

Community Development Block Grant Recovery (CDBG-R) Program

<u>Organization Name</u>	<u>Activity Name</u>	<u>National Objective</u>	<u>Matrix Code</u>	<u>Total Amount</u>
Department of Public Works	Streetscaping project	Low/Moderate Jobs (LMJ)	Street Improvements	980,000
Department of Public Works - Forestry	Strengthening Diversity in Urban Forestry Services Delivery	Low/Moderate Clientele (LMC)	Public Service - Employment Training	677,776
Department of Neighborhood Services	Graffiti Mitigation Program	Low/Moderate Area Benefit (LMA)	Code Enforcement	300,000
Milwaukee Christian Center, Inc.	Milwaukee Builds	Low/Moderate Area Benefit (LMA) Low/Moderate Housing (LMH)	Construction of Housing Rehab of Residential: Single & Multi Rehab Public or Privately-owned commercial	300,000
Northcott Neighborhood House, Inc.	Milwaukee Builds	Low/Moderate Area Benefit (LMA) Low/Moderate Housing (LMH)	Construction of Housing Rehab of Residential: Single & Multi Rehab Public or Privately-owned commercial	300,000
Department of Public Works	Street Improvements Program	Low/Moderate Jobs (LMJ) Low/Moderate Area Benefit (LMA)	Street Improvements	1,100,000
Center for Veterans Issues: Veteran's Manor	Large Impact Development	Low/Moderate Housing (LMH) Low/Moderate Jobs (LMJ)	Building, Acquisition, Construction, Rehabilitation	550,000
Empowerment Village	Large Impact Development	Low/Moderate Housing (LMH) Low/Moderate Jobs (LMJ)	Building, Acquisition, Construction, Rehabilitation	
Community Development Grants Administration	Administration		Administration	260,733
Comptroller's Office	Administration		Administration	50,000
				4,518,509

PROPOSED SUBSTANTIAL AMENDMENT

**for the
Community Development Block Grant
Recovery Program (CDBG-R) under the**

American Recovery and Reinvestment Act of 2009

**CITY OF MILWAUKEE,
WISCONSIN**

**Submitted to the
U.S. Department of Housing & Urban Development
by the
Community Development Grants Administration
City Hall – 200 East Wells Street; Room 606
Milwaukee, Wisconsin
Steven L. Mahan, Director**

Funds Provided by the U.S. Department of Housing & Urban Development

PUBLIC NOTICE

CITY OF MILWAUKEE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Proposed Substantial Amendment to the City's 2008 Action Plan for the Community Development Block Grant Recovery Program (CDBG-R) under the American Recovery and Reinvestment Act of 2009



The City of Milwaukee is inviting citizen comments on the **Proposed Substantial Amendment to the City's 2008 Action Plan for the use of Community Development Block Grant Recovery Program funds (CDBG-R) under the American Recovery and Reinvestment Act of 2009.**

The City of Milwaukee expects to receive **\$4,518,509** from the Federal government as a result of the CDBG Recovery (CDBG-R) program under the American Recovery and Reinvestment Act of 2009. This legislation was passed in part to stimulate the economy through measures that modernize the nation's infrastructure, improve energy efficiency, expand educational opportunities and preserve and create jobs. The proposed amendment to the City's 2008 Action Plan details the City's application to the U.S. Department of Housing and Urban Development for the use of the funds.

The proposed amendment will be available to the public beginning Tuesday, May 19, 2009 and can be picked up at the CDGA office located in Room 606, City Hall, 200 E. Wells Street. In addition, it can also be accessed on the website at www.city.Milwaukee.gov/CommunityDevelopment310.htm.

Comments on the Plan must be submitted in writing no later than Tuesday, May 26, 2009 to: Mr. Steven L. Mahan, Director, Community Development Grants Administration; City Hall – 200 East Wells Street, Room 606, Milwaukee, Wisconsin 53202.

THE CDBG-R SUBSTANTIAL AMENDMENT

Jurisdiction(s): City of Milwaukee, Wisconsin	CDBG-R Contact Person: Steven L. Mahan Address: City Hall-200 E. Wells St. Room 606; Milwaukee, Wisconsin 53202 Telephone: (414) 286-3647 Fax: (414) 286-5003 Email: smahan@milwaukee.gov
Jurisdiction Web Address: <ul style="list-style-type: none">(www.city.milwaukee.gov/Community Development310.htm)	

ENSURING RESPONSIBLE SPENDING OF RECOVERY ACT FUNDS

Funding available under the Recovery Act has clear purposes – to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. HUD strongly urges grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings. While the full range of CDBG activities is available to grantees, the Department strongly suggests that grantees incorporate consideration of the public perception of the intent of the Recovery Act in identifying and selecting projects for CDBG-R funding.

