

DRAFT

2005 – 2009

CONSOLIDATED STRATEGY & PLAN

For the Use of

FEDERAL COMMUNITY DEVELOPMENT FUNDS

CITY OF MILWAUKEE, WISCONSIN

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Milwaukee, Wisconsin

<p align="center">CITY OF MILWAUKEE, WISCONSIN 2005-2009 – CONSOLIDATED STRATEGY AND PLAN</p>
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Acknowledgments:

The Community Block Grant Administration would like to thank members of the Task Force for lending their expertise and knowledge to the development of the 2005-2009 Consolidated Strategy and Plan.

<u>Name</u>	<u>Organization</u>
Dumas Tyrone	Milwaukee Public Schools
Fulwiler Corrie	Richards Place, Waukesha
Kaseroff George	AIDS Resource Center of Wisconsin
Lewinski Glen	Waukesha County Community Development Block Grant
Lipscomb Theodore	West End Development Corporation
Maier Peter	UWM Center for Urban Initiatives
Marsells Bobbi	City of Milwaukee-Housing Authority
Murphy Amy	City of Milwaukee-Health Department
Percy Stephen	UWM Center for Urban Initiatives
Pearson Eric	City of Milwaukee Budget & Policy Division
Peters Brian	Independence First
Sanchez Bethany	Metro Milwaukee Fair Housing Council
Stott Mary	City Department of City Development
Volk Joseph	Community Advocates
Weissenfluh Peter	City of Milwaukee-Assessors Office
Wilberg Jan	Consultant CBGA Staff

Anticipated Source of Funds

U.S. Department of Housing and Urban Development:

Community Development Block Grant (CDBG)	\$20,000,000
HOME Investment Partnerships (HOME)	7,000,000
Stewart E. McKinney Emergency Shelter Grants (ESG)	760,000
Housing Opportunities for Persons with AIDS (HOPWA)	512,000
American Dream Downpayment Initiative (ADDI)	360,000

RESOURCES - Leverage

The following funding has been applied for from either federal or State funding sources and are anticipated for the 2005 funding year:

Continuum of Care funding	\$ 7,000,000
Digital Cadastral Mapping Grant	245,000
Historic Preservation	5,000
Brownfield Grant	500,000
Economic Development Initiatives Grant	1,000,000
AIDS/HIV Counseling and Testing Grant	19,000
STD/HIV Risk Counseling Grant	117,000
HIV Women's Grant	182,000
HUD 11	3,000,000
Library-Grants	1,001,499
Lead Detection Grant	345,000
Lead Poisoning Prevention Grant	538,000
LEAP-Lead Elimination Grant	813,312
Health Department Grants- other	16,000,000
Local Law Enforcement Block Grants	1,000,000
Beat Patrol Grant	150,000
High Intensity Drug Trafficking Area (HIDTA)	843,289
Project Safe Neighborhoods	181,118
Weed & Seed	612,500

CITY OF MILWAUKEE, WISCONSIN

2005-2009 - CONSOLIDATED STRATEGY AND PLAN

Introduction

As a Participating Jurisdiction (PJ) and entitlement community, the City of Milwaukee-Community Block Grant Administration (CBGA), receives annual funding allocations from the Federal government to fund activities to address the following three (3) National Objectives of the U.S. Department of Housing and Urban Development (HUD):

- ❖ **Principally benefits low/moderate income persons**
- ❖ **Prevents or eliminates slum or blight**
- ❖ **Addresses an urgent need or problem in the community (e.g., natural disaster)**

As a recipient of these funds, the City of Milwaukee is required to submit to HUD every five years, a Consolidated Strategy and Plan that defines the direction the City will take in utilizing these Federal funds to address the national objectives in a manner that will produce the greatest measurable impact on our community.

For the most part, this Consolidated Plan is focused on how to best spend federal HUD dollars. There is little discussion on the need for quality schools, government expenditures for human services or on the role of personal responsibility for life decisions, which impact economic viability. While those are all key issues, they are not within the scope of this Consolidated Plan for the City of Milwaukee's use of Federal funds. While the Consolidated Plan does not directly address these issues as strictly defined, many of the Community Development Block Grant funded programs have an impact on these concerns and more importantly, bring value to Milwaukee's diverse neighborhoods. The City of Milwaukee, Community Block Grant Administration will continue to strive to address the needs of Milwaukee's residents, while promoting programs and activities that will provide the greatest benefit for our community.

Many activities identified in the Consolidated Plan are under the direct control and supported by the following Federal entitlement funds which are administered by the Community Block Grant Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Stewart E. McKinney Emergency Shelter Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and American Dream Downpayment Initiative (ADDI)**. Other Federal and State funds to be used for proposed activities include Weed & Seed, the High Intensity Drug Trafficking Areas (HITDA), the Gang Reduction Initiative and the Juvenile Accountability Block Grant, among other resources.

RESOURCES

CBGA is committed to leveraging funding resources from other types of public and private sources for community development projects funded through CBGA. For 2005, the projects receiving Emergency Shelter Grant (ESG) funds will utilize CDBG funds to match the use of the ESG funds. Also, in addition to CDBG funds, other State funds and non-governmental funds will be used in conjunction with shelter related activities.

The housing rehabilitation projects will leverage funds from the private sector mostly in the form of funds borrowed from lenders providing construction financing and permanent financing. Low Income Housing Tax Credits directly provide a needed subsidy in low-income rental projects by selling the credits to investors. Matching funding for the HOME program will be provided through the value of City in-rem, foreclosed properties transferred to community-based organizations, gas and electric utility weatherization contributions and Wisconsin Housing and Economic Development Agency (WHEDA) expenditures. HOME funds are sometimes combined with CDBG funds and/or private funds.

Economic development funds will compliment projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. For 2005, leveraged funds from the City's Weed and Seed Program will be utilized. Also, the High Intensity Drug Trafficking Areas (HIDTA) program will be used to compliment CDBG-funded activities similar to the Weed and Seed program.

A complete listing of 2005 State, Federal and other resources utilized for planned community development activities is including following the Table of Contents.

Geographic Distribution: The geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the Community Development Block Grant Target area which is made up of three(3) Neighborhood Revitalization Strategy Areas(NRSA's) which encompass Eighteen Neighborhood Strategic Planning Areas. The HOPWA funds cover the four-County Milwaukee Metropolitan Statistical Area comprised of: Milwaukee, Waukesha, Ozaukee and Washington counties.

The Consolidated Plan details four broad strategies to address community development within the scope of the HUD National Objectives:

- ❖ **Create jobs through aggressive economic development**
- ❖ **Revitalize neighborhoods by targeting resources to make a clear and measurable impact**
- ❖ **Eliminate barriers to employment by working in partnership with community stakeholders**
- ❖ **Create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents**

The long-term outcomes expected from these strategies are:

- ❖ **Reduced Crime**
- ❖ **Increased Property Values**
- ❖ **Increased Economic Vitality**
- ❖ **Improved Neighborhood Quality of Life**

The emphasis is on targeting resources to effectuate neighborhood revitalization by integrating housing, economic development and public services in a tightly defined geographic area through a clear and well planned development strategy.

The strategies and recommendations outlined in the document attempt to balance the needs and priorities of our community and as identified in the data analysis, with the availability of funds.

SUMMARY OF COMMUNITY NEEDS/STRATEGIES/GOALS and OBJECTIVES FOR HOUSING AND COMMUNITY DEVELOPMENT

The Community Block Grant Administration (CBGA) has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent housing and economic opportunity for all community residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and social service providers. These priorities represent a comprehensive approach to neighborhood vitality, housing availability and affordability for all residents and adding value to the community.

To achieve these goals, CBGA will continue planned aggressive blight elimination efforts, support active citizen participation in monitoring problem properties and organizing efforts to improve quality of life issues and encourage the economic integration and revitalization of neighborhoods. Other priorities include integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and continuing to support City efforts to eliminate graffiti.

The City's **Anti-Poverty Strategy** emphasizes jobs and job creation. City departments have utilized a variety of tools to work cooperatively with the non-profit sector and the business community to leverage employment and economic activity in targeted areas of the city and to spark broader policy and programmatic reform to focus on jobs. 1997 saw the implementation of Wisconsin Works (W-2) and the replacement of welfare with work based assistance.

The City's **Economic and Community Development Strategy** compliments its Anti-Poverty strategy by emphasizing the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing. In terms of targeting resources, Milwaukee continues its commitment to cluster developments and large impact developments. This strategy has expanded to include cluster developments such as evidenced on North Dr. Martin Luther King Jr. Drive, West North Avenue and West Layton Avenue. In this vein, there is a growing sense that public and private sector funding should be focused more on tangible outcomes leading to neighborhood revitalization and the creation of jobs, income and wealth. The City has recently approved the Mainstreet Program which is a citywide program that will utilize a comprehensive approach to revitalization of commercial districts throughout the City of Milwaukee. This new initiative involves collaborations from representatives of the public sector, lending institutions, community-based organizations and Milwaukee area foundations. The basic principles for the Mainstreet Program are the targeting of public and private funds in specific geographic areas to spur new business development, improve the area's physical appearance and promotion of the area as a destination point, thus creating new jobs and enhanced business opportunities.

This model of comprehensive planning is embraced by the residents of the eighteen Neighborhood Strategic Planning Areas as the emphasis is focused on housing improvement, job creation and income enhancement.

The City of Milwaukee's **Housing Strategy** for the next five years includes expanded homeownership opportunities and access to affordable housing for all residents, the elimination of blighted structures, the sale of vacant lots, property surveys, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also proposes to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

Other priorities include expanding efforts to assist public housing and Section 8 residents move to private market unsubsidized housing, provide better training, advocacy and mediation services for landlords and tenants and increase the number of rent-assisted housing units and their geographic distribution throughout the metropolitan area and Milwaukee County. The City's objectives to address these issues include placing households in either Section 8 or public housing units as turnover occurs and substantially rehabilitate rental units through the Rent Rehabilitation program.

These strategies will help link job creation to the City's housing development efforts, expand access to new resources for neighborhood development and lend itself to coordinated housing and neighborhood efforts with other human service and economic development initiatives.

Persons with special needs as well as the homeless are an important concern for the City as they strive to bring value to neighborhoods. The Milwaukee Continuum of Care 2005-2010 Strategic Plan, details the strategies, goals and action steps to be undertaken and priority needs and allocation priorities as determined by the Continuum of Care (CoC) Planning group. Some of the specific goals of this group include, coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems.

Additionally, the City places an emphasis on addressing the needs of the mentally ill and veterans, youth issues such as dropout rates, recreation, educational programs and employment and overall unemployment issues. Housing and supportive services for persons with disabilities are another priority for the City of Milwaukee as well as continuing to monitor the impact of the Wisconsin Works (W-2) programs for Milwaukee's residents.

Lead-based paint hazards and their abatement continue to be a high priority for the City of Milwaukee. To that end, the following strategies are being utilized including: continuous evaluation of lead abatement methods, continuation of a program of grants/loans to assist homeowners and landlords in removing lead hazards, continuing collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, expanding education and training for homeowners, landlords and tenants regarding lead poisoning prevention and securing city, state and federal funding to finance lead hazard reduction activities.

The City's **Public Housing Improvement Strategy**, formulated in conjunction with the Consolidated Plan, notes the following strategies for its residents including: efforts to provide opportunities for resident participation through economic development programs, home ownership programs and supportive services offered through drug elimination grants and economic development and supportive services (ED/SS) grants at all its public housing developments. Residents are also directly involved in the evaluation of program outcomes and in the determination of the level of satisfaction with facilities and services offered by the Housing Authority. Other initiatives include the Housing Authority's commitment to expand their efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing and the portability of residents who wish to relocate to other communities outside the city.

The City continues to support efforts to strengthen Milwaukee's communities, including programs such as community organizing (block club creation and support), crime prevention, neighborhood cleanups, health care services, elderly home care and landlord/tenant programs.

The Community Block Grant Administration continues to promote policies and employ strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City continues to approach planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City will also continue to investigate programs and support initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. The City is also supportive of initiatives and efforts regarding the Wisconsin Works(W-2) model, whereby programs emphasize employment and self-sufficiency. Funding allocations are designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

COORDINATING AND MANAGING THE PROCESS

Managing the Process

A. Lead Agency: The agency responsible for oversight and monitoring of these Federal funds and ensuring that these activities are implemented is the Community Block Grant Administration. The oversight body for CBGA is the City of Milwaukee Community and Economic Development Committee of the Milwaukee Common Council. All actions taken by the Committee are ratified by the Milwaukee Common Council and the Mayor. The Block Grant Administration will continue to solicit and evaluate applications from all interested parties through the open and competitive Request For Proposal (RFP) process. Recommendations for funding will be made to the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

B. Participation and Consultation: The Consolidated Plan was developed through a collaborative process involving a task force of representatives from numerous entities such as housing, youth, homeless, persons with HIV/AIDS, economic development and jobs, City departments, residents and others from the private sector. (See a complete listing of Task Force members following the Table of Contents).

Citizen Participation

(Summary of the Citizen Participation Process, citizen comments on the Consolidated Plan, efforts made to broaden public participation, including outreach to minorities, non-English-speaking persons and persons with disabilities).

Citizen Participation Process: In accordance with the regulations of the U.S. Department of Housing and Urban Development and in an effort to ensure adequate and accessible citizen participation, the City of Milwaukee adopted a Citizen Participation Plan, which was reviewed and approved by the Common Council of the City of Milwaukee on April 23, 1991, (Common Council File Number 902098). The plan outlines the procedures and processes used by the City to solicit citizen input and has since been updated and revised. The document was subsequently submitted to HUD.

It should be noted that CBGA strives for increased citizen input and comments in connection with federally funded activities. The City has consistently prepared "drafts" of the Annual Funding Allocation Plan, the Consolidated Annual Performance and Evaluation Plan (CAPER) and previous Consolidated Plans which cover the City's Community Development Program. The 2003 CAPER Report, which detailed accomplishments of funded activities, was made available for public review and comment. Additionally the Community Block Grant Administration held public hearings in order to obtain citizen input on the 2004 Funding Allocation Plan. Copies of the CAPER, Annual Action Plan and Consolidated Strategy and Plan are on file with the Milwaukee Public Library System, the CBGA offices and the Legislative Reference Bureau.

Additionally, for the 2005-2009 Consolidated Plan, the Community Block Grant Administration held three (3) public hearings in order to obtain citizen's views and provide

an opportunity for residents to respond to the draft of the Consolidated Plan. All public hearings were held at times and locations convenient to citizens, potential and actual beneficiaries, community-based agencies and other interested parties, with accommodations provided for persons with disabilities. These public hearings were held in the evenings and at locations in the community that are accessible for persons with disabilities. The public hearings were well publicized through newspaper notices at least two weeks in advance, including Spanish language papers. In addition, two of the meetings were held at agencies that are located in neighborhoods with a majority of African American, Hispanic and non-English speaking persons.

Copies of the "draft" Executive Summary of the Consolidated Plan are on file at the CBGA offices, the Milwaukee Public Library system and the City's Legislative Reference Bureau. In addition, the "draft" was made available to all currently funded community-based organizations, interested parties on CBGA's mailing list, all eighteen neighborhood strategic planning agencies, public officials, City departments and others who requested a copy of the document.

The public hearings on the Consolidated Plan was conducted by members of the Community and Economic Development Committee of the Milwaukee Common Council – the official oversight body for Federal grant funds.

The hearing dates were as follows:

Public Hearing Dates for 2005-2009 Consolidated Strategy and Plan:

- 1) Wednesday, November 3, 2004; YMCA-Northside, 1350 W. North Avenue 6-8pm
- 2) Thursday, November 4, 2004; United Community Center, 1028 S. 9th Street 6-8pm
- 3) Monday, November 8, 2004; City Hall, 200 E. Wells Street; 6-8pm

CBGA advertised the public hearings through newspapers, mailings, telephone calls and word of mouth. The Common Council City Clerk's Office advertised and posted public notices for the hearings. In addition, the City included in all advertisements that it would accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. Official notices for the public hearings on the 2005-2009 Consolidated Strategy and Plan were published in the following newspapers:

Milwaukee Journal/Sentinel, Sunday, October 24, 2004
Milwaukee Community Journal, Friday, October 22, 2004
West Bend Daily News/Hartford Press (HOPWA), Thursday, October 21, 2004
El Conquistador, (in Spanish); Friday, October 22, 2004
Port Publications/Ozaukee Press (HOPWA), Thursday, October 21, 2004
Waukesha Freeman (HOPWA), Thursday, October 21, 2004

Summary of Citizen comments on the Consolidated Plan: As stated, CBGA held three (3) public hearings on the Plan. A total of six residents spoke and provided comments on the need for accessible housing units for the disabled. These needs are addressed under the Housing Section of the Consolidated Plan. There were no written comments on the Plan provided to CBGA. A complete file of all citizen comments on the proposed 2005-2009 Consolidated Strategy and Plan will be available to the public at the Community Block Grant Administration offices once the Consolidated Plan has been approved by the Common Council and Mayor.

Further citizen involvement is affected by the provision of Accomplishment Reports that identify the annual goals of each program funded and the status of the activities at each reporting period. This allows concerned citizens and other stakeholders the opportunity to determine if program operators working in their planning areas are delivering the services envisioned. These Accomplishment Reports are available through the Community Block Grant Administration and the City's Legislative Reference Bureau. These reports are ultimately compiled into the Consolidated Annual Performance and Evaluation (CAPER) summary which is provided annually to the City of Milwaukee Public Library system, the Legislative Reference Bureau and kept on file at the Community Block Grant Administration.

CBGA also has an internal system for responding to citizen complaints and concerns in a timely manner (generally, within 15 working days where practicable.) Program Officers are available to meet with clients that present themselves at the CBGA offices. A written report is formulated when the issues are of a substantive nature and resolution is not achieved during the initial meeting. Staff will follow-up on substantive issues and provide written responses to the complainant and if necessary, provide copies of these responses to the affected organizations. Staff track the ensuing process and analyze feedback from the parties concerned to determine viable resolution.

To ensure access to information for all residents, current CBGA staff includes two bilingual persons (English-Spanish) who make themselves available in-house or at public hearings where some large segments of the population speak only Spanish. With our growing Asian-American population, CBGA has access to Hmong-Laotian interpreters through its linkage with the Hmong American Friendship Association (HAFA).

Finally, several funded agencies have attained status as a Community-Based Development Organization (CBDO). The CBDO designation mandates that Boards of Directors of these organizations consist of not only citizens of the target area, but area business owners and other stakeholders, such as schools and churches. That directive broadens diverse community input and is in keeping with CBGA's philosophy of increasing resident participation in development of neighborhood strategies and all planning processes.

Institutional Structure

(Institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations and public institutions; strengths and gaps in the delivery system; strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing improvements).

Institutional Structure to Carry Out the Plan: The City of Milwaukee views the system of implementation of housing and community development strategies from the vantage point of the neighborhood level. The establishment of three contiguous NRSA's,

encompassing Eighteen Neighborhood Strategic Planning Areas, has been a bold move towards defining neighborhoods and involving stakeholders (residents) in activities that address identified neighborhood issues. The Neighborhood Revitalization Strategy Areas were developed to more efficiently target resources to identified areas in need. The NRSA areas are comprised of the following eighteen (18) Neighborhood Strategic Planning Areas:

NRSA 1: NSP Areas 1 through 14

NRSA 2: NSP Areas 15,16,17

NRSA 3: NSP Area 18

NRSA is a formal designation from HUD concerning a distressed area of a community that allows more effective targeting of community development resources. This allows the City of Milwaukee an opportunity to formally recognize a distressed community area as the target for a coordinated effort to leverage funding and partnerships to spur reinvestment into local human and economic capital.

