

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 \$1,028,257 in new Community Development Block Grant (CDBG) funding in 2021. 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/multifamily 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. Participation in the Milwaukee County HOME Consortium usually does not vary too much from year to year. The Section 8 Rent Assistance program has been and continues to essentially be closed to new participants; however the number of households residing in Wauwatosa as a result of the program remains around 11 each year. The Home Repair Program has assisted over 235 households since 1990 and has been one of the more successful housing programs in Wauwatosa. Conversely, the

Homebuyer Assistance Program has assisted only 13 households since 1992, 25 from 2014 -2017. The requirements of the program limit its use in Wauwatosa and homebuyer assistance has not been provided since 2017. Continued outreach for these programs will hopefully result in increased participation along with greater accountability of efforts from Milwaukee County.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

In an effort to increase public involvement in the development of the Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an online citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

Wauwatosa and 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 a focus group.

Email invitations were sent to 43 individuals and organizations, including the City's CDBG Committee, CDBG subgrantee recipients, relevant City staff (e.g. Health, Engineering, Public Works, Fire and Police), and Common Council members. On November 14, 2019, the consultant (CPDA) facilitated the focus group using a group technique developed to help each individual generate a series of responses to topic questions and the group then clarified and consolidated the ideas. The following questions were asked of the group:

In your opinion:

- 1) What is there about the CDBG Housing/Public Service/Public Facility Improvements/Economic Development/Administration programs (such as: methods, processes, systems, approach, policies) that should continue or be left "as is" over the next five years?
- 2) What is there about the CDBG Housing/Public Service/Public Facility Improvements/Economic Development/ Administration programs that should be changed (add, remove, revise, modify, correct, improve) over the next five years? Suggestions?

A Milwaukee County 2020 2024 Consolidated Plan Needs survey was conducted online during the months of October and November 2019. The survey was accessible to the residents of the City of Wauwatosa online and 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.

The survey consisted of 33 questions broken into the following categories: Demographic Information; Community Needs Assessment; Funding Priority Assessment; Fair Housing Questionnaire. There were 30 responses from residents of the City of Wauwatosa. The activities identified as having the highest need for funding were Neighborhood Improvements (sidewalk, curb, street improvements, sidewalk accessibility improvements); Affordable Housing (Housing for Seniors, Disabled, Homeowners and

Homebuyer Assistance); Rehabilitation of Housing (Accessibility Improvements for Disabled Persons); and Public Services (Transportation Services for Seniors, Mental Health Services, Substance Abuse Services). More than 50% of respondents thought discrimination in housing was an issue in their community, but 100% said they had not experienced discrimination.

Citizens and other interested parties had the opportunity to comment on the 5 Year Consolidated Plan between March 2, 2020 and April 4, 2020. Written comments submitted to the Development Department were also accepted. Notice of the hearing/comment period was noticed 30 days prior to submittal to HUD. 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.

The highest rated strengths of the program were the City's staff, according to the group, they said they were a pleasure to work with, and they provided timely responses to questions and were flexible and 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 and 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: make decisions on how to address the need for a senior center; facilitate/encourage collaboration and 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:

Three hundred and fifty five (335) residents of Milwaukee County accessed the survey with 79% (266) of those responding completing the survey. Fifty five (21%) survey respondents who specified their locality

indicated they live outside of Milwaukee County or in the City of Milwaukee. These respondents were filtered out of the analysis, as the City of Milwaukee and surrounding counties are not included in the Milwaukee County Consolidated Plan.

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

All comments were heard and accepted.

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	WAUWATOSA	
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

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

City of Wauwatosa

7725 W. North Avenue

Wauwatosa, WI 53213

414.479.8957

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

1. Introduction

In an effort to increase public involvement in the development of the 2020-2024 Five Year Consolidated Plan, the City of West Allis, the City of Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an online citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs. See attached report with questions and responses. The 30-day notice was published 3/4/2020 - 4/3/2020 and the public meeting was 10/30/2019 and the focus group meeting was November 14, 2019.

The public meetings for the 2021 Annual Plan were October 28, 2020 and November 11, 2020. 10 community organizations spoke at the public hearing. The 30-day public comment notice was published 4/28/21 - 5/31/2021. No comments were received.