THE CDBG-R SUBSTANTIAL AMENDMENT
CDBG-R INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)

(1) Activity Name: Proposed CDBG-R Activities

- a) **City of Milwaukee- Streetscaping Project** -This proposed project will target CDBG eligible infrastructure improvements within income eligible target areas. Streetscape activity will include enhanced pedestrian lighting, enhanced bus shelters, way finding and/or gateway/commercial district signage and crime prevention through environmental design (landscaping improvements). Project Areas: Riverworks(Holton Street-Concordia to Keefe Avenue); 30th Street Industrial Corridor (27th -35th Streets, Capitol Drive); Mitchell Street.

Besides providing an Area Benefit, this project meets the National Objective by benefiting low and moderate income persons through the creation of low/moderate jobs. This project is under the eligible activity category of Public Facilities and Improvements (Matrix Code 03K-Street Improvements).

CDBG-R Budget Amount: \$980,000

- b) **City of Milwaukee- Strengthening Diversity in Urban Forestry Services Delivery**-The City of Milwaukee will train and employ two work crews consisting of City of Milwaukee residents for urban forestry positions. This training will include Tree care, Landscaping and Arborist related activities. This program will provide comprehensive career training and employment for unemployed Milwaukee residents and link successful participants with other industry employment within Southeast Wisconsin.

This project meets the National Objective by benefiting low and moderate income persons through Employment Training. This project is under the eligible activity category of Public Service-Employment Training.(Matrix Code 05H-Public Service-Employment Training).

CDBG-R Budget Amount: \$677,776

- c) **Graffiti Mitigation Program** - The City of Milwaukee will contract through a competitive bid process to private and non-profit graffiti remediation companies for Graffiti removal.

This project meets the National Objective by benefiting low and moderate income persons through the Area Benefit. This project is under the eligible activity category of Code Enforcement.(HUD Matrix Code 15-Code Enforcement).

CDBG-R Budget Amount: \$300,000

- d) **Milwaukee Builds** - This program is patterned after Youthbuild and will be expanded to provide skilled labor apprenticeships to the building trades, working with a large population of low income unemployed adults. Contracts will be let to existing Youthbuild coordinating agencies for Rental Housing Rehabilitation and Housing Construction. This program will work with the existing housing stock of the local Public Housing Authority (PHA) and Foreclosed properties operating within the City of Milwaukee's Neighborhood Stabilization Program's Land Bank. Also included will be the rehabilitation and redevelopment of commercial mixed-use space.

This project meets the National Objective by benefiting low/moderate income persons through various housing activities. This project is under the eligible activity categories of: Housing Construction, Rehab Single Unit Residential; Multi-Unit Residential eligible activities(HUD Matrix Codes – 12, 14A; 14B- Housing Construction, Rehab Single Unit Residential; Multi-Unit Residential).

CDBG-R Budget Amount: \$600,000

- e) **City of Milwaukee- Street Improvements Program** -This proposed project will target CDBG eligible infrastructure improvements within income eligible target areas.

Besides providing an Area Benefit, this project meets the National Objective by benefiting low and moderate income persons through the creation of low/moderate jobs. This project is under the eligible activity category of Public Facilities and Improvements(Matrix Code 03K-Street Improvements).

CDBG-R Budget Amount: \$1,100,000

- f) **Large Impact Developments** –

Center for Veterans Issues: Veteran’s Manor - This four story building at N. 35th & W. Wisconsin Avenue will have 52 one bedroom apartments for low income veterans. The 1st floor ground level floor will be split with tenant amenities & building operations and the other half for commercial lease. Energy efficient windows, motion sensor lighting, zoned heating and cooling measures and Energy Star appliances will be used. The following services will be provided to residents: job counseling, computer training, VA benefits assistance, on-site case management, drug and alcohol abuse counseling, GED attainment, classroom vocational training, shuttle transportation and more.

This project meets the National Objective by benefiting low and moderate income persons through the eligible activity category of Building Acquisition, Construction, Rehabilitation. (HUD Matrix Codes – 17C: Building Acquisition, Construction, Rehabilitation).

Empowerment Village (15th and National, Oakton Manor); substantial rehab to include: 35 one bedroom supportive apartments for mentally ill persons; office relocation for programming activities (occupational therapy, computer training, wellness programs, basic literacy, employment training). The project will also include energy efficient appliances and lighting and windows, heating and cooling, efficient plumbing systems and use of sustainable materials wherever feasible.

This project meets the National Objective by benefiting low and moderate income persons through the eligible activity category of Building Acquisition, Construction, Rehabilitation, (HUD Matrix Codes – 17C: Building Acquisition, Construction, Rehabilitation).

CDBG-R Budget Amount: \$550,000

(2) **Activity Narrative:**

In addition to the Spreadsheet for Reporting Proposed CDBG-R Activities, grantees must provide a narrative for each activity describing how the use of the grantee's CDBG-R funds will meet the requirements of Title XII of Division A and Section 1602 of ARRA. The grantee's narrative must also state how CDBG-R funds will be used in a manner that maximizes job creation and economic benefit in relation to the CDBG-R funds obligated, and will address the Recovery Act, by:

- Preserving and creating jobs and promoting economic recovery;
- Assisting those most impacted by the recession;
- Providing investment needed to increase economic efficiency;
- Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
- Minimizing or avoiding reductions in essential services; or
- Fostering energy independence.