The long-term goal of a NRSA is greater self-sufficiency for all of a neighborhood's residents. The City can use NRSA's as a tool for community reinvestment, provided that the documentation is provided that demonstrates the community's distress, the activities are economically feasible and a comprehensive approach is utilized to encourage citizen participation.

A successful NRSA should accomplish the following:

- ❖ Obtain commitments to neighborhood building.
- ❖ Make neighborhoods attractive for investments, thereby creating a market for profits.
- ❖ Generate neighborhood participation to ensure that the benefits of an economic activity are reinvested in the neighborhood for long-term community development
- ❖ Support the use of neighborhood organizations such as: community development organizations, community development financial institutions, community housing development organizations and faith-based organizations to bridge the gaps between local government, the business community, community groups and residents.
- ❖ Foster the growth of resident-based initiatives to identify and address housing, economic and human service needs.

Upon designation by HUD, some of the regulatory restrictions otherwise placed on the use of CDBG funds are eased. To receive the designation, the municipality must:

- ❖ Identify the neighborhood's boundaries. All of the boundaries must be contiguous.
- ❖ Demonstrate that the selected area is primarily residential and contains a high percentage of low and moderate-income persons. The threshold is usually 70 percent but may be as low as 51 percent.

- ❖ Describe how the strategy was developed with consultation of the area's stakeholders, including residents, businesses, financial institutions, community groups and others that serve the neighborhood.
- ❖ Assess the economic conditions of the area and examine the potential opportunities and problems likely to be encountered.
- ❖ Develop a realistic strategy and implementation plan to promote the area's economic progress, create meaningful jobs for low and moderate income residents and promote revitalization.
- ❖ Identify the results expected be achieved in measurable benchmarks.

In addition to the NRSA structure, there are several other components of the institutional structure that are utilized to carry out the activities that benefit residents of these areas, of which the City and CBGA play a major role.

Structure 1

Activities funded by and under the control of the Community Block Grant Administration.

Many activities identified in this plan are under the direct control and funded by the Community Block Grant Administration. As was stated previously, these activities are primarily, Block Grant, HOME and Emergency Shelter grant funded activities. Funded activities will be implemented by the responsible organization and monitored by the Block Grant Administration. The funding source is HUD funds received by the Community Block Grant Administration. Coordination of these funds and activities is the responsibility of the Block Grant Administration. This process involves the City policymakers, other City Departments, community based organizations, non-profit agencies, residents, recipients, subrecipients and HUD.

Structure 2

Activities carried out by City Departments using a variety of funding sources.

There are activities identified in this plan that require collaboration of two or more City Departments for successful implementation. There are a variety of funding sources depending on these kinds of projects. These multiple funding sources could include, the City of Milwaukee tax base, Department of Housing and Urban Development, Small Business Administration, private foundations, the State of Wisconsin, and a number of other government or private funding sources. Coordination of these activities must be responsive to the funding source and occurs between the City Departments involved in the project.

Structure 3

Activities carried out by City Departments in cooperation with non-city organizations

Some activities require a City Department to collaborate with a non-City organization for planning and/or implementation. This structure requires very careful and deliberate

efforts at coordination of activities. This structure also requires open and on-going communication among the organizations involved in the specific collaboration.

In structuring a collaborative effort, the City's needs, resources and goals must be carefully integrated with the needs, resources and goals of the other partners in the project. This is a complex undertaking because each of the partners in the project may be accountable to a different funding source. In spite of the complexity of coordinating various collaborative efforts, the City of Milwaukee continues to pursue these relationships in an effort to link resources and meet the goals of providing decent housing, establishing suitable living environments and expanding economic opportunities.

Structure 4

Activities carried out by Non-City Organizations

The majority of social service, public service, income transfer, transportation and health services delivered in the City of Milwaukee are administered by non-City organizations. These vital services are an essential part of the Comprehensive Community Development effort. There is no formal institutional structure to coordinate these disparate services with services delivered by City Departments.

The organizations that carry out these services must do so in a manner that will satisfy their funding source. At present, the requirements of the funding source do not necessarily compliment the policies of the City and sometimes contradict the goals and objectives of city-supported activities. The City makes every effort to be involved with non-city organizations, including other non-profit enterprises and for profit businesses, but the City cannot force changes in these services nor can the City create an institutional structure to carry out the Consolidated Plan. The advent of Strategic Planning at the Neighborhood level may provide a greater opportunity for residents to determine whether the goals of each particular neighborhood are being met by service providers. At best, the City can continue to work on collaborative efforts with other organizations and continue to communicate the goals and policies of the City.

Gaps in the Structure

The four institutional structures used for implementation of the Consolidated Plan have strengths and weaknesses. Structure 1 and 2 are under the control of various City Departments and therefore have very few, if any, gaps. Structure 3 relies on a cooperative effort with a non-city organization; therefore, gaps can and do occur. These gaps generally occur when the regulations or funding requirements of the non-city organization conflict with the regulations or requirements of the City Department of the City's funding source. These gaps are identified and dealt with on an individual basis. Sometimes the gaps are filled through a negotiation process between the City Department and the non-city organization. There are other times when direct negotiations with the funding source must occur. When negotiations are successful, projects can continue. When negotiations reach an impasse, the project may have to be discontinued.

The greatest challenge for gap filling is with Structure 4. Many services are delivered in the City by non-city organizations which are very dependent on federal funding sources. Each federal funding source operates under their own set of regulations and laws. It is the conflicting regulations and laws at the federal level which present the greatest

challenge to a consolidated planning effort at the local level. A perfect example of this type of challenge is the Consolidated Plan process itself. HUD is requiring local governments to engage in a community-wide strategic planning process which is to involve all of the stakeholders in the community. This process should include entities such as: the Department of Labor, Health and Human Services, Department of Transportation and other federally funded organizations. However, none of the other federally funded organizations are required to participate in the consolidated planning process; nor, do they have the authority to alter their programs to address the objectives of the local Consolidated Plan. At best, gap filling at the local level is a process of collaboration and communication. Other agencies can be invited to participate in the planning process, small collaborative initiatives can occur and local officials can continue to advocate for changes in federal programs.

Activities to Improve Coordination

The City of Milwaukee is committed to the continued coordination of all Community Development initiatives. For 2005-2009, the City will continue to facilitate partnerships between City Departments and community-based organizations, neighborhood residents, businesses, faith-based entities and others in the private sector to efficiently link resources and carry out joint planning and program activities. These linkages include the following City departments: Dept. of City Development, Dept. of Administration/Community Block Grant Administration, Information and Technology Management Division(ITMD), City Health Department, Dept. of Neighborhood Services, Milwaukee Police Department, Milwaukee Fire Department, Housing Authority, Milwaukee Public Library, Department of Public Works, Common Council/City Clerk, Comptroller's Office and City Attorney. This spirit of cooperation is further supported by the City's cabinet form of government and is carried out on a daily basis through many channels of communication including meetings, phone conversations, e-mail, and other correspondence. Some initiatives or programs require a City Department to collaborate with a non-City organization for planning and/or implementation.

Five-Year Priority Goals/Objectives:

- ❖ Place a high priority on Interdepartmental coordination including collaboration between the Dept. of Neighborhood Services, the Dept. of City Development, the City Attorney's Office and the Milwaukee Police Department to reduce the negative impacts of nuisance/blighted properties through the Receivership Program.
- ❖ Continue collaborative neighborhood improvement programs involving City departments and community-based agencies such as the Building Inspection Liaison Program, Neighborhood Clean-ups, Landlord/Tenant Training, Health Department Lead Abatement/Prevention Program, the Graffiti Abatement Program, Mainstreet Program and the City-Wide Housing Coalition.
- ❖ Coordinate City databases with those of community and other governmental entities to allow citizens and community groups to access the City's database to complete housing condition surveys, obtain information on property ownership, tax delinquency, outstanding building code violations and past rehab activity, ([www. Milwaukee.gov](http://www.Milwaukee.gov)).

- ❖ COMPASS Program – Provide public access to data for the public and community-based agencies; technical assistance to community-based agencies in gathering and researching data, internet mapping and data analysis of CDBG-funded activities.
- ❖ Continue updates and improvements to CBGA's web site to include pertinent information for community-based agencies and the public at-large.
- ❖ Continue to enter into collaborations and partnerships with non-City organizations for planning and program implementation purposes.
- ❖ Continue to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues and community renewal initiatives.

Strengths and gaps in the delivery system for public housing, description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of the housing authority; the relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing improvements.

The Housing Authority of the City of Milwaukee has received numerous awards for the quality of its housing and services provided to its residents. The Housing Authority of the City of Milwaukee (HACM) works to build strong communities and increase affordable housing options through excellent partnerships with numerous private and non-profit organizations.

HACM is a “high-performer”, based on the U.S. Department of Housing and Urban Development's assessment of the Section 8 and public housing programs. HACM received scores of 93 and 100, respectively, out of a possible 100 points for each program.

The greatest challenges facing the Housing Authority are the economy and the uncertainties and reduction in federal funding for affordable housing.

The Housing Authority is governed by seven Commissioners, who are appointed by the Mayor and confirmed by the Common Council. The Housing Authority has a Cooperation Agreement with the City of Milwaukee through which it (Housing Authority) receives services from approximately 140 city employees. Approximately 40 of these city employees provide administrative and accounting services to the Housing Authority; the other city employees provide services to the various housing development operated by the Housing Authority. In addition to these city employees, the Housing Authority itself has approximately 160 employees who are direct hire employees of the Housing Authority.

The Housing Authority includes information about its proposed capital improvements, as well as any proposed development, demolition or disposition in its Annual Plan, which is included in the City of Milwaukee's Consolidated Plan. The Housing Authority invites comments and discussion about its Annual Plan through public hearing notices, as well as Housing Authority meeting notices, which are sent to the Mayor and the Milwaukee Common Council. The President of the Common Council is also the Chairman of the Housing Authority's Board.

Monitoring

(Standards and procedures to monitor housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements).

Ensuring Compliance with Program and Comprehensive Planning Requirements

With a focus on ensuring compliance with program requirements, CBGA includes program requirements in all contractual agreements, sponsors orientation sessions, provides technical assistance, one-on-one and in small groups, often on site and at the beginning of the program year as well as when programs are underway. CBGA defines clear expectations regarding performance standards and policies and procedures to follow. Involved are new subrecipients, new staff of existing subrecipients, existing subrecipients experiencing problems and existing subrecipients undertaking new activities. CBGA will also fund provision of technical assistance to funded subrecipients to include management, financial operations and board and staff development.

The Community Block Grant Administration staff will continue to monitor and evaluate activities to be carried out in furtherance of the Consolidated Plan and in meeting goals and objectives set forth in the Annual Action Plan. CBGA monitoring staff will continue to utilize a very detailed monitoring process which includes extensive reporting of grantee activity. As a condition of payment, agencies are required to submit monthly financial and programmatic reports. CBGA monitoring staff review these reports to determine that submitted costs are eligible and that the funded activity is being performed to a satisfactory level. In addition, CBGA monitoring staff will maintain extensive contact with funded agencies and provide technical assistance to groups where needed. Informal and formal monitoring visits will be conducted to ensure compliance with program requirements. Risk assessments and in-house desk audits will be performed annually of all funded agencies.

The City Comptroller's office, the fiscal arm of the Community Development Block Grant program will continue to conduct annual financial audits of funded groups and monitor the timeliness of expenditures.

In addition to the monitoring conducted, CBGA will ensure compliance with all program regulations for all funding sources, including CDBG, HOME, ESG, HOPWA and ADDI.

PRIORITY NEEDS ANALYSIS AND STRATEGIES

The following identifies the Priority Needs, Strategies and Goals for the next five years for the City's Community Development Program. Categories of funding for NRSA activities for the first year (2005), are located in the *Appendix*.

Lead-Based Paint

(Estimate of the number of housing units that contain lead-based paint hazards; actions proposed or being taken to evaluate and reduce lead-based paint hazards; integration of lead-based paint hazards into housing policies and programs).

Estimate of Number of Housing units containing Lead-Based Paint

The number of housing units in Milwaukee that contain lead-based paint hazards as defined by section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 100,000 housing units. These housing units are occupied by approximately 82,940 families who are extremely low-income, low-income or moderate income.

Lead poisoning is known to be a leading cause of learning disabilities, hearing damage, impaired growth and development and hyper-activity and other behavioral problems including juvenile delinquency. Researchers believe it significantly contributes to the academic difficulties suffered by many inner-city youngsters.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) further prioritizes approximately 30,000 of these housing units as representing the epi-center of the childhood lead poisoning prevention problem in Milwaukee. These highest risk housing units are located in target areas where the majority of homes were built before 1925, assessed housing values are below \$25,000, and the majority of homes are rental owned.

In 2003, 11.4% of children tested in Milwaukee for lead exposure were identified as lead poisoned. Although great strides have been made in reducing the prevalence rate, the current scope of the problem is over 5 times greater than the national average of 2.2%. Milwaukee's Lead Program Target Areas' report cites prevalence rates at 19% which reflects the racial disparities that exist in this health problem.

Beginning in 1995, the City of Milwaukee sought to voluntarily comply with anticipated regulations, which subsequently took effect Sept. 15, 2000 regarding the reduction of lead based paint hazards. Since that time, several initiatives have been undertaken to address the problem and much has been accomplished to reduce the effects of lead-based poisoning among children in Milwaukee. The City, (CBGA, Health Dept., the Department of Neighborhood Services (DNS) and the Dept. of City Development), have collaborated on efforts to integrate lead-safe work practices into City housing projects. Under the direction and leadership of the City's Health Department, the City utilized a HUD grant to determine the most effective and cost efficient approach to abatement. The process was spread over three years and implemented in collaboration with DCD using

their housing programs to select the most appropriate houses for the various modes of protocol. The results of this evaluation project have resulted in a focused treatment for high risk window components where lead paint content and lead dust levels are extremely high. In addition, the Health Department provides comprehensive secondary and tertiary interventions to lead poisoned children and their families and has successfully engaged in community and housing-based primary prevention to prevent lead exposure in areas disproportionately impacted by childhood lead poisoning.

Program Strategies to evaluate and reduce lead-based paint hazards and their effects

In response to this problem, the City's Health Department has developed a comprehensive and nationally recognized program which includes both secondary interventions (services to lead poisoned children and their families) and primary prevention activities (making high risk housing lead-safe before a child is poisoned).

Specific actions to evaluate and reduce lead-based paint hazards include:

- ❖ Screening (lead testing)
- ❖ Laboratory analysis
- ❖ Surveillance
- ❖ Care Coordination
- ❖ In-Home Case Management (Home Visits)
- ❖ Lead Risk Assessments/Inspections
- ❖ Lead Hazard Reduction
- ❖ Primary Prevention
- ❖ Community Capacity Building
- ❖ Primary Prevention
- ❖ Research
- ❖ Health-Housing Partnerships

These programmatic functions are funded by 9 distinct funding sources, including CDBG.

Childhood lead poisoning prevention is integrated City of Milwaukee policies and program in the following ways:

- ❖ Compliance with the Lead Safe Housing Rule. Milwaukee CDBG contracts with the MHD CLPPP to assure compliance on approximately 350 federally-funded housing rehabilitation jobs each year.
- ❖ Milwaukee CDBG provides funding to the MHD CLPPP to produce an additional 275 lead-safe housing units each year toward the 2010 eradication goal.
- ❖ The MHD CLPPP coordinates with the Neighborhood Improvement Development Corporation in the implementation of Operation LEAP to leverage additional private sector funding for childhood lead poisoning prevention.
- ❖ High risk housing units previously scheduled for condemnation which is currently undergoing intensive housing rehabilitation is offered partial grant subsidies to assure the remediation of lead-based paint hazards at high risk window components.
- ❖ Section 8 landlords and Milwaukee residents that purchase foreclosed properties due to tax arrearages are offered partial subsidies by the MHD for Lead Hazard Control.

- ❖ The MHD and the Department of Neighborhood Services (DNS) – Residential Code Compliance work in tandem with community-based agencies to assure lead-safe and habitable housing within Milwaukee's target areas.
- ❖ DNS includes the MHD CLPPP in landlord training classes that are offered in both English and Spanish.

The City will also continue collaboration between CBGA, the Health Department and the Department of City Development to implement standardized processes for all affected CDBG-funded housing rehabilitation projects to ensure compliance with the HUD lead regulations. These processes include the assumption of lead paint in structures, utilization of certified lead abatement contractors when indicated, adoption of lead safe work practices, occupant protection, monitoring of work sites, lead dust clearance tests and lab analysis and minimum window treatments.

Five-Year Priority Goals/Objectives:

- ❖ **To eradicate childhood lead poisoning by the year 2010**
- ❖ **To produce 30,000 lead safe housing units within the high risk target areas**
- ❖ **To involve community members most affected by the problem in neighborhood based strategies**
- ❖ **To increase lead screening of children covered by Medicaid; and**
- ❖ **To diversify and increase funding to make homes lead-safe before a child is poisoned.**

HOUSING

(Housing needs projected for the next five-year period, substandard housing and overcrowding).

Housing Needs of Various Populations

Low Income Homeowning Households

In 2000, 19,073 owner-occupied households in the Milwaukee area had incomes at 50% or less of the Median Family Income (MFI) while 21,954 owner-occupied units had incomes between 50%-80% of the MFI. Additionally, 8,328 homeowning households had income levels less than 30% of the MFI. *(HUD:CHAS Data Book-2000; Housing Output for All Households)*

The median cost of housing for owners in the Milwaukee area in 2000 was \$863 per month compared with \$322 for owners without a mortgage and included mortgage payments, real estate taxes, utilities, property insurance, as well as other costs.

The annual median household income in the City of Milwaukee for owners in 2000 was \$32,216. *(U.S.Census Bureau 2000).*

Low Income Rental Housing

In 2000, 60,950 renter households in the Milwaukee area had incomes at 50% or less of the MFI; 28,702 renter households had incomes between 50%-80% and 38,394 had incomes below 30% of the MFI. African American householders were more likely to be renters than owners in the Milwaukee area *((HUD: CHAS Data Book-2000; Housing Output for All Households)*

Rental Costs

In 2000, Milwaukee residents who rented their housing spent significant proportions of their gross income on rent and utilities. The median cost of housing for renters in the Milwaukee area in 2000 was \$527 per month (compared to \$558 in 1990) and includes contract rent plus any utilities, except telephone and cable. *(U.S. Census Bureau 2000).*

In Wisconsin, a minimum wage worker (\$5.15 per hour) can afford monthly rent of no more than \$268. Fair market rent for a two-bedroom apartment in Milwaukee is about \$605. According to the 2003 study by the National Low Income Housing Coalition, a full-time worker must earn \$13.23 an hour to afford the rent on a two-bedroom apartment in Milwaukee; translating to a yearly income of \$27,520.

