



Department of Administration
Community Block Grant Administration

John O. Norquist
Mayor

David R. Rierner
Director

Juanita Hawkins
Administration--Block Grant Director

TO: Members of the Community Development Policy Committee

FROM: Juanita Hawkins
Director

DATE: April 23, 2001

RE: File Number 001812 - Communications File
Year 2000 Consolidated Annual Performance and Evaluation Report (CAPER)

The Community Block Grant Office (CBGA), in accordance with HUD regulatory and statutory requirements, prepared and submitted to HUD, the Consolidated Annual Performance and Evaluation Report (CAPER) for January 1, 2000 to December 31, 2000. By statute, this report is due to HUD within 90 days of the end of the program year. The report was made available for public comment before it was submitted to HUD. CBGA received one response, and included it with the CAPER Report.

The CAPER Report is an annual assessment of program performance and accomplishments of the following programs: Community Development Block Grant, HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA). The Report meets three basic purposes:

1. It provides HUD with necessary information for the Department to meet its statutory requirement to assess the City's ability to carry out relevant programs in compliance with applicable rules and regulations;
2. It provides information necessary for HUD's Annual Report to Congress, also statutorily mandated, and;
3. It provides grantees an opportunity to describe to citizens the successes in revitalizing deteriorated neighborhoods and meeting objectives stipulated in the CDBG Consolidated Plan.

The CAPER's Integrated Disbursement and Information System Report (IDIS) integrates automated performance reporting with financial accounting. The IDIS report is available for review but is not made a part of this file due to its voluminous size.

HUD reviews the Report and issues a formal determination at least once a year that the grant recipient is in compliance with the statutes and has the capacity to continue implementing and administering the programs for which grants have been provided.



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March 29, 2001

Mr. Robert Berlan
Director of Community Planning & Development
U.S. Dept. Of Housing & Urban Development
Henry S. Reuss Federal Plaza
310 W. Wisconsin Avenue
Milwaukee, WI. 53203

**RE: Transmittal of Consolidated Annual
Performance and Evaluation Report for the 2000
Program Year**

Dear Mr. Berlan:

We are pleased to transmit the City of Milwaukee's Consolidated Annual Performance and Evaluation Report(CAPER), for the 2000 CDBG Program Year.

The 2000 CAPER Report is addressed sequentially, per the instructions. The component parts are the CAPER narratives and the various performance reports to be used with the narratives for your review. In the Appendix are various reports referenced in the narratives. Combined, this presents a very detailed picture of the successes and accomplishments of the City of Milwaukee's 2000 CDBG Program Year.

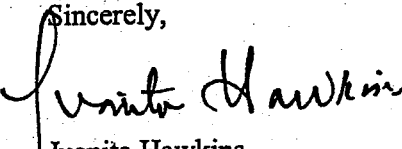
While we have tried to present a very comprehensive document, please inform us if we need to submit any additional information to complete your review.

The IDIS Report will be available for you to download shortly. We will also submit a hard copy of this report when it is available.

We will make the full CAPER Report available to the public at our offices as well as the City of Milwaukee Legislative Reference Bureau and the Milwaukee Public Libraries.

If you have any questions, please contact me at 286-3842.

Sincerely,



Juanita Hawkins
Director

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2000 Accomplishment Reports -

- Enterprise Community
- 2000 Final Activity Accomplishment Report for CDBG and HOME Funds

Reports -

- 2000 - A Continuum of Care Strategy to Prevent and Reduce Homelessness in Milwaukee
- 1999 - Annual Report - New Opportunities for Homeownership in Milwaukee (NOHIM)
- 2000 - HOME Inspection Report
- 2000 - Empowerment Zones/Enterprise Communities Annual Report

1. a. Narrative summary addressing an assessment of three-to-five year goals and objectives and areas of high priority identified in the 3 to 5 year Consolidated Plan.

In 1999, the City of Milwaukee submitted a 5-Year Consolidated Plan as required by the Department of Housing and Urban Development. The **2000 Consolidated Plan** represents the integration of a number of planning and programming efforts that have been underway in Milwaukee including the 1999 and 2000 Annual Action Plans. The Neighborhood Strategic Plans originally approved in 1997 were implemented in 1998, 1999 and 2000, with individual neighborhoods providing recommendations for funding of specific activities that were subsequently approved by the Common Council. As of December 31, 2000, the 17 Neighborhood Strategic Plans have been updated to include the years 2000 - 2003. Since its inception, the NSP process has received various types of community and stakeholder involvement and approval, to promote neighborhood planning, to bring accountability to how dollars are spent and to continue to implement a strategy to improve the quality of life for City residents.

The Annual Action Plans and the 2000 Consolidated Plan have helped shape an overall anti-poverty strategy encompassing Housing, Economic and Community Development issues and a Homeless prevention strategy which are listed below, as well as specific 2000 activities undertaken to address these objectives and their overall performance in meeting the Consolidated Plan goals.