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)).

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. The City staff member will foster a consistent relationship and increase communication with Milwaukee County and the administration of the City's HOME funds. Continued input will be solicited from the Wauwatosa Health Department, also a subrecipient of CDBG funds. Staff, when appropriate and possible, will seek new avenues and partnerships with agencies for meeting/expanding underserved needs in the community. Staff maintains regular communication with subrecipients throughout the year.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Lutheran HOme
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.
2	Agency/Group/Organization	Metropolitan Milwaukee Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.</p>
3	<p>Agency/Group/Organization</p>	<p>TOSA COMMUNITY FOOD PANTRY</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless</p>

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.</p>
4	<p>Agency/Group/Organization</p>	<p>Wauwatosa Health Department</p>
	<p>Agency/Group/Organization Type</p>	<p>Services-Health Health Agency Grantee Department</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Lead-based Paint Strategy</p>

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Department of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.
5	Agency/Group/Organization	ERAs Senior Network, Inc
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Departments of Health & Public Works), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.

6	Agency/Group/Organization	WWBIC
	Agency/Group/Organization Type	Services-Education Services-Employment Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Departments of Health & Engineering), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.
7	Agency/Group/Organization	Spectrum Community Impact
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation?	Broadband service
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Wauwatosa emailed focus group invitations to 42 individuals and organizations, including the City's CDBG Committee, CDBG subrecipients, relevant City Departments (e.g. Departments of Health & Engineering), and the Common Council for the purpose of getting their input into the community development focus/priorities for the next 5 year Con Plan.

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

N/A

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	Milwaukee County	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

The Development Department at the City serves as the administrator the City’s CDBG funding and works closely with neighboring municipalities (West Allis, City of Milwaukee, Milwaukee County) through the consortium, collaborating through meetings/communications on shared issues such as the AI, and interacting at trainings/conferences. 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. Development Department staff also attend and staff regular meetings of the Community Development Authority, which serves as the City's Housing Authority and approval body of CDBG Economic Development funds. Outreach and marketing efforts to businesses and industry are increasing to ensure continued involved of these players in the development process. The City keeps abreast of activities at the State level through electronic communications and interaction at trainings and conferece events.

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 Milwaukee County Consolidated Plan Needs survey was conducted online during the months of October and November, 2019. The focus group meeting November 14, 2019. The 30-day notice was published 3/4/2020 - 4/3/2020.

The survey was accessible to the residents of the City of Wauwatosa online and was distributed through email. The survey consisted of 33 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, and 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 Public Hearings are published in the official City newspaper, WestNow, posted at City Hall and Police Department and posted online in the meeting portal. 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 for PY 2021 was held on October 28, 2020 during a meeting with the Community Development Block Grant Committee and a second Public Hearing was held on November 11, 2020 to present the recommended community development activities to the general public and to solicit feedback.

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	There were 30 responses from the City of Wauwatosa.	Comments provided generally fell into one of four groups: the need for services to assist the City's senior population, the need to assist activities that serve people with disabilities, the need for emergency relief services to help people in tough economic times, and the need to rehab housing units in order to maintain a quality housing supply. Each commentator iterated tight or declining budgets/resources for providing services coupled with an increased and/or growing demand for services.	All comments were accepted and considered in the development of the Con Plan.	

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	Public Meeting	Non-targeted/broad community	<p># residents of Milwaukee County accessed the survey with 79% (266) of those responding completing the survey. Fifty-five (21%) survey respondents who specified their locality indicated they live outside of Milwaukee County or in the City of Milwaukee. These respondents were filtered out of the analysis, as the City of Milwaukee and surrounding counties are not included in the Milwaukee County Consolidated Plan. Additionally, this analysis includes only survey respondents who completed majority of the survey. Seventy people who started it</p>	<p>Comments provided generally fell into one of four groups: the need for services to assist the City's senior population, the need to assist activities that serve people with disabilities, the need for emergency relief services to help people in tough economic times, and the need to rehab housing units in order to maintain a quality housing supply. Each commenter iterated tight or declining budgets/resources for providing services coupled with an increased and/or growing demand for services. Housing/Community Needs: The respondents rated the following housing needs as 1)maintenance and upkeep of rental properties; 2) Home</p>	<p>All comments were accepted and considered in the development of the Con Plan.</p> <p>18</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Wauwatosa anticipates receiving a total of **\$1,013,324** in new Community Development Block Grant (CDBG) funding in 2021. In addition to the annual allocation, some projects will be funded with carryover funds from previous years or unspent funds from closed out projects and unexpended funds from completed 2020 projects will be carried over for applicants that have been approved by Common Council for funding in 2021. Should the City’s 2021 grant award be greater or less than estimated, funding levels will be adjusted proportionally and/or additional unspent funds may be used to supplement funding levels if approved by Common Council. Also, Milwaukee County HOME Consortium receives the City of Wauwatosa’s share of HOME funds and provides services with these funds on its behalf.