Minority Households

Within the City of Milwaukee, 36.9% or 220,432 households were African American. In 2000, African American householders paid out a higher proportion of family income for rental costs than did other renters. Over 40% of African American households spent more than 30% of their income for housing while for other groups the percentage was around 30% or less. *(U.S. Census Bureau 2000)*

African Americans generally had more problems with the physical condition of their homes than other households in the Milwaukee area and had such problems with upkeep, public hallways, plumbing, heating, electrical systems and kitchens. Poor upkeep was the most commonly reported deficiency. (*U.S. Census Bureau 2000*)

Family Renters

The major concerns in family rental housing center around affordability, availability, quality, size and location. For many low income people residing in Milwaukee, obtaining decent rental housing that meets standards of decency in terms of the above criteria (i.e. plumbing, electrical systems etc.), is difficult. According to the 2000 U.S. Census, there were 80,739 households with children, or 34.8% in the City of Milwaukee in 2000. Key issues in family rental housing include the following:

Affordability: Large numbers of Milwaukee families, especially in the central city cannot afford decent and reasonably priced rental housing.

Availability: Rental housing appropriate for low income families is not readily available in all areas of the city.

Quality: Structurally sound and up-to-date rental units for low income families are not available in all areas of the City of Milwaukee.

Appropriate Size: Significant proportions of large families in Milwaukee reside in cramped, overcrowded and unsafe rental housing units.

Unit Appropriateness

Data provided by the Department of Housing and Urban Development indicate that there is a substantial need for affordable housing units for renter households with incomes below 50% of the Median Family Income (MFI). (*HUD CHAS Data: Housing Problems Output for All Households-2000*).

Homeownership Among Families

The desire for homeownership, particularly among families, is a major concern for residents in Milwaukee and particularly for low income households. Although Milwaukee residents discussed it in a variety of contexts, home ownership was consistently seen as a stabilizing force for families and neighborhoods alike. Residents also clearly recognized the importance of maintaining and rehabilitating the housing stock in Milwaukee's central city so that affordable housing is available to low income families.

The City of Milwaukee had a total of 87,458 single family owner occupied units with a median value of \$88,500. (*City of Milwaukee Assessor, 2003*).

Key issues relating to home ownership for families include the following:

Access to mortgage loans for low income people must be widened. Many low income residents in Milwaukee desire homes, are committed to their neighborhoods, but cannot qualify for loans.

Efforts to enhance family-owned housing should be concentrated in the central city.

Large families would benefit greatly from homeownership. Overcrowding, high rents and relatively low numbers of structures with units that can accommodate large families have put pressure on this group.

Safety in neighborhoods for family homeowners has become a key issue for many in Milwaukee's central city. Declining homeownership, deteriorating homes, closed businesses, drugs and violence all continue to erode the safety and well-being of homeowners.

Many low income people want to acquire the various skills needed to be a homeowner. Many lack these skills but are highly motivated to learn the various financial, technical and practical aspects of homeownership.

The Influence of Race and Income on Homeownership

According to 2000 U.S. Census data, ownership rates increased for all minority groups in the 1990's. Asians experienced the largest increase, from about 25 percent in 1990 to 40 percent in 2000. About 33 percent of Blacks and Hispanics were homeowners in 2000 compared with 30 percent in 1990. All other minority group homeownership rates increased from about 25 to about 30 percent in 2000.

Characteristics	Race					Total
	White	Black	Hispanic	Asian	American Indian	
Number of owners	57,173	18,560	4,339	1,147	539	82,308
Median Value	\$88,000	\$55,500	\$65,400	\$70,500	\$80,700	\$80,400
Median monthly costs (with mortgage)	\$897	\$790	\$823	\$815	\$884	\$863
Median monthly costs without mortgage	\$327	\$291	\$314	\$344	\$330	\$339

(Source: U.S. Census Bureau 2000)

Elderly Households

Approximately 43,569 of Milwaukee's households were headed by individuals classified as elderly (65 and older). Of the total population living below the federal poverty level in the Milwaukee Metropolitan Area, 11% or 6,752 were aged 65 or older. Considering that a substantial number of older adults in the Milwaukee Metropolitan Area live on total household income between \$10,000 and \$15,000 per year, constantly rising rents is of great concern to this elderly (U.S. Census Bureau 2000).

Already a significant population in many neighborhoods, elderly homeowners will increase steadily in the years to come, presenting a special set of housing concerns.

The following are major issues for older adult homeowners:

Older adult homeowners need safe neighborhoods as many of Milwaukee's elderly are highly at-risk for certain types of crime including burglary, assault and physical and sexual abuse. They are often afraid to leave their homes and feel trapped resulting in isolation and dependence.

Maintenance and repair of elderly owned homes is a major concern as many older adults living on fixed incomes can no longer maintain their homes and exterior premises. Deterioration results and the safety of owners and neighbors can be compromised.

Older adults need assisted living programs in their homes as many elderly homeowners are emotionally unwilling or economically unable to leave their homes, yet need assistance with day-to-day routines.

Elderly duplex owners are losing needed income from unrented units as many do not rent out of fear and their inability to maintain and repair units. They need assistance in recovering rental income.

Homes owned by the elderly need to be made accessible as many older adults have difficulty entering and leaving their homes as well as moving efficiently inside them.

Housing Needs of Persons with HIV and AIDS

According to the AIDS Resource Center of Wisconsin (ARCW), Milwaukee County remains the epicenter of the AIDS epidemic in the State of Wisconsin, with 4,454 cumulative number of AIDS cases. (*Wisconsin Division of Health, Public Report-2003; Wisconsin AIDS/HIV Program 2004*)

Housing options are a critical need for persons with HIV/AIDS and their families. When housing is inadequate, surviving day-to-day takes precedence over managing HIV. Housing provides the necessary foundation for the provision of other components necessary to maintain an individual's health and well-being.

(See section on Housing Opportunities for Persons with AIDS for more specific information on the housing needs of this population).

Needs of Homeless Sub-Populations

According to the *Milwaukee Continuum of Care 2005-2010 Strategic Plan*, affordable housing is a major need of homeless persons, as well as supportive services to help persons achieve self-sufficiency and maintain permanent housing. The report cites the dramatic decrease in affordable housing due to the demolition of single room occupancy hotels in Downtown, Milwaukee, representing the loss of hundreds of affordable housing units.

In addition, the report notes that there are a substantial number of homeless individuals who are chronic substance abusers. These individuals are in need of housing and supportive services designed to assist them in overcoming their dependencies. Unfortunately, access to providers of services for these individuals continues to be limited and the temporary and long-term affordable housing needs for this population is significantly unaddressed. While existing housing resources meet approximately 30% of the emergency, transitional and supportive housing needs of the homeless population in general, those with alcohol and drug dependency issues are largely underserved, when it comes to receiving treatment and counseling services.

Single Women with Families and Children

According to data from the 2000 U.S. Census, Milwaukee has a total of 36,669 female-headed households with children under the age of 18. Of this total, 15,739 or 42.9% are below the federal poverty level. This population has a great need for larger, more affordable housing units along with a variety of social service needs such as healthcare, childcare, AODA and mental health services and access to better-paying jobs.

Chronically Homeless Persons

According to the *Continuum of Care 2004 Exhibit 1 Report*, there are approximately 518 persons who are considered chronically homeless. The Milwaukee Continuum of Care defines chronically homeless as, "...unaccompanied individuals with a disabling condition who are continuously homeless for a year or more or have had at least four episodes of homelessness in the last three years. These are individuals who alternate living outside with episodes in shelters, institutions or doubling up with others". The chronically homeless in Milwaukee are predominantly male, African American, over the age of 36, unemployed, in need of substance abuse treatment, and/or in need of mental health treatment. In addition, about one in seven is on probation or parole. There is a great need for more adequate emergency housing for this population which often has substance abuse and mental health issues.

HOUSING NEEDS – RESOURCE GAP

Accessing and remaining in affordable housing is big problem for low income and homeless persons in Milwaukee. The majority of low income persons and those who become homeless must overcome significant barriers in order to obtain new housing. Individuals must save enough money to cover security deposit and first month's rent. They may have evictions in their rental histories, as well as credit problems that make

them unattractive to landlords. Further, landlords are often reluctant to rent to people who receive welfare or live in shelters or other temporary accommodations. Tragically, these barriers, combined with the scarcity of affordable housing, make it difficult for low income and homeless individuals to obtain or return to permanent housing.

Renters occupy about 54.7% of the occupied housing units in Milwaukee. Of 126,953 renters in 2000, 38,394 were very low-income, with incomes of less than 30% MFI. Small and large families in the very low-income category were severely affected by rental costs, with 62.7% of small families and 62% of large families paying more than half of their income for housing. (*HUD: CHAS Data Book-2000; Housing Output for All Households*)

The Housing Authority of the City of Milwaukee (HACM) manages 4,403 units of low income housing that are subsidized by the U.S. Department of HUD and 5,289 Section 8 vouchers which serve elderly, disabled households, and family households. Currently, the waiting list for families is years long. In addition, there is a surplus of vacant one-bedroom units for the elderly, due largely to new construction of affordable senior housing units that offer more modern design, more space and improved amenities.

In response to the rising tide of evictions, the Milwaukee County Board of Supervisors passed a resolution on February 18, 1999 that urged welfare agencies to set up emergency rent funds for families participating in the State's new welfare-to-work program (Wisconsin Works or W-2) who are facing homelessness. Evictions have been increasing steadily for the several years and some activists blame the trend on the State's W-2 Program.

Housing Market Analysis

(Market Analysis -- Characteristics of the housing market; areas of low-income concentration and any area of minority concentration).

Housing Tenure in Milwaukee

According to data from the 2000 U.S. Census, Milwaukee had a total of 249,215 housing units in 2000, representing a decline of nearly 5,000 housing units from 1990. Although approximately 7,000 housing units were constructed during the 1990's, approximately 12,000 housing units were lost. As a result, the vacancy rate was 6.8 percent, higher than the 1990 rate. In addition, during the 1990's, new construction increased the number of housing units with four or more bedrooms. The rate of owner occupancy increased slightly during the 1990's from 44.8 percent to 45.3 percent or 232,188 households. The occupancy rate for rental units was 105,235 in 2000. According to census data, owner occupancy rates remained stable in many areas with the most increases recorded in the central city and downtown areas primarily due to new condominium units being constructed and in the central city, the replacement of demolished deteriorated units with new construction of single family homes. (*U.S. Census 2000; Dept. of City Development: 2000 City of Milwaukee Urban Atlas*)

General Population

Like most major American cities, Milwaukee has lost population over the past few decades and between 1990 and 2000, experienced a five percent population decline (31,114 persons). In contrast, each of the surrounding suburban counties, (Ozaukee, Waukesha and Washington counties) were steadily gaining population as out-migration occurred from the city as well as attracting new Milwaukee area arrivals. (*U.S Census Bureau 2000*).

As the chart below illustrates, Milwaukee became a minority/majority city during the 1990's with each minority group increasing with the exception of American Indians. However, the Milwaukee metro area continues to be segregated. Forty percent of the County population resides in the City of Milwaukee; 85% of the area's minorities live in the City of Milwaukee; with 95% of Blacks, 75% of Hispanics and 60% of other minorities residing in the City of Milwaukee.

1990			2000	
Race	Total	Percent	Total	Percent
White	381,714	60.8%	270,989	45.4%
Black	189,408	30.2%	220,432	36.9%
Hispanic	39,409	6.3%	71,646	12%
American Indian	5,213	0.8%	4,313	0.7%
Asian or Pacific Islander	11,429	1.8%	17,561	2.9%
Other race	915	0.1%	978	0.2%
Two or more races	*	*	11,055	2.1%

(Source: U.S. Census Bureau – 1990, 2000)

* Not comparable with previous censuses as people were allowed to indicate more than one race in 2000.

Age of the Population

Milwaukee's age distribution reflects many social and demographic changes. Between 1990 and 2000, the population increased in the 5-17 and 35-54 year age groups despite an overall decrease in population. A decrease in persons in the 55-64 age group and in older age groups occurred, implying less demand for housing units designed for the elderly over the next decade. However, there could be more of a demand for improved amenities for older persons to remain in their existing units.

The age distribution of the population is a key factor in housing planning since family formation is the driving force in housing need. If the overall population is aging, with younger families choosing to establish a household outside of the City of Milwaukee, less demand will occur for housing. A growth in the population during the family formation, especially if that growth is in the minority population which is likely to endure continuing disparities in housing choice, warrants the need for increasing affordable housing.

Structural Quality

The age of a housing unit is not an absolute predictor of housing quality. Milwaukee has many neighborhoods with very old housing which are attractive, safe, and well-maintained. However, the age of a housing structure does signal likely code compliance problems, especially an increased likelihood of the presence of lead-based paint. For that reason a discussion of housing conditions begins with a look at the age of Milwaukee's housing stock:

<u>Structural Quality</u>	<u># Structures</u>	<u>Percent</u>
Built before 1940	83,742	33.6%
Built 1940-1959	89,416	35.9%
Built 1960-1969	34,418	13.8%
Built 1970-1979	24,935	10.0%
1980-2000	6,704	6.7%

(U.S. Census Bureau-2000)

The majority of the units built before 1940 are located in the central city. The majority of the units built between 1940 and 1959 are located in the northwest side and far south side of the city, while those built after 1959 tend to be located on the periphery of the city and most recently, newer structures developed in the central city and downtown.

Overcrowded Housing

Although average household size declined, there was an increase in the number of households living in overcrowded housing. The U.S. Census defines Overcrowded as a household that has more persons than the number of rooms it occupies. In 2000, 6 percent of the City's households were overcrowded compared with 4.3 percent in 1990. The incidence of overcrowded households is higher in some south side areas than the incidence of larger households. Neighborhoods nearer the edge of the city have larger housing units but older, smaller households. *(U.S. Census Bureau 2000; Dept. of City Development: 2000 City of Milwaukee Urban Atlas).*

Substandard Housing

One set of problems with Milwaukee's housing stock stems from the age of housing units. According to the 2000 Census, approximately 33.6 % (83,742) of the housing units in the City of Milwaukee were built before 1940. Of Milwaukee's total of 249,215 housing units in 2000, rental occupied housing units made up 54.7% or 126,953 of all households in Milwaukee. According to past estimates of the Department of Neighborhood Services, of all housing units, more than 10,000 residential structures required more than routine maintenance. A past survey of board-ups by the Department of City Development identified over 700 boarded up homes in the City. Although there are slight fluctuations, this figure has been relatively consistent over the past five years.

Vacancy Rates

Vacancy rates vary by unit size and location. Overall, there is a 6.8% vacancy rate with the highest concentration in the central city and on the northwest side. (*U.S. Census Bureau 2000*)

Assessed Value of Homes in Milwaukee

Property Type	# Parcels	Average Assessed Value
Single Family	87,458	\$88,500
Two Family	34,314	\$75,400
Three Family	1,580	\$81,850
Condominiums	7,243	\$95,360

(Source: *City of Milwaukee Assessor – Year 2003*)

Household Size

Milwaukee had 232,188 households in 2000, compared with 240,540 in 1990. The decline was due to a decrease in housing units in the city and an increase in the vacancy rate. The average household size decreased slightly during the 1990's but the number of family households with six or more persons increased in 2000 to 12,723 from 11,986 in 1990. (*U.S. Census Bureau 2000*).

Minorities account for the largest household size with Black and Indian households averaging three persons and Asians four persons per household. The largest households lived in minority dominated census tracts and most were in the oldest parts of the City of Milwaukee where many of the housing units are small.

The City of Milwaukee's Community Block Grant Administration continues to support the development and maintenance of affordable rental units, especially for large families and efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing.

The largest effort to assist public housing and Section 8 residents to move to private market unsubsidized housing is that of the public housing operated by the Housing Authority of the City of Milwaukee (HACM). In addition, the Department of Housing and Urban Development gave its approval to HACM to sell scattered site, single family housing units to residents. Although the demand is great, between the physical units owned and maintained and the Section 8 Rental Assistance provided, a large segment of the needy population is served every year.

In addition to these efforts, various CDBG/HOME-funded programs support the development and maintenance of affordable *rental units* for large families, such as:

Rental Rehabilitation Loan Program which will continue to provide forgivable loans to responsible landlords for the rehabilitation of rental units occupied by low and moderate income households.

Buy in Your Neighborhood Program which will continue to assist neighborhood owner-occupants in purchasing rental properties in their neighborhood.

Properties must be code compliant and meet rent restrictions and tenant income restrictions so as to be affordable to low and moderate income families.

Successful innovative programs such as Landlord Training, Property Management Training, aggressive Receivership actions, Drug Abatement Programs and aggressive Code Enforcement Programs operated by the Department of Neighborhood Services.

GEOGRAPHIC CONCENTRATIONS

Racial/Ethnic Geographic Concentrations

There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the Milwaukee Metropolitan Statistical Area(MSA). According to the U.S. Census, 2000, there is a pattern of concentration of all minorities within the area generally considered to be the "central city." The concentration still remains greatest for African Americans and has been noted by several local and national research studies. Most marked is the concentration of African Americans within the city limits and the fact that only 1.5% of the suburban population of the four-County Milwaukee Metropolitan Area is Black.

Milwaukee's residential segregation has been studied for decades by local and national researchers and policymakers. The tremendous impact on the gaps between Black and Whites as it relates to income, mortgage loan disparity rates and educational attainment, has been cited in numerous national studies. It is important to note the overlay of economic segregation as this impacts employment and other opportunities for Blacks. CBGA-funded programs providing "seed capital" for new economic development activities continue to be a high priority and are meant to stimulate economic opportunities including job creation particularly for Milwaukee's residents in the identified Neighborhood Revitalization Strategy Areas (NRSAs).

Low Income Concentration

Milwaukee is a city of 596,974 people located within the greater Milwaukee Metropolitan Area which has a population of 940,164 people. Recent population shifts include a movement to suburban areas and a loss of population in the city. Between 1990-2000, the City of Milwaukee experienced a population decline of five percent (31,114 persons), while the population of four county region of Milwaukee, Ozaukee, Waukesha and Washington counties grew during the same period. (*U.S. Census Bureau 2000*)

Very low income households are concentrated in Milwaukee's near north, west, northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to the central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. It is interesting to note that these areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding. (*U.S. Census Bureau 2000*).

The following chart provides an analysis of low income persons within the three NRSA areas:

NRSA Area	Total Population	Total # Housing Units	Total Low/Moderate Income Population	Total Percent Low/Moderate Income Persons
NRSA # 1(North)	158,414	68,401	112,413	74.79%
NRSA # 2 (South)	85,848	29,735	64,519	75.98%
NRSA #3 (Far Northwest Side)	4,901	2,019	3,614	74.62%

Housing – Specific Housing Objectives

The Community Block Grant Administration (CBGA) has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent and affordable housing and economic opportunity for all residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and access to community social services. The City will continue to encourage CDBG, HOME and other HUD-funded project recipients to include work experience opportunities in their housing rehab and new construction projects and to link their projects with other public and private human service, resident organizing and economic development initiatives. The City will also continue to expand collaborations with lenders, businesses, developers, other governmental entities, community stakeholders and other development resources such as WHEDA, Fannie Mae and Community Development Financial Institutions (CDFIs) with the goal of enhancing available resources.