I. Housing and Community Development: High Priority Objectives

- ▶ *Continue planned aggressive blight elimination efforts.*
- ▶ *Support active citizen participation in monitoring problem properties and in organizing efforts to improve the quality of life for residents.*
- ▶ *Integrate crime prevention efforts into a variety of city services and capital improvements.*
- ▶ *Expand the City's aggressive efforts to combat lead hazards through collaboration with existing housing programs.*
- ▶ *Expand City efforts to eliminate graffiti on public and private property.*

In 2000, \$14,045,777 in Community Development Block Grant (CDBG) and HOME dollars was allocated for housing related activities, including owner-occupied housing rehabilitation, acquire/rehab/sell, vacant and blighted homes, new home construction, rental rehab, minor home repair, targeted investment neighborhoods and other categories. A total of 605 units of housing and rehab activities were proposed for completion in 2000; 437 units of housing related activities were actually completed in 2000, representing 22% of the five-year strategic goal of eliminating 2,000 blighted structures. Also in 2000, other housing-related activities resulted in the following: homebuyer counseling programs assisted 466 families in closing loans for home purchases, 1,377 households received minor home repairs to their properties and 169 households were provided home security and lighting installations, furthering stability in Milwaukee's neighborhoods. In addition to these activities, 1,028,300 square feet of property received graffiti abatement, (10,283 structures), 1 tot lot was constructed, 15 wheelchair ramps were installed and 1018 persons received tenant or landlord compliance training.

In 2000, more than \$2.4 million in CDBG funds was allocated to anti-crime community development related activities including: community organizing projects such as block club creation, recruiting and training neighborhood leaders, drug house abatement, mobile watch, home security services for older adults, youth programming, safe havens and truancy abatement.

The 2000 accomplishments related to anti-crime activities include: the recruitment and training of 1015 neighborhood leaders, the completion of 39,331 code enforcement property surveys, the participation by 1,999 residents in the 2000 strategic planning process 35,623 persons benefitting from safe havens and youth programming, home security services for 169 elderly and 268 parole watch cases selected and monitored. These varied organizing efforts correlate with the five-year strategy of the Consolidated Plan of supporting 10,000 block clubs and increasing resident participation to improve the overall quality of life for residents.

II. Homeless Prevention Strategy: High Priority Objectives

To further the City's strategic goal of reducing and preventing homelessness and domestic violence in our community, in 2000, CBGA allocated \$1,833,000 in CDBG and Stewart E. McKinney Emergency Shelter Grant (ESG) funds for activities geared to assist homeless persons achieve stable housing and self-sufficiency. These funds were provided to a variety of agencies 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.

Specifically, in 2000, CDBG and ESG funds helped agencies provide the following services to 11,435 homeless persons to promote stable housing, economic self-sufficiency, personal well-being and family stability:

- ▶ **Emergency shelter and services** to meet the basic needs of 5,679 individuals and families
- ▶ **Transitional housing**, supportive services and case management for 87 families and individuals
- ▶ **Legal Assistance, case management** and related supportive services for 4,357 victims of domestic violence
- ▶ **Emergency shelter** and intensive case management for 662 runaway, troubled and homeless youth; and counseling/referrals for their families
- ▶ **Counseling** and case management to foster family reunification for hundreds of at-risk non-resident youth and their families; community outreach and prevention education for thousands of youth in our community
- ▶ **Emergency shelter and respite care** for 650 abused and neglected children, ages 0-12; family counseling and community referrals to promote family reunification and stability

In 2000, the City of Milwaukee continued its involvement in the *HUD Continuum of Care Strategic Planning Process*. This process, which is described in Section 1-D (*page 15*), 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 discovered that the needs of the homeless have changed over the years and the 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. Towards this end, the City is committed to maintaining the current physical infrastructure of 469 beds, (representing an increase of 69 beds from 5 years ago).

III. Economic and Community Development Strategy: Objectives

- ▶ *Creating jobs at family supporting wages.*

In 2000, \$ 2,831,818 in CDBG funds was utilized for economic development including, job training and placement, business technical and financial assistance and disadvantaged contractor assistance.

In 2000, 1,165 full-time jobs were created or individuals received training and placement, 43 businesses received technical or financial assistance and 2 job fairs were held. These activities are part of an effort to increase the number of family supporting jobs, one of the high priority objectives highlighted in the Economic and Community Development strategy in the 2000 Consolidated Plan.

IV. Anti-Poverty Strategy: Objectives

This strategy focuses on the revitalization of neighborhoods and the elimination of poverty by:

- ▶ Creating jobs through aggressive economic development activities.
- ▶ Supporting employment initiatives through advocacy and implementation of programs that support rather than penalize low income households who pursue and secure employment.
- ▶ Revitalizing neighborhoods by targeting resources to make a clear and measurable impact.
- ▶ Eliminating barriers to employment by working in partnership with numerous community stakeholders.
- ▶ Creating homeownership opportunities for all residents.

In 2000, \$3,591,077 was committed in CDBG funding for mandated and essential services such as homeless shelters, domestic violence prevention, vacant lot/blight removal and \$5,130,933 in city-wide services including: fair housing, graffiti abatement, handicapped ramps, homebuyer counseling, tool loan and economy and jobs. In 2000, 3,270 vacant lots were maintained or improved, 754 new memberships were established for low/moderate income homeowners to borrow tools for home improvement projects and 660 households received building materials for minor home repair. In addition, 67 community-based organizations received technical assistance to strengthen their administrative capabilities and promote efficient services to the residents they serve. One hundred ten (110) clients received enforcement services to resolve housing discrimination complaints, 65 fair lending complaints were resolved and 12 fair housing seminars were held, drawing 1,587 attendees.