Meeting the requirements of Title XII of Division A and Section 1602:

In allocating funds for these projects, the City determined that priority would be given to current infrastructure projects which could begin within 120 days of HUD's approval of this amendment for the use of the funds. Each of these projects meets this criteria. In addition, where applicable, the City will begin bidding out these projects as soon as possible and will only award construction contracts when final approval of this amendment has been received from HUD.

a) Preserving and creating jobs and promoting economic recovery:

All of the projects will create or maintain a large cross section of jobs including: construction, architectural, accounting, banking, maintenance, property management, tax credit compliance, counseling and job training. For Street Improvements, these two projects maximize job creation and economic benefit through investment in infrastructure and will facilitate economic growth by creating jobs.

b) Assisting those most impacted by the recession:

The target population for all of the activities is extremely low, low moderate and unemployed persons in the target area. This population is very poor and is disproportionately impacted by the recession. The support activities beyond the quality housing are numerous and will also include job training. The construction and banking industries are suffering and these projects will help unemployed construction workers as well as financing and investment opportunities for the banking industry.

c) Providing investment needed to increase economic efficiency:

The proposed projects maximize job creation and economic benefit through the investment in infrastructure and housing, allowing very efficient service delivery. The housing projects serve a dual purpose of providing much needed housing to low income populations while the commercial components of these projects spur new job creation. The affordable housing coupled with supportive services provided to residents will keep people out of emergency rooms and hospitals unnecessarily, resulting in medical efficiencies. These reductions can save millions of dollars which can then be reinvested into our community.

d) Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;

- ❖ **Transportation:** Veterans Manor will be located at the intersections of several major bus lines. This location has the potential to increase ridership on public transportation in the area.
- ❖ **Environmental Protection:** Energy generating and efficiency products such as energy efficient windows, motion sensor lighting, zoned heating and cooling measures and Energy Star appliances will be used. The project will also include energy efficient appliances, insulation, efficient plumbing systems and use of sustainable materials wherever feasible.
- ❖ **Economic Benefit:** The nearly \$10 million construction of Veteran's Manor will create and/or maintain a large cross section of jobs including construction, architectural, accounting, banking, maintenance, property management, tax credit compliance, counseling and job training. In addition, new residents of the housing project will purchase goods and services from neighboring businesses which will contribute to the ongoing success of the neighborhood. For Street Improvements, these projects maximize job creation and economic benefit through investment in infrastructure and will facilitate economic growth by creating jobs.
- ❖ **Minimizing or avoiding reductions in essential services:** Studies have shown that supportive housing has been effective in reducing demands on essential services provided by cities for persons who experience mental illness. For example, 15-20% of prisoners in the State corrections system are chronically mentally ill. Wisconsin's prison population has doubled from 11,000 to 23,000 during the past decade, a trend largely driven by the growth in the number of people incarcerated for nonviolent offenses. Studies have also shown a reduced rate of incarceration an arrest of people with mental illness who have access to affordable supportive housing. This reduction in the utilization of the criminal justice system saves money and adds capacity to a system that is considered most essential in the community.
- ❖ **Fostering Energy Independence:** As stated above, Energy generating and efficiency products such as energy efficient windows, motion sensor lighting, zoned heating and cooling measures and Energy Star appliances will be used. The projects will also include energy efficient appliances, insulation, zoned heating and cooling, efficient plumbing systems, use of sustainable materials wherever feasible and possibly a green roof for waste water mitigation.

(3) Jobs Created:

Activity Name	Estimated Full-Time Jobs to be Created and/or Retained
City of Milwaukee- Streetscaping Project	35
City of Milwaukee- Strengthening Diversity in Urban Forestry Services Delivery	44
Graffiti Mitigation Program	15
Milwaukee Builds	30
City of Milwaukee- Street Improvements Program	30
<u>Large Impact Developments</u> – Center for Veterans Issues: Veteran’s Manor	60
Empowerment Village	50

(4) Additional Activity Information: (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

Center for Veteran’s Issues – This project will be developed using energy efficient windows, motion sensor lighting, zoned heating and cooling measures and Energy Star appliances. The use of solar(photo voltaic & water heating), wind and geothermal heat pump heating and cooling, will make this an environmentally friendly building.

Empowerment Village – This project will be developed using state of the art heating and cooling systems. Energy efficient appliances and windows, as well as many other green features, will be incorporated into the building. As many materials as possible will be reused from the demolition of the interior of Oakton Manor.

(5) Responsible Organization: (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

This information will be provided after projects are approved by the Milwaukee Common Council and Mayor.