Key components of the Housing strategy are:

- ❖ **Expanded homeownership opportunities; maintenance and improvement of existing units**
- ❖ **Expansion and maintenance of quality, affordable, rental housing**
- ❖ **Safe, well-maintained and revitalized neighborhoods**
- ❖ **Coordination of public and private resources**

Five-Year Priority Goals/Objectives:

- ❖ Continue to promote and provide opportunities for low income citizens to access affordable housing.
- ❖ Initiate the American Dream Downpayment Initiative (ADDI) to provide down payment, closing costs and rehabilitation assistance to eligible individuals.

- ❖ Increase the number of units accessible to persons with disabilities, including an emphasis on developing "visitable" housing units.
- ❖ Cluster housing development initiatives to maximize investment and facilitate additional investment.
- ❖ Continue owner-occupied housing rehabilitation for very low income households, the construction of affordable new housing units on vacant City lots and the acquisition, rehabilitation and sale of existing vacant housing units.
- ❖ Continue partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.
- ❖ Continue to support projects which involve work experience and apprenticeships for young persons in home repair and home construction.
- ❖ Continue to encourage CDBG-funded rehab projects to hire unemployed CDBG area residents.
- ❖ Continue to assist community housing development organizations in building capacity to improve their ability to undertake housing development projects.
- ❖ Improve the condition of the City's rental housing stock through intensive code enforcement, landlord tenant educational programs and an aggressive receivership program for nuisance properties.
- ❖ Continue efforts to assist elderly and low income households remain in their homes through expanded use of Homestead Tax Credit, Tax Deferral Loans(NIP) and programs to assist the elderly with home maintenance and repair.
- ❖ Continue to make available City-owned tax foreclosed properties available to nonprofit developers at reduced costs.
- ❖ Support employer-assisted housing efforts throughout the City of Milwaukee.
- ❖ Continue site clearance and redevelopment with newly constructed and quality affordable rental housing.
- ❖ Continue to work with lenders to become more proactive on inner city issues, such as home purchase, home improvement loans and predatory lending.
- ❖ Increase the number of decent, safe and sanitary affordable rental units, with an emphasis on creating units to accommodate large families.
- ❖ Support efforts to reduce or eliminate predatory lending and racial discrimination in all housing transactions in the City of Milwaukee.
- ❖ Continue aggressive blight elimination efforts including spot acquisition, demolition, graffiti abatement, vacant lot maintenance and infill housing.
- ❖ Promote preservation of existing housing stock, recognizing the City's historic preservation policies.

- ❖ Encourage the economic integration of neighborhoods throughout the City of Milwaukee and the greater Milwaukee Metropolitan area.
- ❖ Support active citizen participation in monitoring problem properties and in organizing efforts to improve the quality of life for residents.
- ❖ Continue to expand homeownership opportunities through Homebuyer Counseling programs and other homebuyer assistance activities (budget and credit counseling, post purchase, tax default and mortgage default counseling).
- ❖ Continue the City's aggressive efforts to combat lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- ❖ Actively work towards the creation of a City Housing Trust Fund, including the provision of administrative oversight.
- ❖ Support other housing improvement activities (such as minor home repair, tool loan, home source, property surveys, rent abatement/rent withholding, tenant assistance and targeted code enforcement programs)

<p><u>Consolidated Plan Priority Goals/Objectives:</u> Create and maintain affordable homeownership opportunities and affordable, quality rental housing for community residents</p> <p><u>Long-Term Outcomes:</u> Increased Property Values, Increased Economic Vitality, Reduced Crime, Improved Neighborhood Quality of Life</p>	
Housing Activities (<i>funded by CDBG, HOME, ADDI and other funding sources</i>)	5-Year Goal
Acquire/Rehabilitation/Sell (#units)	172
New Housing Construction (#units)	273
Large Impact Housing Developments (utilizing Low Income Housing Tax Credits) (#units)	250
Owner-Occupied Housing (Neighborhood Improvement Project-NIP) (#units)	636
Rental Rehabilitation (#units)	500
Housing for Disabled Persons/Households (#units)	40

Homebuyer Counseling (#new mortgage loans)	1,375
Graffiti Abatement (1 unit = 100 sq.ft) (#units)	6000
Building Inspection Liaison – Code Enforcement (property surveys)	55,000
Minor Home Repair (#served)	1,380
Vacant Lot Redevelopment (#lots)	25
Spot acquisition (#lots acquired)	15
Demolition of blighted properties	175
Handicapped Ramps	115
Tenant/Landlord Training (#trained)	3,750
Tenant Assistance Program (#assisted)	8,350
Receivership Inspections of Nuisance Properties	600
Tool Loan (#served)	3,400
Home Source Building Materials Distribution (#served)	2,500
Targeted Code Enforcement Initiatives (#inspections)	7,800
Code Enforcement Interns Program (#properties surveyed for code violations)	9,000
Rent Withholding/Rent Abatement (#served)	1200

Reason for Priorities and Obstacles to Addressing the Housing Needs

Safe and Well-Maintained Neighborhoods

The need to focus on neighborhoods as a whole as well as individual housing units is well supported by the data. Over the past several years, various City departments have worked in collaboration with citizens and community-based agencies on initiatives to strengthen neighborhoods. By involving citizens in code enforcement, graffiti abatement, crime prevention, neighborhood cleanups, lead abatement and housing development, such as the pilot Fresh Start housing program, community cohesion is improved while the physical appearance and safety of neighborhoods is enhanced.

The lack of adequate jobs at family supporting wages is the greatest obstacle to achieving safe and viable neighborhoods. The lack of jobs creates the cycle of poverty that leads to economic segregation, the flight of the middle class to the suburbs, physical deterioration of neighborhoods and a variety of social ills such as high crime, teen pregnancy and illiteracy.

Homeownership

Homeownership has been identified as a high priority by community residents throughout the City. Increasing homeownership was seen by citizens and advocates alike as fundamental to the development of viable neighborhoods. The commitment to homeownership and the construction of new housing units, particularly for very low income families was identified as critical priorities.

Although homeownership is critical to neighborhood viability, it is very difficult for most low income. Lack of income is the major obstacle, which is compounded by other factors such as inadequate access to educational opportunities and limited financing options. In addition, many homes that are affordable are old and require extensive repairs and on-going maintenance. In spite of these obstacles, the City is committed to homeownership as a neighborhood improvement and anti-poverty strategy.

Rental Housing

The data provided shows a great demand for affordable rental housing for low income families and those needing units with three or more bedrooms. Additionally, the need to enhance access to rent-assisted housing units is evident in two ways. First the low turnover rate in public housing and Section 8 units has prevented new families in need from utilizing this resource. Second, assisted units are concentrated in Milwaukee's central city, precluding access to many Milwaukee and suburban neighborhoods for low income families.

There is a shortage of low-cost rental units in non-traditional and suburban neighborhoods. This shortage results in the economic segregation of neighborhoods. Many of the rental units in these economically segregated neighborhoods are old and in need of rehabilitation. In addition, rental property owners have a difficult time repairing the units because their low income tenants cannot afford the higher rents that rehabilitation would warrant. To compound this situation, there is a shortage of Section 8 Vouchers and Certificates.

NEEDS OF PUBLIC HOUSING

(Needs of Public Housing -- Summary of the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries; assessment of needs of tenants and applicants on waiting list for accessible units).

The following information about the Housing Authority of the City of Milwaukee (HACM) is excerpted from its Streamlined 2005 Annual Plan and 2005-2009 5-Year Plan, which is included in the *Appendix*. It should be noted that the Housing Authority's Agency Plan (Annual and Five-Year Plan) is updated annually, and these updated plans should be considered as part of the City of Milwaukee's Consolidated Plan.

A. Mission

The mission of the Milwaukee Housing Authority is to provide decent/quality, safe and affordable housing with transition options for those who desire them. "Transition option" is defined as the opportunity for residents to self-determine their interest in, and have access to, housing options that support long-term self-sufficiency.

The Housing Authority of the City of Milwaukee manages 4,403 units of low-income housing that are subsidized by the U.S. Department of Housing and Urban Development (HUD) and 5,289 Section 8 vouchers. The Housing Authority also owns and manages 968 units of affordable housing and has developed 32 units of market rate rental housing.

It should be noted that HACM still has a surplus of one-bedroom apartments for the elderly, based on vacancies during the past five years. HACM staff notice that vacancies increase when newer subsidized apartment buildings become available, which seems to be supported by a number of studies. All of HACM's elderly housing was built over twenty-five years ago, incorporating more modest design standards without the space and amenities currently available in the newer housing developments. HACM will continue to pursue tax credits and HUD funding for the revitalization of its elderly housing and supports the careful review of any proposal for additional subsidized elderly housing to determine whether the area surrounding the proposed development can support the additional units.

Since 1993, over 1,000 units of HACM housing were revitalized using three Federal Hope VI grants totaling over \$90 million. The Housing Authority will complete the revitalization of Highland Park in 2006 (tax credits and Hope VI) and Scattered Sites in 2009. The Housing Authority recently received a tax credit allocation for Cherry Court and intends to submit a tax credit application and Hope VI grant for Convent Hill in 2005.

Public Housing Strategy

(Summary of the public housing agency's strategy to serve the needs of persons residing in the jurisdiction, (including families on the public housing and Section 8 tenant-based waiting list), the revitalization/restoration needs of public housing projects; improving the management, operation of such public housing and the living environment of persons in public housing. Summary addressing the needs of public housing and activities to encourage public housing residents to become more involved in management and participate in homeownership. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation).

Public Housing Strategy

The Housing Authority works to build strong communities and increase affordable housing options in Milwaukee. The Housing Authority works closely with public and private partners to coordinate revitalization activities, which include physical improvements and comprehensive community and supportive services. HACM works with a team of highly competent partner agencies to ensure quality services for its residents. Examples of these services include case management, education, employment, and homeownership. HACM has assisted more than 200 families become first-time homebuyers and returned over \$3 million to the city's tax base.

The Housing Authority of the City of Milwaukee is not considered "troubled" by the U.S. Department of Housing and Urban Development and has received numerous awards for the quality of its housing and services provided to its residents.

HACM is a "high-performer", based on HUD's assessment of the Section 8 and public housing programs. HACM received scores of 93 and 100, respectively, out of a possible 100 points for each program.

Additional information about the Housing Authority's strategy is provided in the Streamlined Annual and 5-Year Plan, located in the *Appendix*.

B. Goals *(The goals and objectives listed below are derived from HUD's Strategic Goals and Objectives and those emphasized in recent legislation).*

HUD Strategic Goal 1: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

- ❖ Apply for additional rental vouchers
- ❖ Reduce public housing vacancies
- ❖ Leverage private or other public funds to create additional housing opportunities

PHA Goal: Improve the quality of assisted housing

Objectives:

- ❖ Improve public housing management
- ❖ Improve voucher management
- ❖ Increase customer satisfaction
- ❖ Concentrate on efforts to improve specific management functions
- ❖ Renovate or modernize public housing units
- ❖ Demolish or dispose of obsolete public housing
- ❖ Provide replacement public housing
- ❖ Provide replacement vouchers

PHA Goal: Increase assisted housing choices

Objectives:

- ❖ Provide voucher mobility counseling
- ❖ Conduct outreach efforts to potential voucher landlords
- ❖ Increase voucher payment standards
- ❖ Implement voucher homeownership program
- ❖ Implement public housing or other homeownership programs
- ❖ Convert public housing to vouchers
- ❖ Develop new units for homeownership

HUD Strategic Goal 2: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- ❖ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- ❖ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- ❖ Implement public housing security improvements
- ❖ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ❖ Work to restore HUD funding for activities/services previously funded through PHDEP.

HUD Strategic Goal 3: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ❖ Increase the number and percentage of employed persons in assisted families
- ❖ Provide or attract supportive services to improve recipients' employability
- ❖ Provide or attract supportive services to increase independence for the elderly or families with disabilities
- ❖ Enroll additional families in the "Make Your Money Talk" program

HUD Strategic Goal 4: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ❖ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
- ❖ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status and disability
- ❖ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Other Public Housing Authority Goals and Objectives:

- ❖ Sell 20 public housing units under the Section 5(h) homeownership program. (12/31/05)
- ❖ Convert 20 Section 8 clients to homeownership under the Section 8(y) homeownership option. (12/31/05)
- ❖ Continue the Highland HOPE VI redevelopment project including on-site rental and homeownership unit construction. (12/31/06)
- ❖ Implement the Scattered Sites HOPE VI redevelopment program including the beginning of demolition of existing units and construction of new single-family homes. (12/31/07)
- ❖ Begin construction related to the Cherry Court redevelopment project. (12/31/06)
- ❖ Complete the renovation of the VA Single Room Occupancy (SRO) facility and complete initial occupancy. (7/1/05)
- ❖ Enroll and graduate 20 families from the "Make Your Money Talk" program. (12/31/05)
- ❖ Provide 30 educational scholarships. (12/31/05)
- ❖ Continue construction of Westlawn porches. (12/31/05)

- ❖ Submit funding applications, demolition/disposition applications and related program applications necessary to support the demolition and revitalization of the Convent Hill public housing development. (12/31/05)
- ❖ Develop a plan to comply with the asset repositioning requirements of HUD's revised Operating Fund Rule. (12/31/05)
- ❖ Develop and implement strategies to adjust HACM's Section 8 tenant-based Housing Choice Voucher Program utilization to respond to HUD funding policy. (12/31/05)
- ❖ Submit a request for waivers necessary to set aside Section 8 Housing Choice Vouchers as project-based assistance in conjunction with the Cherry Court redevelopment program. (12/31/05)
- ❖ Continue partnerships and MOA's with, and provide appropriate admissions preferences for clients referred to HACM's Section 8 Housing Choice Voucher Program by, META House, The Salvation Army, the Milwaukee Community Services Corps, Milwaukee Public Schools, the Ellsworth Project, Milwaukee Jobs Initiative and the YWCA. (12/31/05)
- ❖ Continue partnerships and MOA's with, and provide appropriate admissions preferences for low income public housing for clients referred by, the Milwaukee Women's Center, Pathfinders and the Ellsworth Project. (12/31/05)
- ❖ Continue partnerships with the Dominican Sisters and ACTS for the conversion of obsolete scattered sites public housing units to homeownership. (12/31/05)
- ❖ Continue to participate in the City's Continuum of Care process to alleviate homelessness. (12/31/05)
- ❖ Maintain "High Performer" status under HUD's public housing and Section 8 program assessment systems. (12/31/05)
- ❖ Consider policy recommendations related to providing domestic violence preferences for the public housing and Section 8 HCV programs. (12/31/05)
- ❖ Apply for grants from all potential funding sources to support HACM's public safety, resident education and resident employment programs. (12/31/05)
- ❖ Establish replacement reserves to assist with the revitalization of Cherry Court and Convent Hill. (12/31/04)
- ❖ Pursue borrowing funds through the Capital Funds Financing Program. (12/31/05)
- ❖ Maximize the use of tax credits for the revitalization of Cherry Court by offering the Highland Park highrise, which was approved in 2003 for demolition, as a temporary relocation option for Cherry Court residents. (12/31/06)

Waiting List Organization

At the end of 2003, there were approximately 4,000 families and 1,000 elderly and disabled on the waiting list for housing. In addition, there were 575 names on the waiting list for Section 8 vouchers. Currently, the waiting list is closed, however, when it is open persons may apply through a telemarketing service, via the internet, or at a predetermined location that is announced at the opening of the waiting list. The application process will be publicly announced at least 60 days prior to opening the wait list. HACM may use a lottery system to create a wait list of 2000 applicants.

Activities to be undertaken to encourage public housing residents to become more involved in management and to become homeowners.

The Housing Authority's Annual and 5-Year Plan, which is incorporated in this Consolidated Plan, was developed in conjunction with the residents of public housing. Each of the Housing Authority's low-income public housing developments has an active resident council, which assists the Housing Authority with the development and implementation of the Agency Plan. There is also a Resident Advisory Board comprised of 17 public housing residents who meet monthly with Housing Authority staff to assist with planning and implementation. HACM's Agency Plan is adopted by the Housing Authority's Board of Commissioners, which includes two public housing residents.

Housing Authority staff assisted with the development of this plan, which includes a number of opportunities for funding and collaboration. For example, the Housing Authority recently received a HOME grant that is being used in conjunction with the Hope VI program to develop affordable housing in Milwaukee's central city. The Housing Authority has a successful homeownership plan through which 200 families have become first-time homebuyers, and all of these families received homebuyer counseling services from agencies funded through the Consolidated Plan.

BARRIERS TO AFFORDABLE HOUSING

(Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment; Strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing; Analysis of impediments to fair housing choice (the analysis was not required to be submitted as part of the consolidated plan, but the jurisdiction must certify that it completed the analysis, is taking appropriate actions to overcome the effects of any impediments identified through that analysis, and maintains records reflecting the analysis and actions in this regard).

The Community Block Grant Administration completed a Fair Housing Impediments Study in 1995, in accordance with Sections 104(b) (2) and 106(d)(5) of the Housing and Community Development Act of 1974, as amended which requires that CDBG grantees certify that they will affirmatively further fair housing.

The City is in the process of updating the Fair Housing Impediments Study and has contracted with the Metropolitan Milwaukee Fair Housing Council to conduct the study. When complete, the study will be forwarded to the local offices of the U.S. Department of Housing & Urban Development and will be included as an amendment to the Consolidated Plan. The following is a summary of impediments identified in the last Fair Housing Impediments Study:

Summary of Impediments:

- ❖ Institutional and governmental policies and regulations which affect income and housing
- ❖ Federal and State housing policies
- ❖ Non-coherent Federal housing mandates Federal and State transportation policies
- ❖ Social class, racial and cultural barriers
- ❖ Employment discrimination
- ❖ Residential Segregation
- ❖ Inadequate income
- ❖ Racial disparities in mortgage lending
- ❖ Insurance redlining

- ❖ Housing discrimination
- ❖ Racial steering
- ❖ Appraisal practices

Actions underway to overcome the effects of impediments identified in the study.

The City of Milwaukee has multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods and reduce barriers to affordable housing. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

Strengthened Fair Housing Ordinance

The City passed its first fair housing ordinance on December 12, 1967. In line with Wisconsin State Statutes enacted in 1965, the ordinance rendered unlawful any type of discrimination in the sale, rental or lease of housing based on race, color, religion, national origin or ancestry. Expressly prohibited were the following forms of discrimination: (1) Refusal to sell, lease, finance or contract to construct housing or to discuss the terms thereof; (2) Refusal to permit inspection or exacting different or more stringent price, terms or conditions related to the sale, lease or rental of housing (3) Refusal to finance or sell an unimproved lot or to construct a home or residence on a lot; or (4) Publishing, circulating, issuing, displaying or advertising the sale, financing, lease or rental of housing which states or indicates any discrimination in connection with housing.

The City's original fair housing ordinance was repealed and recreated on October 16, 1990. Referred to as Chapter 109, it was subsequently amended on November 29, 1994, to prohibit both housing and employment discrimination. Regarding housing, the law applies to all housing units intended for occupancy by two or more families living independently of each other, eliminates provisions against testing, and substantially increases penalties for non-compliance, namely, forfeiture of not less than \$500 nor more than \$5,000 for the first violation, and not less than \$1,000 nor more than \$10,000 for each repeated violation. While fair housing advocates suggest that the law is still not substantially equivalent to federal law, which provides for legal representation of both complainants and respondents, or state law which encompasses all dwellings (including those owner occupied), it is an effective law that is superior to prior fair housing ordinances.