1.b. Actions taken to affirmatively further fair housing, including (1) actions taken regarding completion of an analysis of impediments to fair housing choice; (2) a summary of impediments identified in the analysis; and, (3) actions taken to overcome the effect of impediments identified in the analysis.

(1) Actions taken regarding completion of an analysis of impediments to fair housing.

The City of Milwaukee(CDBG) 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.

2) A summary of impediments identified in the study.

- ▶ Federal and State housing policies
- ▶ Non-coherent Federal housing mandates
- ▶ Federal and State transportation policies
- ▶ Social class, racial and cultural barriers
- ▶ Employment discrimination
- ▶ Inadequate income
- ▶ Racial disparities in mortgage lending
- ▶ Insurance redlining
- ▶ Housing discrimination
- ▶ Racial steering
- ▶ Appraisal practices

3) Actions taken to overcome the effects of impediments identified in the study.

Neighborhood Strategic Planning - Recognition of Fair Housing as a HUD-mandated Service

Beginning in 1998, the City of Milwaukee began funding activities based on Neighborhood Strategic Plans (NSPs). The plans describe what community representatives and residents desire for their neighborhoods and how they intend to accomplish the goals set forth in the strategic plans. NSPs contain maps of the neighborhood, demographic information, a needs assessment, and a summary of existing neighborhood services and resources. They also include a mission statement, goals and objectives, an analysis of external and internal forces, a one-year action strategy, multi-year strategy and a timetable for specific actions. Through this approach, fair-housing programs to affirmatively further fair housing choice are maintained as a HUD-mandated, baseline service for all Milwaukee neighborhoods.

Community Organizing to Strengthen Milwaukee Neighborhoods

The Community Block Grant Administration issued a manual known as "Transforming Milwaukee Neighborhoods: Community Organizing in Perspective," the purpose of which was to communicate the importance of community organizing in strengthening Milwaukee neighborhoods through resident action on crime prevention and housing blight. In 2000, \$2,473,406 million in CDBG funds was awarded to neighborhood organizations to undertake activities to make Milwaukee neighborhoods safer, cleaner and more attractive, which is essential to any effort to affirmatively promote fair housing choice.

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. Included are recommendations 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. As a result, CBGA-funded homebuyer counseling agencies and members of the voluntary collaboration known as NOHIM met, on several occasions, with Milwaukee Common Council legislators and the City Comptroller regarding the Comptroller's Report. A working group was subsequently created to seek solutions to the disparity in loan denial rates between persons of color and white applicants. In 1999, a new product, the Home Improvement Capital Access Program was developed in response to the high denial rates for home improvement loans in Milwaukee's Central City. It is targeted to the higher risk market that conventional loan programs reject. The 3-year program offers 15-year home improvement loans at 9%-10% interest for one and two family properties on the City's near north and near south side. Flexible guidelines are utilized, allowing applicants to borrow up to 110% of a home's market value. It is hoped that this new program will increase needed home improvements in the Central City where housing is often older and in great need of repair.

Legal Action by the City Attorney **Insurance Redlining**

In 1990, American Family Mutual Insurance was named in a class action lawsuit for allegedly practicing redlining, or discrimination, by making it difficult for African American property homeowners to purchase property insurance in Milwaukee's central city. Among the top 25 companies, American Family's overall market share was 36%, with State Farm a distant second at 13%. In City of Milwaukee neighborhoods that were almost exclusively white, the company dominated the market, capturing 40% of the business--more than the combined total of the next six largest companies. But, in African American neighborhoods, the company's market share was 10% or less.

In 1991, the City of Milwaukee joined the NAACP, the U.S. Department of Justice and the American Civil Liberties Union in seeking a reversal of an earlier Federal Court ruling that had ruled in favor of American Family. By 1995, American Family decided to settle the case, but admitting no guilt.

American Family agreed to pay \$16.5 million - \$9.5 million for a "greenline" program to improve central city home ownership with low-interest mortgage and home repair loans, \$5 million in damages divided among 1,066 people who were unfairly denied insurance and \$2 million in attorney fees and costs.

The company also agreed to sell an additional 1,800 policies in a target area bounded by King Drive, Sherman Blvd. and Highland and Keefe Avenues in the five-year period that ended in July of 2000. As of July 10, 2000, it had sold 2,069 policies. In addition, the company now has 13 African-American agents in Milwaukee County, up from two in July 1995 and more than the goal of six. The "greenline" program of low-interest loans was aimed at the mostly African-American area bounded by I-94, Hampton Ave., the Milwaukee River and N. 51st St., on the north side of the central city.

As of April 1999, American Family had paid \$4 million in mortgage subsidies, helping 375 families become homeowners. In addition, 96 families had shared in more than \$1 million in home improvement loans.

Source: Milwaukee Fair Housing Impediments Study, Milwaukee Journal/Sentinel

Fair Housing Programs

Metropolitan Milwaukee Fair Housing Council -The Metropolitan Milwaukee Fair Housing Council (MMFHC) received CDBG funds in 2000 to affirmatively work toward integrated housing patterns by providing: fair housing presentations; research and technical assistance relative to fair housing issues; fair housing information relative to buying, renting and selling houses; counseling and investigative services aimed at soliciting and resolving fair housing complaints; and, the publication and distribution of fair housing newsletter on a quarterly basis. In 2000, MMFHC assisted 110 clients with enforcement services to resolve housing discrimination complaints. In addition, 65 fair lending complaints were resolved and 12 fair housing seminars held, drawing 1,587 attendees, including realtors, landlords, tenants and homebuyers.

