assist LMI households by providing affordable housing services and basic needs services to aid in homelessness prevention. In addition, Tosa Community Food Pantry and Tosa Cares assisted those individuals in need with emergency food supplies, toiletries, and clothing.

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

In PY 2020, CDBG funds did not assist any organizations that work solely with homeless populations. Funds were expended on programs such as Elena's House, which provides housing for individuals with HIV/AIDS who would be at great risk of experiencing homelessness without such a housing option that offers transitional and/or permanent housing.

The City participates in the Continuum of Care and collaborates with existing housing developments to assess the number of units in need of rehabilitation or facilities that could expand their number of units in an effort to maintain, and when possible increase, the number of affordable housing units offered/available. The City continued to support the programs and services within the community that provide much needed emergency assistance to LMI households that in turn helped prevent homelessness.

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

The City provides referrals to subsidized housing developments in the community. In addition, the City continued to support the programs and services within the community that provide much

needed assistance to LMI households, in turn helping prevent homelessness. Participation in Milwaukee's Continuum of Care supports resources in the community working to end homelessness.

**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**

The City of Wauwatosa is a member of the Milwaukee County Continuum of Care, a coalition whose mission is to organize people and resources to end homelessness in Milwaukee. The CoC has developed a 10 year plan to end homelessness and meets to work on issues and opportunities people experiencing homelessness. The CoC conducts Point in Time Counts and Wauwatosa participated in these events. While the City's Health Department does not admit people for care, it does give people referrals to agencies in the surrounding area that provide shelter and services for the homeless. As there are no permanent, transitional, or public housing facilities in the City, partnering with the CoC is the best avenue for assisting these populations.

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

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

There is no public housing located in the City of Wauwatosa.

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

There is no public housing located in the City of Wauwatosa.

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

There is no public housing located in the City of Wauwatosa.

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

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

The City continued 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 a range of diverse households. In a typical year only a handful of new residential units are constructed in Wauwatosa. Cost of these developments is market driven and as a result of the high land values in the City, developers have not constructed truly affordable housing units. More recently, the opportunity to include affordable housing units into new developments has arisen through finance options that developers need to move projects forward. The City completed a comprehensive Housing Study and that highlighted the need for a range of housing options to meet various needs, including low income individuals, workforce housing, housing for seniors and housing for the disabled. Currently a housing policy and strategy to implement the recommendations of the study is underway to give further direction to housing redevelopment decisions. Staff has supported these proposals during the approval process and expects to see an increase in the construction of affordable housing units in the coming years. Currently, Wauwatosa's zoning ordinance does not mandate that new housing developments contain a certain number of affordable units. The City's zoning does allow for smaller lot sizes and a variety of multifamily properties that in turn offer more affordable housing options than would exist otherwise. The City has added accessory dwelling units (ADU) to the zoning code to allow another housing option.

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

**Underserved Housing Needs:** The City supported the MMFHC fair housing services and Elena's House, a transitional living facility for LMI people with HIV / AIDS. Health Facility rehab activities served seniors and people with disabilities (Lutheran Home and Luther Manor) by creating safer living environments.

**Underserved Senior Citizens:** Funding of the Senior Center and Interfaith Programs ensured activities/services to improve/maintain the quality of life and personal well-being of Wauwatosa's senior population. Examples of services that were provided by these organizations include social activities, recreational opportunities and services such as transportation are available to the City's senior population.

**Underserved People With Disabilities:** Funding for Life Navigators allowed continued operation of family support and crisis intervention services for disabled people to improve health, safety and work/live experiences. Facility rehab activities provided accessibility modifications for people with disabilities.

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

Wauwatosa actions to reduce lead-based paint hazards include utilizing lead-certified contractors and

lead safe practices in housing rehabilitation projects. In partnership with the Wisconsin Childhood Lead Poisoning Prevention program (WCLPPP), Wauwatosa public health nurses work with all families of lead poisoned children to provide education and monitoring. Certified staff conduct environmental assessments on homes in which lead-poisoned children reside. The nurses work with the families to monitor the child's health and prevent future lead poisonings. The Wauwatosa Health Department also has free publications and literature about remodeling and the hazards of lead.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Housing: The City continued 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. Funding for rental and homeowner rehab helps maintain affordable housing and allows seniors to age in place.

Economic Development: Through the Economic Development grants/loans to businesses, jobs are created for LMI individuals through grants and loans to businesses located in the community, thereby working to alleviate poverty for these people.

Emergency Services: Tosa Community Food Pantry and Tosa Cares provided emergency relief services to families and individuals below the poverty level. The provisions of food, school supplies and clothes lift some of the cost burden of these necessities and help to alleviate poverty.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In order to develop more effective institutional relationships, staff attends CDBG trainings and conferences and works in coordination with the various institutions with which it works – City government, HUD, subrecipients and community groups and citizens.