Annual Review of Lending Practices by City Comptroller

The Milwaukee Common Council adopted legislation requiring the City Comptroller to prepare an annual report on lending practices by area financial institutions. Besides focusing on residential lending practices, the review also compares lending patterns by race and income and compares the racial loan denial rate for Milwaukee with forty-nine other large metropolitan areas in the country. Recommendations are provided for improving residential lending in those areas of the City where homeownership is lowest and annual reviews of the progress that City departments have made in implementing prior report recommendations. This report is distributed to community-based organizations, lenders and others to help facilitate action on the recommendations.

Fair Housing Programs

The Metropolitan Milwaukee Fair Housing Council (MMFHC) will continue to respond to the problem of predatory lending and to affirmatively work toward integrated housing patterns by providing: fair housing/ fair lending presentations, research and technical assistance relative to fair housing/ fair lending issues; information relative to buying, renting and selling houses; counseling and investigation services to solicit and resolve fair housing/fair lending complaints and distribution of a fair housing newsletter on a quarterly basis.

TITLE II Of the Americans with Disabilities Act of 1990(ADA)

Title II of the ADA prohibits discrimination against persons with disabilities in all services, programs and activities made available by State and local governments. CBGA includes this language in all contracts with funded organizations.

Section 504 of the Rehabilitation Act of 1973

Section 504 prohibits discrimination against persons with disabilities and requires that a percentage of funded projects be handicapped accessible. CBGA will continue to routinely review plans for multi-family housing and facilities where CDBG funded services are provided to ensure accessibility and participation by disabled persons.

SECTION 8 – Rent Assistance Program

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low -income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area. In the voucher program, tenants are able to rent units which have rents from 10% to 20% above fair market value when they locate to a "non-impacted" area --- where fewer than 40% of the families are below the poverty level.

HACM also participates in a program which markets the benefits of living in non-traditional residential areas and encourages more rent assistance clients to move to such areas. This is accomplished through: orientation briefings to explain fair housing law,

client location options and additional services; general counseling to families regarding housing choices and housing search skills; direct tenant referrals to available units in non-traditional areas resulting in the pro-integrative placement of families; and, the recruitment of new owners of units in non-traditional areas. During orientation and counseling, all RAP applicants are informed that they could seek housing anywhere they choose and are also informed of the portability provisions of vouchers and the advantages of locating to a non-traditional area. Listings of housing units are provided to applicants, including many in non-traditional areas. Also, a list of wheelchair accessible units is available upon request for those in need.

In addition, the City will continue its commitment to city-wide fair housing programs to help ensure accountability in lending by government-chartered lending institutions in the areas of: home purchase, home improvement and business loans, employment and promotional opportunities and contracting opportunities for minority and women-owned businesses.

HOMELESS NEEDS

(Summary of the nature and extent of homelessness, including the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations).

Nature and Extent of Homelessness in Milwaukee

The following information is excerpted from the Study: Under the Radar: A Survey of Homeless Adults in Milwaukee.

Homeless In Milwaukee – A General Overview

The Milwaukee Shelter Task Force estimates that on any given night, there are approximately 2,000 homeless persons in Milwaukee. In September 2003, over 200 volunteers from 20 agencies interviewed nearly 800 homeless individuals who were residing primarily in Milwaukee homeless shelters. The following is a general overview of those interviewed:

Basic Information			
Male	56%	Age 35 or under	28%
Female	44%	Age 36-45	33%
Single	62%	Over 45	39%
Separated, Divorced or Widowed	32%	Last stayed with family or friends	35%
African American	71%	Last stayed in own home	50%
Caucasian	23%	Stayed outside "last night"	9%
Hispanic or Other	6%		

Milwaukee Homeless Situational Analysis

(excerpted from the Milwaukee Continuum of Care 2005-2010 Strategic Plan):

- ❖ Homelessness has increased or stayed the same (depending on the population served).
- ❖ Funding for homeless services has decreased.
- ❖ Mainstream resources have substantially decreased (AFDC transformation to W-2, demise of general assistance, difficulty in obtaining SSI, reductions in GAMP medical care funding, reduction of Section 8 housing vouchers).
- ❖ Shelters do a good job in providing emergency services and acquiring AODA resources.
- ❖ Income support to inner city families dropped 78% between 1994-2003.
- ❖ The number of families receiving food stamps declined 22% between 1994-2002.

- ❖ Working single parents who remained below poverty increased 31% between 1993-1999.
- ❖ 70,000 children lost Income Support between 1993-2000.
- ❖ General Assistance was providing income and services to almost 2,500 persons monthly, before it ended in 1995.
- ❖ More individuals became homeless (22%) while on probation and parole or after being released from a correctional facility than in any other city monitored by a recent national study.

Impact of Welfare Reform on Homelessness

Wisconsin Works (W-2) is posing significant challenges to low-income families in Milwaukee who are homeless and at-risk of homelessness. Statistical data from University of Wisconsin Center for Economic Development, combined with data collected by other agencies/organizations that provide services to low-income families, demonstrate that there are families in Milwaukee County who are not making it under W-2, resulting in a housing crisis. Approximately 22,400 central city families left AFDC – but only 8,200 showed up with employment between 1994-2002. (*Milwaukee Continuum of Care 2005-2010 Strategic Plan*).

Numbers released by the A-NET Program for 2003, provides the most accurate look to date at the impact of the state's revolutionary welfare reform program. This program sends immediate help to families in crisis and then tracks their progress or lack of it in a computer program. In 2003, A-Street dispatched its van of social workers on 2,203 calls from desperate families.

Shelter statistics demonstrate that fewer client families are participating in the new welfare system this year. And, more client families—both those participating in W-2 and those who have left the system—are reporting problems affording housing, childcare, food and medical care.

Moreover, shelters are finding that it is extremely difficult to get families re-established in the W-2 system after they have been sanctioned. As a result, families are housed for longer periods of time, resulting in insufficient space to house all families who seek shelter.

At the same time, an increased restriction on AFDC-E payments (one-time emergency payments for family crisis situations) has resulted in a sharp increase in evictions.

Officials from Milwaukee's family shelters state that because of welfare reform, more women seeking shelter for their families are working mothers. Those who are not employed when they arrive are given help to get jobs, and all but a few are employed before they leave. Before welfare reform, which requires recipients to work for their benefits, shelters helped homeless women sign up for benefits so they could quickly get a check and move. Now, increasingly, even people with full-time jobs find themselves homeless.

Homeless Inventory

(Summary of the existing facilities and services including outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children from becoming homeless).

The following is a City-Wide inventory of existing facilities and services available to homeless persons, families with children and subpopulations as identified by the Milwaukee Continuum of Care Planning Group:

Project Name	Activity
ACALL (ANET)	Homeless information & assistance telephone line
American Red Cross	Overflow emergency shelter/single women & families
ASHA Family Services	Domestic Violence - case management
Casa Maria	Emergency shelter/families & single women
Center for Veteran's Issues	Permanent & transitional housing for homeless veterans
Community Advocates	Homeless prevention rent/security deposit program
Community Advocates	Transitional housing/families
Daystar Secondary Housing for Battered Women	Transitional housing for battered women
Guest House Emergency Shelter	Emergency shelter
Health Care for the Homeless	Outreach/prevention/street outreach teams
Health Care for the Homeless	Housing/persons with HIV/AIDS
HOPE House	Emergency shelter/families & single adults
Housing With Help	Permanent housing/mentally ill persons

Intercessions	Shelter/homeless, abused minor parents
Joy House	Emergency shelter/families
Keller Center(Guest House)	Daytime drop-in for homeless persons(free telephone, mailbox, case managers on site to assess the need for emergency & other services)
La Causa Family Center	Abused & neglected children
Matt Talbot Recovery Center	Comprehensive rehab treatment & housing to adult males with substance abuse issues
Meta House	Emergency shelter/substance abusers
Milwaukee Council on Alcohol & Drug Dependence	Prevention/intervention/focus on homeless families & single adults
Milwaukee County	24-hour mobile psychiatric crisis team
Milwaukee County Housing Division	Permanent housing-Persons with HIV/AIDS, chronic substance abusers
Milwaukee County Mental Health Division	Permanent housing/seriously mentally ill
Milwaukee Women's Refuge	Emergency shelter/battered women & their children
Open Gate	Transitional housing/single adults
Pathfinders for Runaways	Runaway/homeless youth
Rescue Mission	Emergency shelter/single men
Salvation Army	Emergency shelter/single adults & families
Social Development Commission(Family Crisis Center)	Emergency shelter/families
Sojourner Truth House	Emergency shelter/battered women & their children
Walker's Point Youth & Family Center	Runaway/homeless youth
YWCA	Transitional housing/families

Homeless Strategy

(Strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section); strategy for eliminating chronic homelessness by 2012, and planned action steps for addressing the needs of persons that are chronically homeless; strategy, to the extent possible as presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness; describe relationships and efforts to coordinate the Con Plan, CoC and any other strategy to address chronic homelessness; strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

Homeless Strategic Plan

(See the Milwaukee Continuum of Care 2005-2010 Strategic Plan located in the Appendix)

Persons with special needs as well as the homeless are an important concern for the City as it is recognized that addressing the needs of all citizens, regardless of their circumstance, is an essential component to strengthening neighborhoods.

To further the City's strategic goal of reducing and preventing homelessness and domestic violence in our community, the City will continue to allocate CDBG and Emergency Shelter Grant (ESG) funds for activities geared to assist homeless persons achieve stable housing and self-sufficiency. These funds will be provided to conduct outreach and homeless prevention activities, to operate emergency and transitional shelter facilities, provide supportive services, legal assistance and other services aimed at preventing and reducing homelessness for individuals, families, runaway/homeless youth, victims of domestic violence and mentally and physically disabled persons.

In addition, the City will continue its involvement in the *HUD Continuum of Care Strategic Planning Process*. This process strives to identify the needs of homeless persons and gaps and priorities in the current service delivery system. As a result of this process, advocates for the homeless and others have discovered that the needs of the homeless have changed over the years and target populations have shifted. In an effort to address identified needs and gaps in the current system, funding priorities have changed with a higher emphasis placed on funding facilities and related supportive services that foster housing stability and economic self-sufficiency.

Lead Entity - The *Milwaukee Continuum of Care Planning Group*, is an unincorporated collaboration of 53 organizations whose primary goal is to end chronic homelessness. This planning group was initiated in 1995 in response to HUD's first SuperNOFA application for funding for Continuum of Care activities to assist homeless persons. The CoC planning group works to provide an array of housing, support and service linkages for the community's homeless. The *Milwaukee Continuum of Care 2005-2010 Strategic Plan*, which was developed by the CoC, outlines the Vision, Goals, Strategies and Action Steps proposed to provide services and housing in a comprehensive and coordinated way over the next five years. The partners involved are numerous and involve non-profit service providers for the homeless, Milwaukee County, the City of Milwaukee and others. At the same time, the Continuum recognizes that persons who are chronically homeless

are faced with a complex variety of difficult and personal and social barriers and are often resistant to services. Real reductions in the number of people who are chronically homeless will require creative, multi-level strategies.

Milwaukee Continuum of Care Five-Year Key Priorities:

- ❖ **Provide affordable and permanent Housing First**; move people from homelessness to permanent housing by creating additional housing resources, coordinating existing services and eliminating waiting lists (100 units per year over the next five years).
- ❖ **Continue to enhance consumer participation** in homeless services planning and policy development. Relationships with consumers will be “consumer centered and strength-based.” (Within five years, each agency that provides case management services, will have trained staff in the Single Coordinated Care Plan model).
- ❖ **Maximize mainstream resources for consumers** to prevent and remedy homelessness; within five years, reduce by 50% the number of consumers entering the shelter system from Mainstream Resource systems.
- ❖ **Early Intervention Strategies** to help homeless persons remain housed; implement new Outreach models and conduct outreach to persons who are marginally housed.
- ❖ **Systems Change** – eliminate by 100% the number of corrections and health care discharges to streets and shelters.

In addition, Milwaukee’s strategy to address the needs of chronically homeless persons has the following three major components: **1) Development and implementation of best practices; 2) Targeted resources; and 3) Cross system coordination and accountability.**

1) Development and Implementation of best practices:

- ❖ Identification and elimination of program rules and policies which function as barriers to services for the chronically homeless.
- ❖ Improved outreach and engagement strategies, especially with regard to highly service-resistant individuals.
- ❖ Increased capacity for individualizing services, e.g. enhanced assessments, care planning and service delivery tailored to needs shaped by gender, disability and other factors, and;
- ❖ Establishment of a mechanism at the CoC level to define, track and report on program-specific and system outcomes relating to the chronically homeless.

- 2) **Targeted Resource Development:** Chronic homelessness cannot be eliminated without the infusion of new resources into the system. A critical step is improved mobilization of mainstream programs and resources. Additional financial support from foundations, government or other sources, will be required to address critical needs of the chronically homeless, specifically:
- ❖ Development of a complete package of wraparound services, including treatment on demand, job and lifeskills, crisis management skills and aftercare.
 - ❖ Availability of a range of housing options including increased targeted shelter and transitional housing beds, more permanent affordable housing with supportive services, including permanent housing specifically designed for chronically homeless, and greater use of Section 8 and Shelter + Care resources.
 - ❖ Collaboration around program development to ensure that best practices in service delivery are translated into targeted resource development.
- 3) **Cross system coordination and accountability:** The homeless services system in Milwaukee has long served as the safety net for individuals discharged from major community systems such as mental health, corrections and health care systems. A long-term reduction in the number of chronically homeless will only occur if the provider community, as represented by the CoC, can work collaboratively with other major human service systems. Ideally this would result in the coordination of care and resources to transition individuals to stable housing situations before they are discharged from a system's care. Holding institutions accountable for the post-discharged living arrangement of their consumers is a critical step as well. On an ongoing basis, improved cross system coordination will enhance the ability of all homeless persons to access and use mainstream resources to which they are entitled.

Other Five-Year Priority Goals:

- ❖ Improve the capacity of the Continuum of Care to function as a collaborative planning program implementation and accountability structure.
- ❖ Create a broader community awareness of and responsibility for homelessness.
- ❖ Continue to develop better access to appropriate levels of service for those already experiencing homelessness as well as those at-risk for becoming homeless.
- ❖ Improve the quality of data collection on who is being served and on the services being received for use in decision-making.

Consolidated Plan Priority Goals/Objectives: Shelter & Community Services for Homeless and Special Needs Populations to promote stable housing, economic self-sufficiency, personal well-being and family stability.

Long-Term Outcomes: Improved Neighborhood Quality of Life, Increased Economic Vitality, Increased Property Values, Reduced Crime

CDBG & ESG Funded Activity	5-Year Goal (# served)
Emergency shelter and services for runaway and troubled youth	2,500
Emergency and transitional shelter and supportive services for battered women and their children	5,000
Emergency and transitional shelter and supportive services for families and individuals	30,000
Emergency shelter, respite care and services for abused and neglected children	3,000
Legal assistance, case management and related supportive services for victims of domestic abuse	26,000

It should be noted CDBG and ESG funds administered by the Community Block Grant Administration, have historically been used for the basic shelter infrastructure in Milwaukee. The Federal HUD Continuum of Care funding that providers receive each year compliments this structure with enhancements to the system and allows for the implementation of new homeless prevention initiatives, increased supportive services (particularly for special needs populations), and expanded transitional and permanent housing options leading to long-term self-sufficiency.

CBGA does not allocate or administer Continuum of Care awards, which are allocated and administered directly by the U.S. Department of Housing and Urban Development. As such, annual progress reports are submitted by providers to the local and national offices of HUD.

Institutional Structure – As stated previously, the Milwaukee CoC is the planning and coordinating entity for homeless assistance programs. In addition to coordinating the annual HUD application process, the CoC also coordinates the State ESG-THP (Emergency Shelter Grant-Transitional Housing Program) application process and manages a year-round community planning and development program to address homelessness in Milwaukee. Because of its success and sustainability, the Milwaukee Continuum of Care is highly regarded in the City of Milwaukee, Milwaukee County and the non-profit community as an outstanding example of community collaboration.

Administrative coordination and clerical services for the CoC are provided for non-HUD grants and agency contributions. Other agencies provide substantial in-kind support such

as meeting space, research and other staff assistance. Consulting services are provided to manage the application processes and provide other technical support assistance with the strategic planning process.

The CoC functions year-round, meeting on a monthly basis and has a Steering Committee, three standing committees and three ad hoc committees. CoC meeting agendas and minutes are distributed to a mailing list of over 200 individuals with 53 organizations considered to be CoC members. The three standing committees include: 1) Housing; 2) System Improvement; 3) Prevention and Support Services. Each of the standing committees has two co-chairs and 8-10 members. The ad hoc committees are similarly comprised but operate as problem-solving entities rather than work groups.

Discharge Coordination Policy --Policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons).

Discharge Coordination Policy – Coordinated discharge planning remains a high priority issue in Milwaukee. Of all the major institutions, the public behavioral health system is the only one which is an active participant in the Continuum and works diligently to improve its discharge planning from inpatient and community mental health facilities and substance abuse treatment programs. Milwaukee County Behavioral Services provides a model of proactive discharge planning and service coordination that has been replicated around the country. The challenge now is to align other institutions' policies and practices accordingly. Should a person be chronically homeless and need psychiatric stabilization, they will return to or be admitted to a homeless funded program. Milwaukee's BHD's planned Access to Recovery Network, a collaborative of the Wisconsin Department of Corrections and the BHD will provide reintegration planning for ex-offenders re-entering the community and funding to provide housing for these individuals.

With the BHD's leadership and example, the CoC will develop a "Discharge Policy Compact," that will reflect institutions' signed commitment to preventing homelessness for the consumers discharged from their care. A special ad hoc committee will be formed, comprised of CoC members, representatives of Aurora Health Services, Covenant Health Services, Bureau of Milwaukee Child Welfare, Milwaukee County Sheriff's Office(jail) and the Wisconsin Department of Corrections. The Committee will be staffed by the CoC and will: 1) assess the extent and nature of the problem of inappropriate discharges in Milwaukee; 2) review alternative discharge policies from other cities; 3) develop a discharge policy compact for review and adoption by stakeholder institutions. This compact will be in force by December 2005.

Emergency Shelter Grants (ESG) – States Only

Not applicable to the jurisdiction of Milwaukee, Wisconsin.

COMMUNITY DEVELOPMENT – Non HOUSING COMMUNITY DEVELOPMENT NEEDS

(Priority non-housing community development needs eligible for assistance by CDBG eligibility category).

YOUTH ISSUES

A. School/Educational Issues

Dropout rates, graduation rates, suspension rates and truancy are all indicators, among others, of the level of academic achievement.

The Milwaukee Public Schools Report Card-2003 reports the following:

- ❖ In 2002-2003, 3,536 students graduated from MPS schools and according to state calculations, this represents a graduation rate of 60.748%, a slight increase from the prior year.
- ❖ The District's attendance rates and high school graduation rates rose for the third straight year, although improvement is still needed.
- ❖ Overall attendance in 2002-2003 rose slightly for middle and high school students and declined slightly for elementary school students.
- ❖ Truancy rates in 2002-2003 were the highest at high schools (72%); District-wide, the rate was 47% of all MPS students
- ❖ The percentage of chronically absent students (missing 17% or more of school days), account for 8% of all MPS students, most of whom, are high school students
- ❖ The percentage of students suspended at the high school level remained the same as the previous year (30.4%), while students suspended in elementary school increased from to previous year(5.1% to 7.5%); for middle school students the rate declined(41.8% to 38.4%).
- ❖ The number of students expelled in 2002-2003 totaled 202, the lowest in four years (two-thirds of this number were high school students).
- ❖ The drop-out rate for 2002-2003 rose slightly to 10.2%, up from the prior year but lower than rates of 4-6 years ago.