Fair Lending Coalition - The Fair Lending Coalition received CDBG funds in 2000 to affirmatively further fair housing choice. It has been instrumental in filing Community Reinvestment Act (CRA) challenges against Milwaukee area lenders deficient in central city mortgage lending and minority loan originations and has been successful in negotiating five-year lending goals challenging lenders to increase central city and minority lending. To date, the FLP has negotiated loan agreements with 13 financial institutions. The following four lenders have established 5-year lending goals to minorities.

BANK	5 YEAR LENDING GOAL	DATE OF AGREEMENT
Associated Bank	\$20,000,000	December 1999
Equitable Bank	\$30,000,000	December 1996
North Shore Bank	\$ 7,500,000	December 1996
Ledger Bank	\$ 5,000,000	August 1997

Source: Fair Lending Coalition

In addition, the Fair Lending Coalition monitored banks' compliance with the Community Reinvestment Act and processed discrimination complaints in mortgage lending practices resolving 14 consumer complaints in 2000.

Milwaukee Equal Rights Commission -In 1991, the City established its own Equal Rights Commission to investigate fair housing and employment complaints. Currently, the Milwaukee Equal Rights Commission works with the City's Equal Opportunity Enterprise Program staff in handling citizen complaints on fair housing issues that come through that office. Complaints are documented and referred to MMFHC for follow-up.

Independence First - Formerly know as Southeastern Wisconsin Council for Independent Living (SEWCIL), continues to provide referrals to accessible housing in and around the Metropolitan Area.

Select Milwaukee - CDBG funds were allocated to Select Milwaukee to promote and market home ownership throughout the 17 NSP areas. Often working collaboratively with other organizations, Select Milwaukee provided a variety of home ownership and neighborhood marketing services/information to 2298 persons in 2000. In addition, assistance is provided to prospective homebuyers, education and training for mortgage lenders and real estate professionals, neighborhood tours, home ownership fairs, and administration of Walk-to-Work programs for several Milwaukee employers including: Harley Davidson Motor Company, MGIC, Sinai Samaritan Medical Center, Northwestern Mutual Life Insurance Company, Milwaukee Public Schools, YWCA, Milwaukee Rescue Mission, St. Francis Bank, Covenant Health Care and Vista Lighting Corporation.

Section 504 Accessible Housing

Section 504 requires that CDBG funded projects be handicapped accessible. CBGA routinely reviews plans for multifamily housing and facilities where CDBG funded services are provided to ensure accessibility.

Equal Opportunities Enterprise Program

This initiative included administering a Revolving Loan Pool of working capital for existing businesses in the City of Milwaukee. Seven (7) businesses utilized the EOE Loan Pool in 2000, resulting in 6 job creations.

Lindsay Heights Homeownership Initiative

Lindsay Heights is a collaborative effort between the City of Milwaukee, Neighborhood Improvement Development Corporation (NIDC), Wisconsin Housing & Economic Development Authority (WHEDA), YMCA Community Development Corporation, Northbrook Homes (Builder), General Electric Mortgage Insurance Corporation and Mortgage Guarantee Insurance Corporation (MGIC). Construction began in October of 1998 with a primary goal to provide home ownership opportunities to as many as 100 central city residents through high quality factory-built homes in the heart of Milwaukee's central city and Enterprise Community. This venture has made possible a neighborhood revitalization initiative that promotes and expands home ownership to low and moderate income individuals through resources for affordable, new home construction and restoration of existing properties.

The program has met with enormous success. To date, there have been 29 homes completed and sold with 27 more scheduled for completion in 2001.

Source: Wisconsin Housing & Economic Development Authority

Department of City Development Housing Programs

The City of Milwaukee has multiple housing programs designed to affirmatively market Milwaukee neighborhoods, support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and to 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; they enforce and further fair housing; they expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration; and, they help to strengthen neighborhoods by increasing homeownership and eliminating blight.

The Department of City Development (DCD) plays a critical role in the City's housing efforts. Foremost, it operates the First Time Homebuyers Initiative (FTHI), which consists of several housing programs. FTHI is designed to work collaboratively with local community based organizations and financial institutions to promote affordable housing development and to increase homeownership and neighborhood stability. FTHI includes the Urban Homestead Program which assists low and moderate income families in acquiring blighted properties and rehabilitating them to code; the Community Housing Preservation Corporation, which acquires and renovates vacant foreclosed properties for homeownership, rental and cooperative housing; City Homes, a housing development in the 20th and Vine Street neighborhood area; Milwaukee Value, which provides downpayment and closing cost assistance to eligible low and moderate income families to purchase homes anywhere they choose; the RENU Program, a collaborative effort with First Bank Mortgage to provide financing to first time homebuyers for both the purchase and rehabilitation of housing in the CDBG area where the housing stock is on average over 50 years old; Targeted Investment Neighborhoods (TINS), which targets infrastructure, housing, community organizing and special economic development resources to special CDBG neighborhoods such as Metcalfe Park, to facilitate intensive neighborhood revitalization; and, the Owner Occupied Home Rehab Initiative, which utilizes CDBG funds to finance home rehabilitation for owner occupants of residential property (one to four units) who live in the CDBG target area and meet established family income guidelines.