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: \$		

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	1,028,257	12,000	0	1,040,257	4,040,712	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

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 City Hall and the Muellner Building located in Hart Park, which is a publicly owned land and a public building.

Discussion

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	2020	2024	Affordable Housing	Wauwatosa CDBG Entitlement Jurisdiction	Housing	CDBG: \$127,466	Homeowner Housing Rehabilitated: 10 Household Housing Unit
2	Provide Services to targeted populations	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Services	CDBG: \$151,998	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Improve/develop infrastructure	2020	2024	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Public Infrastructure/Facilities	CDBG: \$418,793	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 650 Persons Assisted Rental units constructed: 50 Household Housing Unit
4	Develop economy and employment	2020	2024	Non-Housing Community Development	Wauwatosa CDBG Entitlement Jurisdiction	Economic Development	CDBG: \$130,000	Jobs created/retained: 30 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide strong program planning and administration	2020	2024	Administration	Wauwatosa CDBG Entitlement Jurisdiction	Administration and Planning	CDBG: \$200,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of standard affordable housing
	Goal Description	Housing rehab program
2	Goal Name	Provide Services to targeted populations
	Goal Description	Public services include senior services (outreach & senior center) and support services for those with disabilities and their families.
3	Goal Name	Improve/develop infrastructure
	Goal Description	Public facility improvements to benefit LMI individuals.
4	Goal Name	Develop economy and employment
	Goal Description	Business support services.

5	Goal Name	Provide strong program planning and administration
	Goal Description	CDBG program administration

AP-35 Projects - 91.420, 91.220(d)

Introduction

The City of Wauwatosa 2021 Annual Action Plan (Action Plan) is the second Annual Action Plan of the Milwaukee County Consolidated Plan (2020-2024). The Consolidated Plan describes strategies that address the need for affordable housing, supportive housing for special needs populations, homeless shelters and prevention, economic development, infrastructure improvements, and public services in the Milwaukee County jurisdiction. This Action Plan presents programs, activities, and resources for Program Year 2021(January 1, 2021 to December 31, 2021) that addresses the needs and objectives identified in the five-year Consolidated Plan for the City.

#	Project Name
1	Program Administration and Planning
2	Senior Services
3	Services for the Disabled
4	Emergency Food Services
6	Economic Development
7	Rehab of Public Facilities
8	Housing
9	Fair Housing

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	Project Name	Program Administration and Planning
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide strong program planning and administration
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$160,200
	Description	Costs associated with the administration of the CDBG Program including salary/benefits, supplies, mailing, travel and planning studies.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Costs associated with the administration of the CDBG Program including salary/benefits, supplies, mailing, travel and planning studies.
2	Project Name	Senior Services
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	CDBG: \$110,098
	Description	Provide funds to the senior center and neighborhood outreach organization to offer support services to older adults.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	775 LMI senior individuals
	Location Description	Senior Center, 7300 West Chestnut Street, Wauwatosa 53213 Citywide, Wauwatosa