B. Teen Pregnancy

According to a recent study by the Alan Guttmacher Institute, Wisconsin ranks number one in the nation for Black teen pregnancy rates. Wisconsin's rate for Whites was below the national average and for Hispanics, near the average. Nationally, the Black teen pregnancy rate has declined by 28% between 1990-2000 with the biggest nationwide reduction among Blacks (31.5%).

C. Substance Abuse

According to results from the 2003 Milwaukee Youth Survey, which surveyed 1,476 MPS high school students, one in four (25%) of MPS high school students reported having their first drink of alcohol before the age of thirteen and more than half have used marijuana. Tobacco was the substance most often cited as being used on a daily basis. (2003 Milwaukee Public Schools Youth Risk Behavior Survey-High School Report).

Additionally, the survey found that boys were more frequent users of alcohol, tobacco and drugs than girls and most of these boys did not consider drug use to be a serious problem.

D. Violence/Juvenile Crime

According to the 2003 - City of Milwaukee Public Safety Report, overall juvenile arrests for all crimes, including index crimes, increased 5% from 2002 to 2003. Overall, there were 3,439 juvenile arrests for the most serious offense category which includes, murder, rape, robbery and aggravated assault.

Alcohol, drug and tobacco use among youth in Milwaukee continues to be widespread and is increasing. In 2003, there were 929 juvenile arrests in the City of Milwaukee for narcotics and drugs, 338 liquor offenses, and 6,593 arrests for disorderly conduct, 2,202 arrests for theft, 677 for criminal damage (vandalism) and 2,315 for curfew and runaways. (2003 - City of Milwaukee Public Safety Report).

Of a total of 115 victims of homicide in 2003, a firearm, usually a handgun, was used in 88 of the homicides. Two-thirds of all firearms victims were teens and young adults between the ages of 15-34. Seventy-six (76) of all homicide victims were African-American males between the ages of 14-34. (2003-City of Milwaukee Public Safety Report).

E. Youth Unemployment

A number of youth under age eighteen are looking for employment and many teen job seekers have no formal work experience, limiting their employment opportunities. In addition, the impact of current policies on driver's license suspension and revocation has dramatically affected job-seeking teenagers in the City of Milwaukee as many of the job openings available to entry-level workers are located outside the Milwaukee area that are not easily accessible by public transportation. Prior government regulations allowed for the suspension of the driver's license on juveniles who fail to pay fines for curfew violations, underage drinking, jaywalking, and other violations. In most cases, suspensions were placed on juveniles who had not yet obtained a driver's license. (Removing Transportation Barriers to Employment: The Impact of Driver's License Suspension Policies on Milwaukee County Teens- Employment and Training Institute, University of Wisconsin-Milwaukee, February 2000).

F. Environment

Children growing up in Milwaukee's central city are not only consistently exposed to violence, but to the run-down, deteriorating conditions of the neighborhoods around them. They see boarded-up homes, walls covered with gang graffiti and garbage littering the streets. Many homes, the majority of which are renter occupied, are neglected and in poor condition. All these negative images can cause poor self-esteem, lack of respect for themselves and others, and a negative view of the world in general.

In addition, mental and physical health are in jeopardy and not from the violence alone. Pollution is yet another problem that people in low income communities must face.

In the City of Milwaukee, there are numerous toxic sites that the Environmental Protection Agency (EPA) and the Department of Natural Resources considers high priority for clean-up. Most of these high priority sites are concentrated in Milwaukee's poorest communities. These pollutants can contaminate the air, water, and food supplies as well as lower the already low property values. They can cause the loss of jobs because businesses will move to the suburbs in an effort to avoid clean-up costs associated with contaminated land. If the polluters stay, they often raise consumer prices to help pay for the costs of clean-up and high liabilities.

<u>Consolidated Plan Priority Goals/Objectives:</u> Continue to promote and support programs that address the various issues facing youth such as: unemployment, educational issues, truancy, crime/violence, teen pregnancy.	
<u>Long-Term Outcomes:</u> Increased Economic Vitality, Improved Neighborhood Quality of Life; Reduce Crime; Increased Property Values	
CDBG-Funded Activity	5-Year Goal
Youth Activities(recreation, mentoring, tutoring, teen pregnancy prevention, safe havens)	182,000
English as a Second Language	1,000
Community Organizing/Crime Prevention(# residents/volunteers)	20,000
Job Placement/Job Training & Placement	250
Youth Employment Internship Program	750
Youth Action Council	75

HEALTH ISSUES

A. Infant Mortality

The infant mortality rate (the number of children who die before their first birthday out of every 100 births) is an important indicator of a community's overall social and economic well-being. According to the City of Milwaukee Health Department, Milwaukee's infant mortality rate has been consistently higher than both State of Wisconsin rates and U.S. national rates. Milwaukee's rate exceeds both by 50%. The leading cause of infant death is due to prematurity, but many factors contribute to the high death rate of infants, including: SIDS (sudden infant death syndrome), accidents, congenital malformation, limited prenatal care and poor nutrition of pregnant women in our city).

The major challenge in reducing the rate of infant mortality in the City of Milwaukee is the fact that multiple causal factors must be addressed simultaneously as there are multiple reasons why babies die before their first birthday. Because infant mortality occurs for a multitude of reasons, strategies and interventions must be comprehensive, intensive and adequately resourced.

The City's long-term goal is to decrease the percentage of infant deaths in the City of Milwaukee, from the current rate of 11.5%. The short-term goal is to increase referrals to community based organizations, clinics and other available resources that serve high risk infants and their families. This includes public health nurse case management assurance that the infant is growing and developing, providing nutritional and infant developmental education, administering weight checks and development screening, assessing that the caregiver relationship is appropriate, assuring that the infant's medical/health needs are being met and that the infant is living in a safe environment. The goal is to outreach and provide intensive Public Health Nursing services to approximately 300 high-risk infants and their families.

This comprehensive, multi-layered approach of intensive case management to families of high-risk infants combined with community outreach and education will continue to be delivered and refined within the CDBG service area for the next 3-4 years.

Specific Year 1 Action Steps include a home-visit strategy to assure that five key components are assessed for each high risk infant contact: (1) appropriate growth, (2) appropriate development, (3) appropriate bonding, (4) adequate medical care, and (5) a safe environment. Growth and development are assessed by doing weight checks, a developmental screening and providing nutritional, infant developmental education and anticipatory guidance information. The caregiver relationship is assessed to assure that parent-child bonding is evident. This is assessed through observation of the quality of infant care, parent-child interaction and parent responsive to infant cues. The public health nurse case manager also assures that the infant is under the care of a primary care provider and that the infant is up-to-date with immunizations. Finally, the infant's environment will be assessed for safety which includes tobacco exposure, functioning smoke alarms, a safe car seat, a lead-safe home environment and no evidence of abuse or neglect.

B. Targeted Prenatal Services

Targeted prenatal services are also a priority of the City of Milwaukee as a strategy to reduce the infant mortality rate. According to the City of Milwaukee Health Department, in 2000, Milwaukee had the 10th highest infant mortality rate among the nation's 47 largest cities. The leading cause of infant death is due to prematurity, but many factors contribute to the high death rate of infants; SIDS (sudden infant death syndrome), accidents, congenital malformation, limited prenatal care and poor nutrition of pregnant women in our city.

Funding for the CDBG Targeted Prenatal Services Project will continue utilizing a three-pronged approach in order to decrease the infant mortality rate within the City of Milwaukee. This includes: (1) community education and outreach to increase awareness of infant mortality among African Americans and other high risk populations, (2) increasing the availability of pregnancy testing to include counseling and referral, and (3) providing high risk pregnant women with specialized case management to assure a healthy birth outcome. The major challenge presented by the infant mortality problem is the fact that it is multi-factorial. Comprehensive interventions along with changes in public policy, cultural practices, economic determinants and community mores are needed to assure long-term changes.

The long-term goal for the Targeted Prenatal program is to decrease the number of infant deaths in the City of Milwaukee, from the current rate of 11.5%. Short-term goals include: (1) increasing community awareness of and involvement in solving the infant mortality problem, (2) assuring that all women in the City of Milwaukee who suspect that they might be pregnant have adequate access to services and resources, and (3) increasing enrollment in prenatal care coordination programs. The goal is to outreach and provide intensive Public Health Nursing case management services to approximately 100 at-risk-women per year, provide 240 free pregnancy tests, and conduct 120 community educational sessions.

The strategic plan for the next 3-5 years includes community education and outreach to increase awareness of infant mortality among African Americans and other at-risk populations. This outreach campaign provides education and in-service training to various stakeholders in the community on topics related to infant mortality, the importance of early pregnancy identification, early and sustained prenatal care, good prenatal nutrition including utilization of WIC, smoking cessation, and infant safe sleep planning.

Increasing the availability of comprehensive free pregnancy testing services is also an integral part of the City Health Department's strategic plan. Comprehensive services can include the availability of free pregnancy tests by a Public Health Nurse at several locations across the city and also includes comprehensive counseling and referral for both positive and negative pregnancy tests.

Providing specialized Public Health Nursing case management to at risk women is the third component of the MHD's strategic plan. Public Health Nurse Case Managers provide specialized case management to women who are at risk for having an infant who is likely to die before their first birthday.

Specific Year 1 Action Steps include public health nurse case management for high risk pregnant women, increased availability of free pregnancy testing, and community outreach, education and mobilization.

C. Tuberculosis, Sexually Transmitted Diseases and HIV/AIDS

Communicable disease control and prevention is necessary to assure the health and quality of life for all residents of the City of Milwaukee. Sexually transmitted diseases (STD), HIV and tuberculosis (TB) are critical health issues that primarily affect low-income and marginalized populations. Within these populations, access to health care is limited or unavailable. The Milwaukee Health Department's programs and services provide a safety net for people impacted by communicable disease.

The City of Milwaukee has a TB incidence rate of approximately 3.5 per 100,000 persons. TB disproportionately affects foreign-born and minority populations. The Milwaukee Health Department's TB Control Program provides services to identified cases of TB and their primary contacts. The Program also provides refugee health screening services to newly arriving residents of the City.

The City of Milwaukee is heavily impacted by the STD epidemic. In 2003, nearly 11,500 cases (incidence rate 1921 per 100,000) of gonorrhea, chlamydia and syphilis were reported in Milwaukee. As with other communicable diseases, STD disproportionately affects minority populations. The STD Program provides counseling, screening, treatment for residents and follow up for identified cases in the City.

The City of Milwaukee has an HIV incidence rate of 22.78 per 100,000 (136 cases). HIV and AIDS disproportionately impact minority residents. Milwaukee AIDS Initiative funds will be used to subcontract with community agencies to provide HIV prevention and intervention services to high risk Milwaukee residents.

<u>Consolidated Plan Priority Goals/Objectives:</u> Reduce the spread of Sexually-Transmitted Diseases, tuberculosis and HIV infections	
<u>Long Term Goals: Improve Neighborhood Quality Of Life</u>	
CDBG-Funded Activity	5 Year Goal
Identification and primary treatment of STD. Decrease in the spread of STD through secondary transmission	Reducing primary and secondary syphilis incidence to 0.2/100,000; reducing gonorrhea incidence to 9/100,000 Total Number Served – 1,375
Identification and primary treatment of TB Decrease in spread of TB through secondary transmission	Decrease in the incidence of TB incidence to 1.0/100,000 Total Number Served: 7,200
Prevention of HIV infection; prevention of opportunistic infections and other HIV-related complications	Decrease in the incidence of HIV in the City of Milwaukee to 17/100,000 Total Number Receiving Services (duplicated) 7,750

Specific action steps to be employed during the first year include: (1) increasing TB screening in select congregate living facilities, (2) assuring 100% follow-up of identified TB cases through treatment completion, (3) identifying contacts for > 90% of cases identified with smear positive pulmonary TB, (4) assuring that 75% of persons identified by the TBCC as having latent TB infection (LTBI) will be assessed for HIV risk factors using CDC risk assessment strategies, (5) assuring 90% of persons with suspected or confirmed TB receive HIV screening.

In regards to HIV, specific action steps include: (1) increasing the number of people who are testing for HIV and are aware of their serostatus, (2) increasing the number of people practicing safer sex and other risk reduction behaviors, (3) increase the number of people appropriately treated for sexually transmitted diseases, (4) reducing secondary transmission of STD, and (5) increasing knowledge of MHD staff regarding STD.

Environmental Planning and Review

The City will continue to protect the health and safety of all City of Milwaukee residents and improve neighborhood quality of life through an increase in economic vitality and property values. The Environmental Planning and Review Program continues to be a high priority for the City of Milwaukee in order to protect the residents from identified and unidentified environmental hazards and will continue to provide the environmental review required to comply with HUD 24 CFR Part 58 for numerous City and City-assisted projects. In addition, the program provides support for economic development in the City through investigating and remediation of contaminated properties.

Primarily, the program is responsible for preparing environmental audits of properties within the City of Milwaukee by considering public health hazards and conducting risk analysis in support of economic development. The program also provides technical guidance on a broad range of environmental and public health issues to other City agencies including the Health Department, the Department of City Development, Department of Neighborhood Services, City Attorney's and Treasurer's Office, Redevelopment Authority(RACM), Housing Authority, Department of Public Works, Milwaukee Economic Development Corporation(MEDC) and the Port of Milwaukee. Finally, the Program works with state and federal agencies and private entities such as developers, attorneys, architects, engineers, and environmental consulting firms to limit community exposure to environmental hazards and associated public health risks.

The major obstacle to the program is lack of sufficient funds. Currently, CDBG dollars pay for the equivalent of .5 full-time equivalents. To account for the difference between workload and staffing level, the program leverages cooperation from other employees including those employed by(RACM) and MEDC. At the same time, the program and its partners have been very successful in obtaining grant funding for Brownfield redevelopment from the State of Wisconsin and the federal government.

The long-term and short-term objectives of the Environmental Planning and Review Program include:

- Supporting the City's efforts in private and public development through assuring the protection of health, safety, and the environment. This can be measured through environmental reports summarizing site reviews, soil and groundwater sampling results and cleanup of contaminated properties before sale or development.
- Supporting the City's efforts in developments which can be measured through a comparison of money expended for investigation/ remediation to the property value increase and jobs created.
- Efficient coordination for the review and approval of the CDBG-funded projects and Environmental Impact Assessments to assist in timely release of federal funds. This can be measured by actual developments supported and an increase in tax base for the City (as measured by the City Treasurer's Reports).
- Avoidance of environmental liability and increased tax collection through screening tax-delinquent properties for possible foreclosure. This can be measured through the number of properties the program researches or conducts site visits on (500 properties per year). This can also be measured through the number of tax-delinquent properties on the City "Do Not Acquire" list as measured in the City Treasurer's and Attorney's Offices (< 200 properties).

The overall 3-5 Year Strategic Plan includes protection of the public health and safety of City residents through the reduction of adverse environmental exposures associated with all City properties but primarily for undeveloped brown fields. Secondly, the EPRP is committed to increasing the economic value associated with redevelopment of brownfields and subsequent increase in city-located businesses, jobs and increase in commercial property tax levy.

Specific actions for the Environmental Planning and Review Program include:

- Inspecting dozens of properties for environmental conditions that may pose hazards to nearby residents.
- Coordinating, reviewing, and approving approximately 1,000 CDBG Planning Reviews for various City agencies, as required by HUD 24 CFR Part 58, in order to complete the "Release of Federal Funds" forms.
- Preparing an estimated 12 CDBG Environmental Impact Assessments for local agencies, such as community/neighborhood groups, and as required by HUD 24 CFR Part 58, in order to complete the "Release of Federal Funds" forms;.
- Assisting local HUD staff in conducting environmental reviews through HUD's 24 CFR Part 50 Requirements.
- Screening hundreds of tax-delinquent properties for possible foreclosure and to avoid environmental liability.

Five-Year Priority Goals

CDBG-Funded Activity	5-Year Goal
CDBG Planning Reviews	5,000
CDBG Environmental Impact Assessments	60
Screening tax-delinquent properties	2,250
Site Reviews (Phase I)	200
Soil and Groundwater Sampling Results (Phase II)	100
Cleanup of Contaminated Properties (Phase III)	50

COMMUNITY DEVELOPMENT OBJECTIVES

(Community development objectives, including economic development activities that create jobs) and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons).

The City's **Economic and Community Development 5-Year Strategy** focuses on creating viable neighborhoods which will lead to a reduction in crime, increased property values, greater economic vitality and opportunity, which will ultimately improve the neighborhood's quality of life. This strategy will be accomplished through careful coordination of public and private resources, with an emphasis on revitalizing neighborhoods through the targeting of resources. The Consolidated Plan emphasizes the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing.

PRIORITY NEEDS - ECONOMIC DEVELOPMENT AND JOBS

From 1963 to 2001, the City of Milwaukee lost nearly 83,000 manufacturing jobs while the suburbs gained more than 30,000 (U.S. Census Bureau 2000).

Lack of private transportation presents a serious barrier to employment for central city residents interested in jobs in outlying areas such as Waukesha, Ozaukee and Washington counties or areas of Milwaukee County not easily reached by public transportation. Twenty-one percent of the City's households did not have a vehicle available for their use in 2000, limiting employment opportunities for City residents. (U.S. Census Bureau 2000).

In addition, there has been an increase in the number of central city residents with driver's license suspensions for failure to pay fines and civil forfeitures, with 4 times as many central city residents losing their licenses over fines (51,135 in 2002) than for traffic violations, driving while intoxicated and drug convictions combined (12,432). The UWM Employment and Training Institute's most recent job openings survey in October 2003 showed 21 active job seekers for every one full-time job in the CDBG neighborhoods. The lack of a valid driver's license continues to prevent many central city persons from accessing available jobs in outlying areas. (UWM-Employment & Training Institute-Summary Report: Indicators of Employment and Economic Well-Being of Families in Central City Milwaukee Neighborhoods, Year 2004)

Racial Inequality. Milwaukee "leads" the Frostbelt in racial inequality and measures of economic distress in the black community. (The Economic State of Milwaukee, The University of Wisconsin-Milwaukee Center for Economic Development (UWMCED), 2002).

In 2000, real median family income for whites in metro Milwaukee was \$48,258; for Blacks it was \$25,728; for American Indian & Alaskan Natives it was \$32,083; for Asians it was \$39,463 and for Hispanics it was \$30,403. (U.S. Census Bureau 2000).

In 2000, the black poverty rate in the city of Milwaukee reached 33.3%, higher than the national average of 24.9%, the highest rate among the Frostbelt cities.

The black unemployment rate in metropolitan Milwaukee in 2000 for blacks was 16.6% compared to the national average of 11.6% and for males over the age of 16, the unemployment rate was 50.2%.

Metropolitan Milwaukee had the largest gap in the Frostbelt between blacks and whites in 2000 in the rate of college-educated in the adult population. The number of blacks as a percentage of all blacks 25 and older with a college degree was 9.1%.