Acquire Rehab and Sell - This program rehabilitates and sells houses to low income families as part of a comprehensive and targeted neighborhood initiative. Block grant funded housing producers play an important role in the city's neighborhood revitalization efforts. CDBG funds totaling \$3,845,118 was allocated in 2000 to groups to rehabilitate and sell properties to low and moderate income families.

Neighborhood Improvement Programs (NIPs)

In 2000, the City of Milwaukee (i.e. the Community Block Grant Administration, Department of City Development and the Department of Neighborhood Services)) partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provide direct housing rehab services to very low and extremely low-income owner occupants with at least two years residency in the CDBG target area. Although participation in the program is income rather than race determined, the City's concerns about reasonableness of costs and revitalizing neighborhoods in distressed CDBG target area neighborhoods has greatly increased NIP activity occurring in many of the poorer minority neighborhoods. In 2000, 133 NIP structures were rehabilitated.

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. In the certificate 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 --- defined as a census tract where fewer than 40% of the families are below the poverty level.

HACM also operates a Project for Affirmative Marketing, 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 applications 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.

Homebuyer Counseling & Other Homebuyer Assistance Activities

In 2000, CDBG allocated \$500,000 for homebuyer counseling and other homebuyer assistance activities which resulted in 466 mortgage loan closings, a 12% increase over 1999. Besides pre-purchase counseling and mortgage loan assistance, CBGA-funded agencies provide credit and budget counseling and assistance with credit repair.

In 2000, CBGA continued its pay for performance system, initiated as a pilot in 1998. This outcome-based system reimburses home buyer counseling agencies only upon the successful closure of a mortgage loan or positive resolution of a mortgage default. Previously, agencies were reimbursed for one-on-one pre-purchase counseling, regardless of the outcome.

The counseling agencies meet monthly to maintain a collaborative working relationship with one another. They frequently address a number of issues related to affordable home ownership resulting in the following system improvements to better serve prospective clients: utilization of a standardized data base, standardized employee qualifications and job descriptions, on-going training for home buyer counselors and the establishment of community outstations to improve access to homebuyer assistance services. Over the years, counseling services have expanded to include assistance to residents in obtaining home improvement/repair loans, refinancing existing mortgage loans, post purchase, tax default and mortgage default counseling.

New Opportunities for Homeownership in Milwaukee (NOHIM)

CBGA-funded counseling agencies do not operate in a vacuum, but rather are part of an innovative voluntary collaboration of lenders and counseling agencies called *NOHIM*, (*New Opportunities for Homeownership in Milwaukee*). NOHIM is **not funded** by CBGA. It was established in 1991 by Mayor John Norquist in response to disparities in mortgage lending between whites and minorities with the goal of increasing access to mortgage lending for low income households in Milwaukee. Since 1991, its membership has expanded to include area banks, thrifts, home buyer counseling agencies, credit unions, mortgage insurance firms, WHEDA and the City of Milwaukee. NOHIM lenders provide financial support to counseling agencies through a fee-for-service arrangement whereby agencies are paid for loan closings, successful mortgage default resolutions and post purchase counseling. NOHIM also sponsors training to assist lenders improve their ability to meet the home buying and financing needs of first time home buyers. In addition, numerous seminars are held each year to address timely and important community issues such as steering, mortgage loan denial rates for persons of color and related issues concerning affordable homeownership. This unique collaboration has assisted more than 2,904 low income families realize their dream of home ownership, originating more than \$ 140.4 million in mortgage loans since its inception. In addition

an annual report is developed which includes accomplishments and maps mortgages by race, income and NSP area, (*see Appendix*).

These efforts all play a major role in affirmatively furthering fair housing and have helped result in the following accomplishments:

- ▶ Increased owner occupancy in areas of the City previously neglected and ignored by lenders.
- ▶ Promotion of neighborhood stability and pride.
- ▶ Increased City tax base.
- ▶ Promotion of the Central City as a desirable place to live and work.
- ▶ Education and training programs for lenders to help eliminate stereotypes that create barriers for prospective homeowners.
- ▶ Improved communication between community agencies and lenders.
- ▶ Increased access to mortgage and other lending by persons previously denied, namely persons of color.

The following illustrates 2000 Block Grant awards used to reduce housing impediments.

2000 Block Grant Awards used to Reduce Housing Impediments	
CBGA Funded Organizations	2000 Awards
Community Organizing Projects	\$2,473,406
Home Buying Counseling Program	\$500,000
Select Milwaukee	\$88,000
Equal Opportunities Enterprise Program	\$42,000
Equal Opportunities Enterprise Program Revolving Loan Fund	\$185,245
Fair Lending Coalition	\$50,000
Metropolitan Milwaukee Fair Housing Council	\$70,000
Total	\$3,408,651

Source: 2000 CBGA Program Records

1. c. **Affordable Housing.** Evaluation of progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low income, and moderate-income renter and owner households assisted in 2000 and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and home ownership. The summary of progress should include a comparison of (1) actual accomplishments with proposed goals for the 2000 reporting period; (2) efforts to address "worst-case needs,"; and (3) the accessibility needs of persons with disabilities.

1) Actual accomplishments with proposed goals for the 2000 reporting period.

The City of Milwaukee operates, directly and indirectly, a combination of residential rehabilitation programs, public housing, homeownership and fair housing initiatives each designed to foster and maintain affordable housing.