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

The individual organizations and programs that the City funded with CDBG money were able to leverage additional resources from the private and non-profit sectors in order to fully implement their projects. Each organization that the City supports with CDBG funding also received other public and private funding and/or donations that assist them in carrying out their programs. CDBG funds allow the organizations to provide a higher level of service to meet the demand; without the funds service would be cut or reduced.

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

15 impediments (#12 & #13 for City of Milwaukee only) were identified in the report, *Regional Analysis of Impediments to Fair Housing 2020*. Although the report is regional in nature, the City of Wauwatosa has focused on the following impediments:

***"Impediment:" Lack of Awareness of Fair Housing Laws***

**"Action;"** The City's CDBG program has focused on preventing fair housing discrimination, promoting fair housing education and providing information and referral services. Wauwatosa partners with the Metropolitan Milwaukee Fair Housing Council (MMFHC) who operates four programs that conduct a variety of activities to promote equal opportunity in housing (enforcement program, outreach & education program, community & economic development program and training & technical assistance program).

***"Impediment:" Restrictive Local Land Use Regulations and Other Ordinances***

**"Action:"** The City of Wauwatosa is undertaking a review of the current zoning code through an equity framework. This effort will be completed in 2021 and will include focus groups and outreach with various members of the community. The focus will be on equal access to housing, accessibility for people with disabilities and creating a structure to review zoning and land use decisions through an equity lens. "Tosa Zone for All"

The City has recently adopted an Accessory Dwelling Unit (ADU) ordinance which allows ADUs in single-family districts.

***"Impediment:" Lack of Regionally Dispersed Affordable Housing***

**"Action:"** The City is using CDBG and HOME (through the Consortium with Milwaukee County) to fund two housing developments. In 2021, acquisition has been funded for the Walnut Glen project. It will consist of 101 units with 87 units mixed-income senior and 14 units of affordable family townhomes. Also in 2021, the River Parkway apartments and townhomes (Phase II) will be funded. It will consist of 4-story, 50-unit mixed income with no age restriction.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Contact with subrecipients helped determine adherence to regulations and ensure the identified objectives and outcomes were being followed. To further meet these ends, the collection of local agreements and data reports demonstrated that the programs were addressing/meeting the goals and objectives that were identified in the Plan. When there were discrepancies, staff works with the organization until the problem is resolved. Internal controls monitored the evaluation of money requests, drawdown procedures and actions related to CDBG eligibility requirements. Checklists for each subrecipient were maintained to track the necessary documentation and progress status.

Staff maintains an ongoing expense ledger, separate from IDIS, which tracks each subrecipient's funding amount and drawdowns for past and present years. Staff monitored timeliness via this ledger throughout the year and if necessary, contacted organizations notifying them of the need to spend funds. This documentation, along with reports such as the PR03 that were downloaded from IDIS, and regular contact with HUD staff regarding timeliness are all actions undertaken to monitor and ensure timeliness was met.

Essentially all Wauwatosa CDBG activities are conducted by subrecipients. Regular phone and e-mail contact throughout the year helped City staff monitor subrecipient activities. Staff conducts in-house monitorings of subrecipients, the nature of the which consisted primarily of file and record reviews, including a comparison of application project proposal and actual project activity, an analysis of the format and quality of reporting and accomplishment information, and a review of invoice records. In addition, the City is audited annually by an outside firm and an audit of the CDBG program is part of that process. The City worked with a consultant to provide direct subrecipient monitoring assistance in 2020.

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

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

Notice for public meetings regarding CDBG activities, plans, and applications are published in the local newspaper, advertised on notice boards at City Hall and on the City website along with contact information should citizens have any questions. The public hearing for FY 2020 was held November 6, 2019. The minutes have been attached to this document. The public comment period for the CAPER



was March 3 through April 5, 2021. The draft document was available on the City website and a hard copy was available for viewing at City Hall. No public comments were received. The public notice has been attached to this document. An affidavit of publication was received.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Wauwatosa’s CDBG program does not vary much from year to year in terms of activities that are funded, and the programs undertaking these activities address high priority needs within the community. Subrecipients determined the indicator they would use to measure results throughout the year by the category best suited their activities (i.e. people, households, facilities etc). The indicator was chosen when the subrecipient applied for CDBG funds. As far as improving the success of meeting housing goals, a strategy that includes greater outreach and advertising of the funded programs could increase participation, along with greater solicitation/outreach to other organizations that provide housing services in the community. Each year, the CDBG Committee evaluates previous and new applications based on past performance and the need for additional or new services. The Common Council also votes on funding allocations and can shift the focus of fund usage based on needs the community has expressed.

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

No

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

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