Milwaukee ranked 48th of the largest 50 metro areas in the percentage of black representation in management occupations. Of 36,579 private sector managers at large Milwaukee firms in 1999, 1,608 or 4.4% were Black. (*UWM-Center for Economic Development; The Two Milwaukees: Separate and Unequal, 2003*)

City-Suburban Disparities. Like all Frostbelt metropolitan areas, Milwaukee's economic history since 1970 is "a tale of two economies:" a central city economy, with many troubling indicators, and a generally prospering suburban economy. The disparity between city and suburban economic fortunes is particularly sharp because, at the same time that the city of Milwaukee has ranked rather low compared to other Frostbelt cities, suburban Milwaukee has ranked high in comparison to its Frostbelt counterparts (*The Economic State of Milwaukee, The University of Wisconsin-Milwaukee Center for Economic Development (UWMCED), 2002*).

The City's Economic and Community Development Strategy establishes the following priorities:

5-Year Priority Goals:

- ❖ Approach planning and program development in a comprehensive manner to increase jobs and household income.
- ❖ Create family-supporting jobs through aggressive economic development activities.
- ❖ Support and be a partner in job creation efforts such as the *Emerging Business Enterprise Program, the Retail Investment Fund, Large Impact Developments (LIDs)*, the various *Revolving Loan Funds* operated by community-based agencies and the Milwaukee Economic Development Corporation (MEDC) to provide loans and grants to businesses to facilitate job creation and expansion in the City.
- ❖ Revitalize neighborhoods by targeting resources to make a clear and measurable impact (through LIDs and other cluster developments).
- ❖ Support and facilitate the implementation of the Milwaukee Mainstreet Program, to facilitate development in commercial districts, thereby facilitating business expansion, new job creation and new redeveloped housing units.

- ❖ Support other economic development programs that are successful in creating jobs for low-moderate income households.
- ❖ Investigate programs and continue to support initiatives which assist in removing employment barriers for low-income households, e.g. walk-to-work programs and programs that provide access to an array of wrap around social, educational, employment and lifeskills services.
- ❖ Foster investment and cluster developments in neighborhood commercial areas; redevelop/rehab retail sites to facilitate new job creation.
- ❖ Support job training and placement programs and educational and English proficiency programs.
- ❖ Create homeownership opportunities for residents and improve the condition and affordability of rental housing in Milwaukee.
- ❖ Support redevelopment of residential, commercial and industrial Brownfield properties such as efforts in the Menomonee Valley and throughout the CDBG target area neighborhoods.
- ❖ Support creation of small business incubators to create new jobs and provide job training and placement programs
- ❖ Eliminate barriers to employment by working in partnership with community stakeholders.
- ❖ Support commercial and other major developments (i.e., Park East Land redevelopment, Marquette Interchange Project) and affordable housing throughout the Downtown Central Business District to help increase the demand for family supporting jobs.

<p><i>Consolidated Plan Priorities: Create jobs through aggressive economic development, eliminate employment barriers, new business creation and expansion, advocate for programs, target resources</i></p> <p><i>Long-Term Outcomes: Increased Economic Vitality, Improved Neighborhood Quality of Life; Reduce Crime; Increased Property Values</i></p>	
CDBG-Funded Activities	5-Year Goal
Job Creation(#jobs)	550
Job Training & Placement(#jobs)	525
Job Placement (#jobs)	450

Business Assistance (loans, grants, technical assistance)	180
Retail Investment Fund (grants to businesses)	475
Large Impact Developments (#projects)	15
Brownfields Remediation (economic development projects/new jobs)	120
Emerging Business Enterprise Program (business assistance/City certification)	150
Revolving Loan Funds for Businesses	375
Business Façade Improvements (#facades)	50

ANTI-POVERTY STRATEGY

(Summary of the goals, programs, and policies for reducing the number of poverty level families, and the policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan for which the jurisdiction is responsible).

Poverty: Poverty is a daily part of the lives of many of Milwaukee's households. In 2000, Milwaukee's racial gap in income, while closing slightly in the 1990's, remains far above the national average with Milwaukee ranking 49th among the nation's 50 largest metro areas in racial disparities in income. (*The Economic State of Milwaukee, The University of Wisconsin-Milwaukee Center for Economic Development (UWMCED), 2002*).

The City's strategy focuses on the revitalization of neighborhoods and the elimination of poverty by supporting job creation efforts through innovative economic development which will ultimately lead to greater employment and homeownership opportunities for Milwaukee residents, thereby improving the quality of life for Milwaukee residents.

Priority Needs

A report titled: *Status of Milwaukee County Children in the Year 2000*, (University of Wisconsin-Milwaukee Employment and Training Institute, May 2001), notes the following:

**70,400 Fewer Milwaukee County Children Receive Income Support
3.7% Increase in Children Receiving Food Stamps, Many Unserved
5.5% Increase in Children with State Medical Coverage**

Other Major findings of the report include:

- ❖ In spite of their parents' work efforts, at least 54,660 Milwaukee County children are in employed families with earnings below poverty level, according to 1999 state tax returns filed in the Year 2000. Without additional public or private support, these families do not earn enough to adequately support their children. Another 56,625 children are in "near poverty" employed families -- with income earnings at 101-185% of the poverty level.
- ❖ Among employed families, the number of children in extreme poverty appears to be declining while the number of children living in "near poverty" is increasing. The estimated number of children in employed families with income earnings below the poverty level declined by 7% (about 4,500 children) from 1998 to 1999, while the number of children living in "near poverty" (with family income at 101-185% of poverty) increased by 9% (about 5,100 children). The "near poverty" families are less likely to obtain public child care, food stamps and medical insurance benefits for which they are eligible.
- ❖ Federal and state earned income tax credits (EITC) helped 53,159 lower-income families and raised about 12,800 Milwaukee County children out of poverty in 1999. Claim rates for the credit have dropped, however, and many families eligible for up to \$5,371 in credits did not claim these monies owed them.

- ❖ The number of children receiving monthly child care subsidies under the "Wisconsin Shares" program increased to 18,856 by December 2000.
- ❖ State policies emphasized moving families off of AFDC and into work placements. The low rate of job retention and the concentration of AFDC parents in high turnover jobs in temp agencies, retail and service sectors increase the financial risk for the child care provider, particularly given potential difficulties in receiving timely authorization for care provided.

In addition, the following factors contribute to Milwaukee's poverty rate:

- ❖ Home ownership rates - Indicators suggest that the most likely populations of new homeowners for the affordable housing available are single-parent female-headed households who have increased their level of employment. In addition to downpayment and closing cost assistance, many households need continuing assistance with home maintenance.
- ❖ Lack of transportation presents a serious barrier to employment for central city residents interested in jobs located in outlying areas not easily reached by public transportation.

Five –Year Priority Goals/Objectives:

- ❖ Create jobs through aggressive economic development to help reduce the unemployment of Milwaukee area adults and youth.
- ❖ Support employment initiatives by advocating for and implementing programs that support rather than penalize low income household who pursue employment
- ❖ Eliminate barriers to employment by working in partnership with community stakeholders.
- ❖ Create affordable homeownership opportunities for residents; increase quality affordable rental housing.
- ❖ Improve the physical appearance, social and economic vitality of Milwaukee neighborhoods.
- ❖ Continue programs that foster community partnerships involving residents, community-based agencies, schools, faith-based entities, businesses, government, and others to help improve the overall quality of life for families.
- ❖ Promote neighborhood resident involvement, stability and pride through activities that foster community collaboration such as community organizing, block clubs.
- ❖ Promote programs that respond to the various social issues facing youth such as: teen pregnancy, unemployment, education issues, truancy, crime and violence.
- ❖ Improve the safety and living environment of Milwaukee neighborhoods.
- ❖ Revitalize Milwaukee neighborhoods by targeting resources to make a clear and measurable impact.
- ❖ Continue the efforts of the Rent Assistance Program. Solicit new property owners in non-traditional areas; counsel tenants on housing choice and housing opportunities.

Five Year Priority Goals/Objectives

<u>Consolidated Plan Priority:</u> Reduce the number of poverty level families, produce and preserve affordable housing; coordinate with other programs and services to improve neighborhoods and the overall quality of life for residents.	
<u>Long-Term Outcomes:</u> Increased Economic Vitality, Improved Neighborhood Quality of Life; Reduce Crime; Increased Property Values	
CDBG Funded Activity	5-Year Goal
Job placement, Job Training & Placement (# jobs)	1,075
Community Organizing/Crime Awareness/Neighborhood Strategic Planning (# residents/volunteers)	20,000
Community Justice Centers (# receiving wrap around services)	5,500
Senior Services (# served)	1,500
Youth Services (# served)	180,000
<u>Neighborhood safety Initiatives</u> *fire prevention education (10,000 households served) *Parole watch (1,000 parole deferrals) *Community Prosecution (200 nuisance properties abated)	11,200
Youth Internship Employment Program(# served)	755
<u>Improve physical appearance of neighborhoods</u> *targeted weekend box,((8,000 dumpsters for clean-ups) *neighborhood cleanups (200 cleanups) *graffiti abatement(30,000 units)	38,200
Capacity building for community-based organizations (#agencies)	250
Housing Rehabilitation Apprenticeship Program for Youth (Freshstart) (#housing units)	20

Reason for Priority

The need to focus on neighborhoods as a whole and economic development activities within these areas which will lead to job creation in particular is supported by data and neighborhood residents. Over the past several years, various City departments have worked in collaboration with citizens and community-based agencies on initiatives to strengthen neighborhoods. By involving citizens in code enforcement, graffiti abatement, crime prevention, neighborhood cleanups, lead abatement and housing development, such as the pilot Fresh Start housing program, community cohesion is improved while the physical appearance and safety of neighborhoods is enhanced.

Obstacles to Addressing the Need

The lack of adequate jobs at family supporting wages is the greatest obstacle to achieving economic self-sufficiency and safe and viable neighborhoods. The lack of jobs creates the cycle of poverty that leads to economic segregation, the flight of the middle class to the suburbs, physical deterioration of neighborhoods and a variety of social ills such as high crime, teen pregnancy and illiteracy. Historically, economic development activities as well as social services have been delivered by non-City organizations with little coordination or intensive targeting of resources. This creates an obstacle to delivery of a comprehensive and targeted package of economic development services to specific areas because the City cannot mandate the type, quality or quantity of such services delivered by non-City agencies. This obstacle is addressed by collaborating with economic development agencies and social service providers. There still remains numerous obstacles to coordination of public and private resources. Most public organizations are dependent to some extent on federal funds which are controlled by federal regulations. Each funding source has specific goals, objectives and needs. Other obstacles which the City is currently working on include transportation issues, lack of adequate skills for job seekers, regional job growth occurring in the suburbs versus the City of Milwaukee. The City of Milwaukee is however, committed to addressing these obstacles through the continued support of Job Training and Placement programs which will better match job seekers' skills to employer needs, improving upon the City's transportation programs which in partnership with surrounding communities will provide area residents with work opportunities in outlying areas.

NON-HOMELESS SPECIAL NEEDS

(Number of persons in various subpopulations that are not homeless but may require housing or supportive services; Priority housing and supportive service needs of persons who are not homeless but require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families).

Specific Special Needs Objectives

Persons with disabilities face challenges in accessing affordable housing. While the demand for housing within the general population is great, persons with disabilities are dually disadvantaged by economic factors and the need for special housing features. The demand for housing for the disabled exceeds the supply. Waiting lists for subsidized, barrier-free units average several years. There is a great need to increase the assistance needed by people with disabilities who rent. While there are programs for people with disabilities who are homeowners, individuals who rent do not have the options, or the options are very limited due to long waiting lists.

There is also a significant need to increase the number of Section 8 vouchers. Many subsidized complexes have opted not to renew their contract reducing the number of affordable rental units. Section 8 vouchers increase integration into the community by providing more choices to the individual with a disability.

The elderly in our community face many challenges including limited income, maintenance and repair of their homes, the need for accessible units, the need for assisted living and the desire for safe neighborhoods, transportation needs and access to social services.

The Community Block Grant Administration, in its efforts to address the accessibility needs of persons with disabilities and the special needs of the elderly, will undertake the following:

Five-Year Priority Goals/Objectives:

- ❖ Support the construction and rehabilitation of housing units for the disabled.
- ❖ In all housing rehabilitation activities, to the extent possible, address any unmet needs of persons with disabilities before, during and after rehabilitation of relevant units.
- ❖ Continue to support the wheelchair accessible ramp program.
- ❖ Continue to support programs that assist the elderly in remaining in their own homes, avoiding institutionalization.
- ❖ Continue to support programs that assist the elderly in accessing various supportive services (transportation, social services, etc).
- ❖ Maximize the use of elderly public housing developments.

Consolidated Plan Priority: Construct accessible housing units for disabled persons; support programs to reduce the poverty level of persons; support programs to assist the elderly and disabled access supportive services and remain in their homes.

Long-Term Outcomes: Increased Economic Vitality, Improved Neighborhood Quality of Life; Reduce Crime; Increased Property Values

CDBG Funded Activity	5-Year Goal
Housing units for disabled persons (# units)	40
Handicapped accessible program (# ramps)	115
Job placement, Job Training & Placement (# jobs)	240
Services to assist elderly access social & other services, remain in their homes (# served)	1,500

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

(Activities to be undertaken with HOPWA funds to address priority unmet housing needs for the eligible population; Identification of obstacles to meeting underserved needs and summary of the priorities and specific objectives; and how funds will be used to address identified needs).

Housing Opportunities for Persons with AIDS (HOPWA)

The City of Milwaukee will allocate HOPWA entitlement funds for the four-County Milwaukee Metropolitan area which comprises Milwaukee, Waukesha, Ozaukee and Washington counties. The target population is any person diagnosed with HIV/AIDS whose income is at or below 80 percent of the County Median Income of the County in which they reside.

The cumulative number of HIV-positive people living in the four-County area is 4,454; cumulative number of AIDS cases is 2,803. Cumulatively, Wisconsin has seen 8,233 cases of HIV infection and 5,368 cases of AIDS. The State of Wisconsin estimates that there are at least 2,500 additional people in Wisconsin who are living with HIV and have not been diagnosed. Milwaukee County remains the epicenter of the AIDS epidemic in the state, reporting 51% of the state's cumulative AIDS cases and 49% of the state's cumulative HIV infections. (Source: Wisconsin Division of Public Health Report-2003; Wisconsin AIDS/HIV Program, 2004)

Fifty-four percent of the state's HIV-positive population lives in these counties. The average annual reported rate of HIV infection in Milwaukee is 13.1 per 100,000, which is 6.4-fold higher than the rate in non-metropolitan counties. In the Milwaukee Metro Area there has been a cumulative total of 4,498 cases of HIV infection, 2,762 of who are presumed to be alive. There have been 2,834 cumulative cases of AIDS in the city, 1,261 of which are presumed to be alive.

Of the population of HIV/AIDS households, 95% are 25 or older; 76% are men, 24% women; 50% are Caucasian, 42% are African-American, 2% are Native American, and 6% are other races; 10% are Hispanic and 90% are Non-Hispanic or an unknown ethnicity. Clients will be selected through HIV care and treatment programs at AIDS service organizations, private physician offices and minority community-based providers. All clients who meet HUD income eligibility criteria will be accepted into the program regardless of where they access other services.

Based on statistical information gathered by the AIDS Resource Center of Wisconsin and the State Office of AIDS, approximately 37% of HIV-positive clients (presumed to be alive) per year, have been served in the past three years with the following services: short-term rent, mortgage and utility payments, (STRMU), transitional housing assistance and housing and supportive services,

Barriers: Housing is of primary importance for all HIV-positive people. When housing is inadequate surviving day-to-day takes precedence over managing HIV. Housing provides the necessary foundation for the provision of other components needed to maintain an HIV-positive person's health and well being, such as regular access to medical care, a nutritious diet, sufficient sleep, and drug therapy compliance. Stable housing will also decrease the incidence of HIV risk behaviors such as trading sex for shelter, which could further transmit HIV.

The barriers to housing experienced by individuals with HIV disease are many:

Limited Income: HIV-positive individuals may be unable to work due to their disease. At the same time, costs for medical care and special diet strain available income.

Negative Behavior: Many clients have a history of negative behavior that disqualifies them from accessing housing. Even criminal convictions over 10 years ago can disqualify them from housing programs.

Dual Diagnosis: Many people with HIV also struggle with a dual diagnosis, either chronic mental illness and/or drug use and abuse, that make maintaining housing even more difficult.

Prejudice: Personal prejudice, fear, and discrimination, including by prospective landlords, still play into the lives of HIV-positive individuals who are often shunned by their family and community and are left to find their own housing.

Unstable housing creates stress to an already impaired immune system, deprives a person of needed rest, impairs regular nourishment, causes difficulty with storage of prescription medication and management of a complicated medical regimen, impairs adequate personal hygiene and causes undue exposure to temperature extremes. The delivery of quality health care, treatments, and social services depends on maintaining stable housing. The risk of an HIV-positive person partnering-up for housing increases with inadequate housing, which yields the possibility of new HIV infections occurring.

Housing is becoming more expensive as rent and utility costs continue to climb. According to the National Low Income Housing Coalition, in Milwaukee County an extremely low income individual can afford a monthly rent of no more than \$470, while the Fair Market Rent for a one bedroom unit is \$577; an SSI recipient, receiving \$552 a month, can afford monthly rent of no more than \$166. According to Milwaukee-based We Energies, this winter natural gas prices are expected to climb at least 10% and electricity prices 3.5%. (*Milwaukee Journal/Sentinel, 2003*)

A projected rise of approximately .25% increase of housing needs over a 5 year period which is based on ARCW statistics of .25% increase in the past five years, and the increasing number of HIV positive households becoming diagnosed with AIDS yearly, coupled with the State of Wisconsin rise of HIV infected households becoming diagnosed with AIDS at a average rate of 5% per year, the following are the priorities to address the needs of persons with HIV/AIDS:

Five-Year Priority Goals/Objectives:

- ❖ Provide persons by or living with HIV disease stable and affordable housing while they maintain complex drug regimens to live healthy, safe lives; and to prevent the spread of HIV disease among people who are homeless, near homeless or engaging in HIV high-risk behaviors to obtain housing or life support.
- ❖ Provide outreach, intake, assessment, counseling, advocacy, emergency shelter, short-term tenant-based rent assistance and supportive short or long-term housing opportunities to assist people with HIV/AIDS.
- ❖ Seek additional funding to expand housing options for people with HIV and AIDS, enabling HOPWA funds to be targeted to the lowest income clients in the four-County MSA who face the most difficult challenges in obtaining safe, stable and affordable housing.