The largest effort is public housing operated by the Housing Authority of the City Milwaukee (HACM) which manages 4,540 housing units. With the units HACM owns and maintains and the Section 8 Rental Assistance program it administers, a large segment of Milwaukee's very low income population is provided with affordable housing. In conjunction with those efforts, programs operated by CDBG-funded community based agencies encourage the maintenance and upkeep of affordable housing.

The Neighborhood Improvement Program (NIP) helps to maintain affordable housing by abating building code violations for very-low income owner-occupants. Program guidelines regarding continued occupancy for a two-year period after rehab completion allows for the forgiveness of the bulk of the dollars expended on each property. The neediest homeowners are given the opportunity to remain in their homes longer, predominantly free of code violations and with no initial out-of-pocket costs.

A 1997 study by the City's Department of Building Inspection found that of 210 homeowners provided NIP services in 1987, 151 (72%) of those clients still owned the renovated dwellings units 10 years later.

Other similar owner-occupant and rental rehab loan programs administered by the Neighborhood Improvement Development Corporation (NIDC), the Department of City Development's (DCD) non-profit arm, address the needs of moderate income homeowners and landlords operating rental housing.

The Acquire/Rehab/Sell programs take distressed properties that may be candidates for demolition and rehabilitates them for income eligible homebuyers. Working with non-profit funded groups, the City gives these operators first priority at selected, tax foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits are made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, totally renovated properties are made available and affordable for income eligible persons.

The Rental Rehab program, administered by the Neighborhood Improvement Development Corporation, (NIDC), provides forgivable loans for landlords of single family, duplexes and multi-unit structures. As part of the loan agreement, landlords must reserve a certain number of their units for low and moderate income tenants for an extended period of time, generally five years after the renovations are completed. Tenant income certifications and unit inspections are done annually to ensure compliance with regulations.

The following chart summarizes actual accomplishments during 2000.

Summary of Progress
(1) Comparison of Actual Housing Accomplishments with
Proposed Goals for the 2000 CBGA Program Year

HOUSING PROGRAMS AND GOALS/ACCOMPLISHMENTS					
Program	Organization	2000 Funds		1999 Funds	Total Completions
		Unit Goal	Units Completed	Units Completed	
Housing Production Acquire/Rehab/Sell	South Community Organization	37	20*	15	35
	WAICO/YMCA	22	3	5	8
	Walker's Point Development Corporation	10	5	4	9
	NIDC	44	17	17	34
Neighborhood Improvement Projects (NIPs)	Harambee	14	14	14	28
	OIC-GM	44	32	43	75
	Milwaukee Christian Center	42	47	42	89
	WAICO/YMCA	13	14	12	26
	West End Community Association	26	26	23	49
Deferred Payment Loan Program (DPL)	Neighborhood Improvement Development Corp.	58	33	36	69
Owner Occupied Home Rehab	Neighborhood Improvement Development Corp.	130	51	22	73
Rent Rehab	Neighborhood Improvement Development Corp.	155	144	31	175
Target Investment Neighborhoods (TINs)	Neighborhood Improvement Development Corp.	9	31	70*	101
TOTAL		605	437	334	771

Source: 1999 and 2000 CBGA Program Records

* - includes 1998-funded units

In addition, the following chart illustrates actual accomplishments in 2000 of other housing-related activities funded by CDBG 2000:

Program	Activity	Funds Allocated	Accomplishments
Housing-Minor Home Repair	Carpentry, painting & other minor home repairs	\$758,486	1,377
Housing-Security Lighting & Installations	Home security (lighting, deadbolts, window pins etc)	\$174,560	169
Housing - Building Inspection Liaison(Code Enforcement)	Property surveys for building code violations	\$153,932	39,331(property surveys)
Housing - Homebuyer Counseling	assistance with home mortgage loans	\$500,000	466

(2) Efforts to address “worst-case needs.”

The worst case needs, defined as persons who pay more than 50% of their monthly income in rent are being addressed in a number of ways.

- ▶ The Housing Authority makes its several thousand units available based upon income eligibility. Tenants pay 30% of their income in rent.
- ▶ All of the City’s vacant/blighted unit rehabilitation activities are designed to be affordable to persons with household income at 80% of County Median Income.
- ▶ Programs serving owner-occupants are designed to help maintain some of the City’s lowest income households in their homes, targeting households earning less than 50% of County Median Income.
- ▶ The City funds Special Economic Development activities that provide citizens with opportunities to secure family supporting jobs. These activities also provide access to social services such as daycare, AODA services, job readiness skills and remedial educational opportunities to help remove obstacles for low-income persons seeking housing and provide them with opportunities to most effectively utilize the income they earn.
- ▶ The City, to the extent possible, does not displace tenants when conducting rehab activities. The focus for rehab activity is typically on vacant units. When occupied units are rehabed, the City’s first attempt is to rehab, while keeping tenants in place, or move tenants to a vacant unit during rehab. They are returned to their original unit upon the completion of rehab.

(3) Efforts to address the accessibility needs of persons with disabilities:

In all rehab activities, the City remains cognizant of the needs of disabled citizens. To the extent possible, any unmet needs of persons with disabilities are addressed before, during and after rehabilitation of relevant units. In addition, the City funds a wheelchair accessible ramp program designed to address the mobility needs of citizens in wheelchairs. In 2000, 15 new ramps were constructed for disabled, income eligible, owner occupants.