	Planned Activities	Funds used for staff salaries and supplies for the Tosa Senior Center and Neighborgood Outreach Program for older adults. Outreach services include transportation, referral services and other resources.
3	Project Name	Services for the Disabled
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	CDBG: \$25,900
	Description	Support organizations that provide services for people with disabilities. (Life Navigators)
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	525 LMI individuals
	Location Description	Life Navigators 7203 W. Center Street, Wauwatosa
Planned Activities	Program support for Life Navigators. Services are provided for children and adults with intellectual disabilities and their families including emergency services & supplies, basic living needs support, crisis intervention, self-advocacy and self-determination services, family support, community outreach, etc.	
4	Project Name	Emergency Food Services
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide Services to targeted populations
	Needs Addressed	Public Services
	Funding	CDBG: \$16,000
	Description	Support organizations that supply emergency food and basic need supplies to low income individuals and families.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	529 estimated LMI individuals
	Location Description	Tosa Food PANtry - 7474 Harwood Ave., Wauwatosa 53213 Tosa Cares - 12012 W North Ave., Wauwatosa 53226
	Planned Activities	Support organizations (Tosa Community Food Pantry & Tosa Cares) that supply emergency food and basic need supplies to low income individuals and families.
5	Project Name	Economic Development
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Develop economy and employment
	Needs Addressed	Economic Development
	Funding	CDBG: \$130,000
	Description	Provide loans (and limited grants) to new or expanding businesses that retain or create jobs filled by low/moderate income individuals. Funding and approvals are administered by the Community Development Authority. WWBIC provides training and technical assistance for entrepreneurs and prospective entrepreneurs.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 businesses 9 FTE jobs created or retained 51% LMI
	Location Description	1533 N. River Center Drive Milwaukee, WI
	Planned Activities	Provide loans (and limited grants) to new or expanding businesses that retain or create jobs filled by 51% low/moderate income individuals. Funding and approvals are administered by the Community Development Authority. WWBIC provides training and technical assistance for entrepreneurs and prospective entrepreneurs.
6	Project Name	Rehab of Public Facilities
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Increase the supply of standard affordable housing

	Needs Addressed	Housing
	Funding	CDBG: \$418,793
	Description	Funds are used to complete acquisition and rehabilitation work at housing facilities that accommodate low/moderate income people, particularly seniors and people with disabilities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	688 LMI individuals
	Location Description	Carmelite - 1230 Kavanaugh Place, Wauwatosa 53213 MSP (River Parkway Apartments) - 6400 River Parkway
	Planned Activities	Carmelite - Funds for community classrooms & enrichment space (installation of ADA ramps & access doors, bathrooms and exits) River Parkway - Phase II funds for site acquisition, pre-development soft costs and/or site improvements
7	Project Name	Housing
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Increase the supply of standard affordable housing
	Needs Addressed	Housing
	Funding	CDBG: \$127,466
	Description	LMI housing rehab program.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Up to 10 LMI owner-occupied households.
	Location Description	City-wide Wauwatosa
	Planned Activities	Wauwatosa home repair program for LMI households to include minor repairs and replacements.
8	Project Name	Fair Housing
	Target Area	Wauwatosa CDBG Entitlement Jurisdiction
	Goals Supported	Provide strong program planning and administration

Needs Addressed	Housing
Funding	CDBG: \$39,800
Description	Funds support organizations that affirmatively further fair housing in the community.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	100 clients. Unknown estimate of LMI clients at time of application. Mandated program to ensure fair housing compliance.
Location Description	City-wide Wauwatosa
Planned Activities	Funds support organizations that affirmatively further fair housing in the community including fair housing enforcement services, fair housing/lending outreach and education.

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

Funds are allocated to most directly serve the low/moderate income populations in the community.

There are 13 census tracts in Wauwatosa; tract 905 encompasses the Milwaukee County Grounds and the only residential population in the tract (listed as 332 persons) resides in the mental health complex – census data demonstrates that this population is overwhelmingly African-American and low-income. Overall Wauwatosa’s population is approximately 87% white, 4.8% black/African American, 4.4% Asian and 2.8% other or two or more races. The highest minority concentrations occur in census tracts 901 (10.7% Black), 902 (8.5% Black), 903 (7.8% Asian, 8.3% Black), 909 (6.1% Black, 4.5% other/2 or more races) and 910 (7.8% Black, 3.3% Asian).

Four census tracts have poverty levels above 5% of the total population: census tracts 901 (9.9% below poverty level), 906 (8.3% below poverty level), 910 (5.9% below poverty level), and 912 (7.3% below poverty level). Two of these census tracts (901 and 909) coincide with areas that also have higher minority populations. Two of these tracts (901 & 912) have subsidized housing facilities located in the area, particularly low-income senior housing.