Provide short term rent and utility assistance, transitional housing assistance, long-term housing, housing counseling, supportive housing, housing services, supportive services, housing information services, and permanent placement services to 37% of HIV/AIDS infected households presumed to be alive per year:

- ❖ 1,042 households in 2005
- ❖ 1,094 households in 2006
- ❖ 1,149 households in 2007
- ❖ 1,206 households in 2008
- ❖ 1,263 households in 2009

Housing Options to be utilized:

A. Family Housing

Total of six 3-bedroom units HUD 811 funding (ARCW Gardenview apartments)

B. Transitional Housing

For individuals there are 45 units of project based supportive transitional based housing available, consisting of:

- ❖ 29 SRO's at Wisconsin House
- ❖ 8 SRO's at Richards Place
- ❖ 9 Efficiency units at Health Care for the Homeless
- ❖ 4 SRO's at Elenas Place

C. Tenant Based Supportive Housing

- ❖ Shelter Plus Care 32 Units (currently no funding is provided for supportive services connected with providing intensive case management for the 32 units)
- ❖ HaRTSS- (Harm Reduction Through Stable Shelter) for the HOPWA Competitive funded 3-year program there will be 75 units available in the South East Wisconsin Area.
- ❖ SCHIP- (Stopping Cyclical Homelessness for Infected Persons) for the HOPWA competitive funded 3-year program (80 units available in the Milwaukee Metro Area)

D. Permanent Supportive Housing

- ❖ Richards Place (Waukesha) - Four 1-bedroom and two 2-bedroom units

Role of the lead jurisdiction, involving consultation to develop a metro wide strategy for addressing the needs of persons with HIV and their families living throughout the EMSA; the standards and procedures used to monitor the HOPWA program in order to ensure compliance by project sponsors of the requirements of the program.

The City of Milwaukee initially became an entitlement community in 1998 because of the increase of HIV/AIDS in the four-County Metro Milwaukee Area. The City initiated a cooperative planning effort among service providers in the four-County area to reach consensus on the current needs of the target population, existing community resources, gaps in the current service delivery system and funding priorities.

In addition, service providers funded by HOPWA participate in numerous planning processes including: the Continuum of Care process throughout Metropolitan Milwaukee, Health Care for the Homeless, Shelter Plus Care, Ryan White Consortium for the four-County Metro Milwaukee area, the Waukesha County Housing Action Coalition (that includes client members and low income advocates from several different agencies), the Waukesha Housing Authority Annual Planning Process and the Waukesha County Community Block Grant Consolidated Plan, both of which include public consultation through annual public hearings.

In addition, providers utilize numerous evaluation methods including client satisfaction surveys, focus groups, client interviews, staff interviews and review of client records to assess the effectiveness of programs.

Standards and Procedures to Monitor Compliance with HOPWA Regulations

Refer to the Section on Monitoring, located on page 14. In addition, the Consolidated Plan includes all certifications relevant to the HOPWA program.

OTHER NARRATIVE

Specific HOME Submission Requirements -

(1) Resale Provisions –

First-time homeownership activities resale and recapture guidelines are clearly defined in the contract between the City and all subrecipients. It is enforced with an active 5-year covenant affixed to all mortgages at time of closing, to ensure affordability of units acquired with HOME funds.

In consideration of any assistance furnished through the City the new assisted owner must agree to the following:

Owner will not sell, contract to sell, convey or otherwise transfer Owner's present interest in the Premises as herein described for a period of five years after the date hereof without prior such sale, contract to sell, conveyance or other transfer repaying to CBGA-City of Milwaukee for the value (as determined at the completion) of the repair assistance furnished to Owner by Agency/City Department and further said Owner hereby waives any and all rights with regard to the total amount for the value of said repair. Owner further agrees on behalf of the Owner's heirs, personal representatives, successors and assigns that Owner's obligations hereunder shall constitute a covenant running with the land, which shall at the option of the CBGA-City of Milwaukee be enforceable against the Premises.

(2) Tenant-Based Rental Assistance-

The City does not intend to use funds in the category of tenant-based rental assistance as described in regulations at 24 CFR 92.209.

(3) Other forms of Investment -

The City does not intend to use other forms of investment as described in regulations at 24 CFR 92.205(b).

(4) Affirmative Marketing –

The City of Milwaukee has multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

Minority/Business Women's Outreach - The City of Milwaukee will continue its long and successful history of outreach to Minority and Women owned businesses. The City's contract with sub-recipients include a provision regarding affirmative outreach efforts to increase the involvement of the businesses. Some of the steps taken to increase involvement include: advertising in community newspapers, maintaining list of eligible contractors and providing referrals to non-certified business entities.

Additionally, the City will continue to fund projects to help expand the capacity of existing eligible businesses including the Emerging Business Enterprise (EBE) Revolving Loan Program, which is designed to increase access to working capital for minority and women owned businesses.

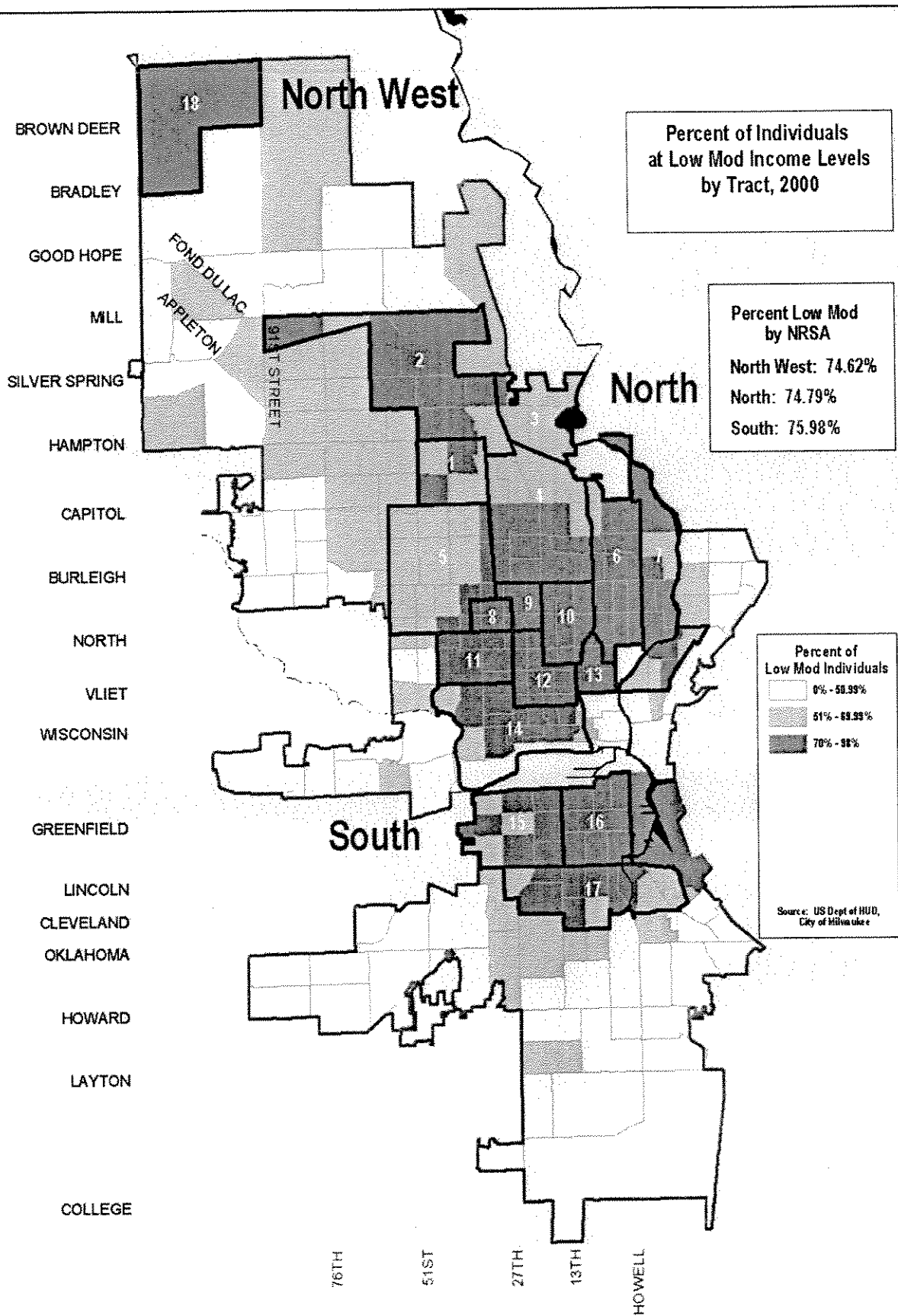
(5) Refinancing –

The City does not intend to use HOME funds to refinance existing debt secured by multi-family housing that would be rehabilitated with HOME funds.

-END OF NARRATIVE REPORT-

❖ **MAP: NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAs)**

❖ **CENSUS TRACTS: NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NARSAs)**



**2005 CBGA
NEIGHBORHOOD REVITALIZATION
CENSUS TRACTS**

Area 1 (North)

NSP	CENSUS TRACTS
1	27,40
2	20,21,24,25,26,28
3	21,22,23,24,43
4	24,41,42,43,45,46,64,65,66,67,68
5	36,37,38,39,47,48,49,50,59,60,61,62,63,89,90,91,92,93
6	43,44,45,67,68,69,70,81,82,83,84
7	44,71,72,79,80,107,108,110,111,112,113
8	62,88,89,90,98,99
9	87,88,89,99,100
10	64,65,84,85,86,101,102,103,117,118
11	90,91,122
12	99,100,117,121,137,138,139,140,146,147,148
13	114,115,116,141,143
14	122,123,124,125,132,133,134,135,136,137,145,146,147,148,149,150,151

Area 2 (South)

NSP	CENSUS TRACTS
15	158,159,160,161,162,163,169,170,171
16	155,156,157,164,165,166,167,168
17	173,174,175,176,177,178,180.01,180.02,186,187,188

Area 3 (Northwest)

NSP	CENSUS TRACTS
18	2.01

❖ **2005 FUNDING CATEGORIES FOR NEIGHBORHOOD
REVITALIZATION STRATEGY AREAS (NRSAs)**

2005 ALLOCATION BY NEIGHBORHOOD REVITALIZATION STRATEGY AREA

	<u>CDBG</u>	<u>HOME</u>	<u>ESG</u>	<u>HOPWA</u>	<u>ADDI</u>	<u>TOTAL</u>
NRSA Area #1						
Housing	1,322,749	3,653,500				4,976,249
Economic Development	185,000					185,000
Planning	140,000					140,000
Neighborhood Strategic Planning	560,000					560,000
Public Service - General	674,756					674,756
Public Service - Seniors	237,552					237,552
Public Service - Youth Services	1,215,020					1,215,020
	<u>4,335,077</u>	<u>3,653,500</u>				<u>7,988,577</u>
NRSA Area #2						
Housing	588,583	1,249,500				1,838,083
Economic Development	130,000					130,000
Planning	140,000					140,000
Neighborhood Strategic Planning	120,000					120,000
Public Service - General	193,326					193,326
Public Service - Seniors	50,000					50,000
Public Service - Youth Services	530,000					530,000
	<u>1,751,909</u>	<u>1,249,500</u>				<u>3,001,409</u>
NRSA Area #3						
Neighborhood Strategic Planning	40,000					40,000
Citywide						
Economic Development	239,148					239,148
Housing	2,009,012	1,800,000				3,809,012
Planning	346,804					346,804
Health Services	1,022,388					1,022,388
Public Services	2,448,595					2,448,595
Clearance & Demolition	141,799					141,799
CDBG Non-Profit Organization Capacity Buildi	100,000					100,000
	<u>6,307,746</u>	<u>1,800,000</u>				<u>8,107,746</u>
Administration	2,901,536	297,000				3,198,536
Fair Housing	114,024					114,024
Accessible Rehab	150,041					150,041
Code Enforcement	1,200,998					1,200,998
Shelter/Domestic Abuse	1,020,000		766,449			1,786,449
Vacant/Blighted Real Estate	2,178,669					2,178,669
HOPWA				512,000		512,000
ADDI					369,000	369,000
	<u>20,000,000</u>	<u>7,000,000</u>	<u>766,449</u>	<u>512,000</u>	<u>369,000</u>	<u>28,647,449</u>

❖ **POPULATION AND HOUSEHOLD CHARACTERISTICS BY
RACE: CITY OF MILWAUKEE 2000**

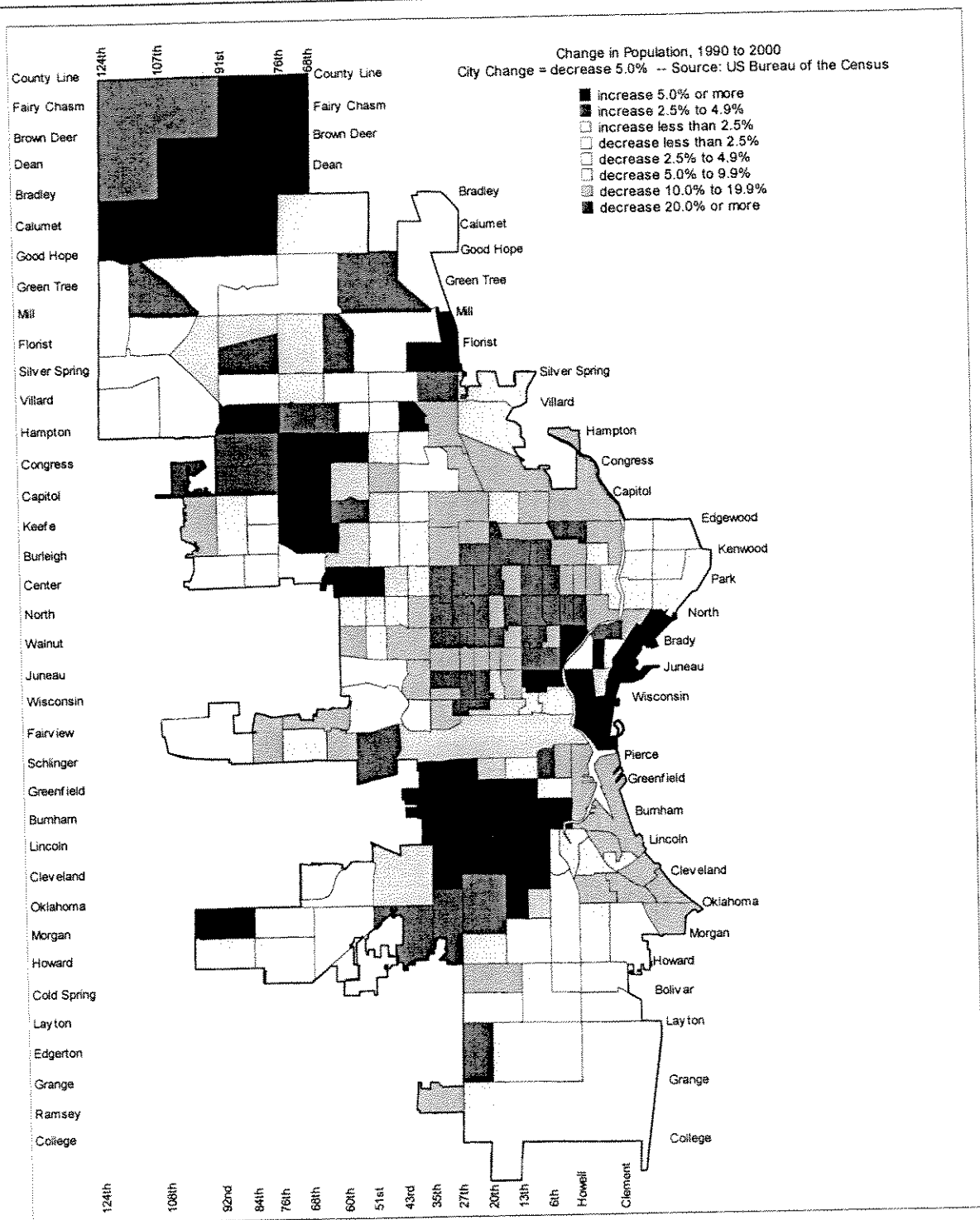
Milwaukee Urban Atlas

Table A-2 Population and Household Characteristics by Race, 2000

Table A-2 Population and Household Characteristics by Race City of Milwaukee, 2000									
Characteristic	Reporting One Race						Two or More Races	Total	Hispanic
	White		African American	American Indian	Asian	Other			
	Total	Not Hispanic							
Number of persons	298,379	270,989	222,933	5,212	17,872	36,428	16,150	596,974	71,646
Percent of Population	50.0%	45.4%	37.3%	0.9%	3.0%	6.1%	2.7%	100.0%	12.0%
Age									
Percent under 18	17.4%	15.3%	39.5%	34.7%	39.6%	38.6%	50.1%	28.6%	39.3%
Percent 65 or older	16.9%	1.8%	5.6%	4.4%	4.0%	2.1%	3.5%	10.9%	3.0%
Median age	37.5	39.1	25.0	27.3	22.7	22.8	18.0	30.6	22.8
Sex									
Percent male	48.5%	48.0%	45.5%	47.3%	51.3%	53.7%	49.8%	47.8%	53.1%
Number of households	136,425	128,984	76,105	1,757	4,532	9,376	3,393	232,188	18,619
Type of household									
Percent 1 person	39.3%	40.5%	26.7%	25.4%	22.3%	13.0%	27.6%	33.5%	15.4%
Percent 6+ persons	2.4%	1.7%	8.1%	8.7%	23.9%	17.7%	10.2%	5.5%	15.7%
Percent family	50.6%	49.2%	68.3%	65.5%	68.7%	79.6%	62.6%	58.2%	77.2%
Percent with children	40.5%	38.3%	63.8%	53.8%	67.9%	71.6%	65.7%	52.4%	69.5%
Percent with one parent	33.5%	33.1%	73.5%	62.8%	19.3%	40.7%	51.0%	53.0%	40.1%
Average household size	2.14	2.07	2.87	2.90	3.87	3.81	2.97	2.50	3.62
Average family size	2.91	2.83	3.46	3.46	4.86	4.07	3.67	3.25	3.96
Place of residence 1995									
Percent same house as 2000	55.1%	56.6%	44.2%	47.8%	43.5%	31.5%	39.3%	49.0%	34.6%
Percent elsewhere in Milw Co	28.4%	27.7%	47.6%	36.0%	25.0%	40.5%	40.2%	36.3%	39.6%
Percent outside continental US	2.2%	1.1%	0.8%	1.2%	13.1%	17.0%	7.5%	3.0%	15.2%
Educational attainment									
persons 25 and older									
Percent high school graduate	81.8%	84.1%	67.6%	71.7%	66.3%	40.8%	67.4%	74.8%	45.2%
Percent college graduate	2.4%	24.8%	9.1%	11.2%	32.4%	6.1%	13.6%	18.3%	8.0%
Percent graduate or professional degree	7.8%	8.1%	2.6%	5.2%	15.4%	1.5%	2.5%	6.0%	2.7%
Labor force characteristics									
persons 16 and older									
Percent in labor force	65.9%	66.3%	60.7%	66.6%	60.6%	63.7%	63.5%	63.9%	62.6%
Percent unemployed	5.3%	4.9%	16.6%	11.8%	9.5%	11.7%	12.3%	9.4%	11.9%
Median household income, 1999	\$37,344	\$37,697	\$24,403	\$31,847	\$36,153	\$29,829	\$28,380	\$32,216	\$30,281
Median household income, 1989 in \$1999	\$36,278		\$21,197	\$28,141	\$23,896			\$32,018	\$26,604
Percent persons below poverty	11.1%	9.5%	33.3%	25.7%	22.3%	28.7%	25.6%	21.3%	28.4%

Source: 2000 Census Files SF1 and SF3

Milwaukee Urban Atlas



Map 1 - Change in Population 1990 to 2000

- ❖ **STREAMLINED 5-YEAR PLAN: HOUSING AUTHORITY OF THE CITY OF MILWAUKEE**