- 1. d. Actions taken to address the needs of persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families). The following narrative addresses (1) a summary of actions taken during 2000 to develop and implement a Continuum of Care strategy; (2) the emergency shelter and transitional housing needs of homeless individuals and families; and (3), assisting homeless persons make the transition to permanent housing and independent living.**

(1) (2) (3) - In 2000, \$1,833,000 in CDBG and ESG funds were utilized to maintain and enhance an existing shelter infrastructure that provides an array of housing and supportive services for homeless persons in Milwaukee. This system includes: single adult facilities, family shelters, refuges for victims of domestic violence and runaway, homeless and troubled youth, transitional housing for special needs populations, affordable/permanent housing and homeless prevention through landlord-tenant mediation, crisis intervention and targeted financial assistance. This infrastructure was in place prior to the Continuum of Care initiative and has been funded and supported by CDBG and ESG funds for many years based on an effective collaborative working relationship with the City's Emergency Shelter Task Force. The Emergency Shelter Task Force was established in the 1980's in response to Milwaukee's growing homeless population and comprises service providers for the homeless. For years, the Task Force has been a major facilitator of improvements to the shelter system and the delivery of services to the homeless.

Following the passage of Continuum of Care legislation, CBGA convened and facilitated the first Continuum of Care Initiative in 1995 and lead the process in 1996. In 1997 and 1998, Milwaukee County provided the lead role and for 1999 and 2000, the County contracted with a consultant to lead the process. Since 1995, approximately \$38 million dollars has been awarded by HUD for Continuum of Care projects which aim to prevent and ameliorate homelessness. The Continuum of Care Strategic Direction for 1997-2001, submitted to HUD in August 1998, is regarded as a blueprint to enhance the existing shelter infrastructure of which CBGA and ESG funds provide baseline funding. The goals, strategies and action steps outlined in the plan are designed to address gaps in service delivery and provide comprehensive housing, supportive services and other options to more effectively assist homeless persons in obtaining permanent housing and self sufficiency. This Continuum of Care document details the community's overall plan to reduce and prevent homelessness in Milwaukee and is submitted as an attachment for your review, (see *Appendix*).

The following Continuum of Care chart details new Federal resources obtained in 2000.

City & County of Milwaukee - 2000 HUD Continuum of Care Awards

Agency	Award
American Red Cross- Greater Milwaukee Chapter	\$ 74,016
Community Advocates, Inc.	\$1,033,632
Counseling Center of Milwaukee-Pathfinders	\$1,159,431
Health Care for the Homeless of Milwaukee, Inc.	\$ 345,000
Hope House of Milwaukee, Inc.	\$1,739,147
Milwaukee Women's Center, Inc.	\$ 413,032
Milwaukee County-Dept. Of Human Services	\$ 572,210
Our Home Foundation dba Meta House	\$ 362,763
Social Development Commission	\$ 396,066
The Salvation Army	\$ 668,291
The Salvation Army	\$ 94,424
Walker's Point Development Corporation	\$ 135,908
Walker's Point Development Corporation	\$ 7,644
Wisconsin Correctional Service	\$ 63,745
2000 Continuum of Care - Total	\$7,065,309

Source: U.S. Dept. Of Housing & Urban Development

The following is an inventory of CDBG and ESG-funded shelter facilities and services for homeless persons and those at-risk of becoming homeless. The ESG-funded projects utilize a mix of CDBG funds, State funds and non-governmental funds for the required HUD match.

(A complete City wide inventory of facilities and services available to Milwaukee's homeless population is included in the 2000 Continuum of Care document, located in the *Appendix*).

Inventory of CDBG and ESG-Funded Shelters

Agency	Description	Single Beds	Family Beds
Counseling Center of Milwaukee (Pathfinders)	Emergency shelter for runaway/ homeless youth	8	
Daystar	Transitional housing for battered women	10	
Community Advocates	Transitional housing for families		44
Guest House Emergency Shelter	Emergency shelter for single males	85	
HOPE House	Transitional housing	23	31
La Causa Family Center	Emergency shelter for children in crisis	12	
Milwaukee Women's Refuge	Emergency shelter and supportive services for battered women and their children		22
Open Gate	Transitional and permanent housing for mentally ill and disabled homeless persons	16	
Salvation Army	Emergency shelter for single adults and families	70	50
Social Development Commission (Family Crisis Center)	Emergency shelter for families		60
Walker's Point Youth & Family	Emergency shelter for runaway and homeless youth	8	
YWCA	Transitional housing with services for women and their children		80
	TOTAL	232	287

Source: 2000 CDBG Program Records

CDBG-funded Domestic Violence Intervention/Prevention Programs (these do not receive ESG funds):

- ▶ ASHA Family Services
- ▶ Task Force on Family Violence

1.e. Other Actions indicated in the Strategic and Action Plans. Actions to address: (1) obstacles to meeting under-served needs; (2) fostering and maintaining affordable housing; (3) eliminating barriers to affordable housing; (4) overcoming gaps in institutional structures and enhancing coordination; (5) improving public housing and resident initiatives; (6) evaluating and reducing lead based paint hazards; (7) ensuring compliance with program and comprehensive planning requirements; and, (8) reducing the number of persons living below the poverty level.