Businesses that are approved for economic development loans or grants are geographically distributed throughout the city. The remaining 2021 projects are conducted by various organizations that have a specific location within the city (with the exception of the office of MSP, Eras, Community First and WWBIC located in Waukesha and Milwaukee). All organizations serve Wauwatosa residents community wide, along with some nonresidents 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

• MSP - 6400 River Parkway

• Interfaith – 1529 Wauwatosa Avenue

• Tosa Cares - 12012 W. North Avenue

• Tosa Food Pantry 7474 Harwood Avenue

• Wauwatosa Senior Center - 7300 Chestnut Street

• Carmelite Ministry - 1230 Kavanaugh Pl

• Eras - 2607 N Granview Blvd Waukesha

• Wisconsin Women’s Business Initiative Corporation (WWBIC) – 2745 W MLK Drive, Milwaukee

• Community First - 3942 W Lisbon, Milwaukee, WI 53208

Geographic Distribution

Target Area	Percentage of Funds
Wauwatosa CDBG Entitlement Jurisdiction	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Businesses that are approved for economic development loans or grants are geographically distributed throughout the city. Remaining projects are conducted by various organizations that have a specific location within the city. All organizations serve Wauwatosa residents community-wide, primarily those who are LMI.

Commercial districts and businesses are scattered throughout the city, but the main focus is on supporting businesses in the Village, Midtown and East North Avenue Corridor, districts where CDBG funds were used to complete redevelopment plans.

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

Again, funds are allocated to most directly serve the low/moderate income populations in the community. Projects and activities that serve LMI populations are given priority.

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

Introduction

Wauwatosa works to affirmatively further fair housing in conjunction with Milwaukee & Waukesha Counties and the cities of West Allis and Milwaukee the Analysis of Impediments was updated in 2020.

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

Wauwatosa completed a City-wide comprehensive housing study in 2016 that investigated affordability and policy issues. Recommendations from the study will be incorporated into CDBG funding strategies and program goals. Recommendations from the updated AI will also be prioritized and undertaken.

Discussion

In 2021,

CDBG funds will also be used for renovation/rehabilitation, accessibility modifications and code compliance updates for single-family home improvements for low-income households through the Community First organization.

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

Introduction

Each of the programs and activities described in this Plan 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 three categories of outcomes (increase availability/accessibility, increase affordability, increase sustainability).

Actions planned to address obstacles to meeting underserved needs

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. CDBG funds will also be used for soft costs/ site improvements of subsidized housing developments. CDBG funding will be available for funding a senior center and other activities/services to improve/maintain the quality of life and personal well-being of Wauwatosa's senior population. The city will continue to provide assistance for the continued operation of family support and crisis intervention services for persons with disabilities to improve health, safety and work/life experiences.

Actions planned to foster and maintain affordable housing

Wauwatosa will support the rehabilitation/renovation of subsidized housing units that are in great need of repairs and to home repairs for LMI households through the Health Department and RTGM programs. In addition, the City of Wauwatosa will continue to support programs that provide services that create affordable housing options for the clients they serve. In addition, the use of CDBG funds for housing unit rehabilitation projects will be promoted and encouraged when possible, in order to create more affordable housing options in the city. Outreach, technical assistance and additional support will be offered to projects that include affordable housing components.

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

Housing: 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.

Economic Development: 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.

Public/Social Services: The City provides CDBG funds to non-profit organizations 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

The City staff will foster a consistent relationship and increase communication with Milwaukee County and the administration of the City's HOME funds. Continued input will be solicited from the Wauwatosa Health Department, also a subrecipient of CDBG funds. Staff, when appropriate and possible, will seek new avenues and partnerships with agencies for meeting/expanding underserved needs in the community. Staff maintains regular communication with subrecipients throughout the year.

Discussion

Program Specific Requirements

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

Introduction

auwatosa will receive \$1,013,324 in CDBG funds in 2021. 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 20% 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	12,000
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
Total Program Income:	12,000

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

Program Income comes from payments made on the revolving loan fund and will be used to make future loans that create jobs for LMI individuals.