(1) Actions addressing obstacles to meeting under-served needs: The City of Milwaukee proposes to continue the following initiatives:

- Support the efforts of the Metropolitan Milwaukee Fair Housing Council
- Support changes in the Move to Opportunity Program to:
 - ▶ Open the program to residents other than occupants of public housing and HUD-funded projects.
 - ▶ Expand the jurisdiction of the program to all "non-impacted" census tracts in the metropolitan area.
 - ▶ Require recipients to maintain residence in "non-impacted" areas for the length of the subsidy.
- Continue the efforts of the Rent Assistance Program. Solicit new property owners in non-traditional areas; counsel tenants on housing choice and housing opportunities; and, continue outreach to property owner organizations.
- Continue to review the Comptroller's monitoring of local lending activities as authorized by the Socially Responsible Investments Ordinance.

(2) Fostering and maintaining affordable housing.

The City continues to promote and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the Consolidated Plan. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock with an emphasis on large family rental units.

There are several programs that produce affordable housing opportunities for homeowners and renters, some of which include:

- ▶ The Housing Authority of the City of Milwaukee (HACM), provides 4,540 units of affordable housing for low income residents who pay a fixed percentage of their income in rent.
- ▶ The Neighborhood Improvement Project Program (NIP) creates opportunities for low-income homeowners to make essential improvements to their homes, targeting those whose income is below 50% of the County Median. Exceptions are made, on a case-by-case basis, for those with household incomes between 50 and 80 percent of the County Median.
- ▶ The Acquire/Rehab/Sell program serves a dual purpose of eliminating the blighting influences of certain properties and providing homeownership opportunities for low income households.
- ▶ The Rental Rehabilitation Program provides creative financing opportunities for investor owners to improve the condition of rental units, with an emphasis on large, family units.
- ▶ The Targeted Investment Neighborhood (TIN) initiatives focus on targeted housing rehabilitation in defined geographical areas where owner occupied and rental units are developed to create a substantive visual impact.
- ▶ The Neighborhood Improvement Development Corporation (NIDC), also offers a mortgage financing program that extends forgivable loans to clients who wish to buy properties in the CDBG target area. To date, the Affordable Second Loan Program has assisted 14 clients.

Most of these programs also involve a considerable amount of private resources with some programs leveraging private resources at ratios of nearly 2:1.

See the chart, *Summary of Progress, Comparison of Actual Accomplishment with Proposed Goals for the 2000 CBGA Program Year*, (page 13), which summarizes actual accomplishments with proposed goals for the 2000 program year and new units brought on-line in 2000. (Note that this chart does not include Housing Authority units which remain essentially constant).

(3) Eliminating Barriers to affordable housing.

The Consolidated Plan lists the following issues to pursue to remove barriers to affordable housing. Throughout this CAPER Report, accomplishments have been noted, per the following actions:

- ▶ Approach planning and program development in a comprehensive manner to increase jobs and household income.

- ▶ Develop support program initiatives which focus on assisting low income households in their efforts to achieve economic self sufficiency through job training and employment efforts, e.g. Family Self Sufficiency, Urban Revitalization Demonstration Program/New Hope 6, and Section 3.
- ▶ Support and be a partner in job creation efforts. In 2000, the City operated the Equal Opportunities Enterprise (EOEP) Revolving Loan Program and provided funding to other economic development programs that were successful in creating jobs for low-moderate income households.
- ▶ Investigate programs and support initiatives which assist in removing employment barriers for low-income households, e.g. day care programs, transportation programs, work to school programs. One example of such accomplishments are: health care services for over 1561 households.
- ▶ Continue involvement in New Opportunities for Homeownership in Milwaukee (NOHIM) to increase access to credit for low and moderate income Milwaukee families.
- ▶ Continue support and involvement with city-wide fair housing programs to help ensure accountability in lending by government-chartered lending institutions in the areas of: home purchase, improvement and business loans, employment and promotional opportunities and contracting opportunities for minority businesses.

(4) Overcoming gaps in institutional structures and enhancing coordination.

Institutional and government policies and regulations which are barriers to affordable housing have been targeted for change. As described in more detail in the section on public housing initiatives, the Milwaukee Community Service Corps has been released from the payment of prevailing wages for work done by job trainees on work that would otherwise be subject to Davis Bacon provisions, allowing job training to occur in a creative way in a real world setting. An inter-governmental effort is underway to allow for the construction of modular housing as in-fill housing in the City. DCD is continuing a project begun in 1998, with private developers, to develop affordable owner-occupied housing for the Midtown, Triangle and North Division areas with plans for expansion of these initiatives to other areas.

In the Consolidated Plan, the City described itself as part of the institutional structure involved in community development. In 2000 the City committed itself to:

- ▶ Place a high priority on Interdepartmental coordination. Examples of 2000 accomplishments include: (1) finalization of the consolidation of DCD Rehab and Building Inspection services into the new Department of Neighborhood Services; (2) continued improvements within the Receivership Program, a collaboration between DCD, the City Attorney, Department of Neighborhood Services and the Milwaukee Police Department, to reduce the negative impacts of nuisance/blighted properties. This resulted in actions initiated against 77 blighted/nuisance properties in 2000.

- ▶ Solicit input from community stakeholders. In 2000, the continuing NSP process involved participation by 1,999 neighborhood stakeholders.
- ▶ Continue to coordinate City databases with those of community and other governmental entities. In 2000, citizens and community groups were able to access the City's data base to complete housing condition surveys, obtain information on property ownership, tax delinquency, outstanding building code violations and past rehab activity.
- ▶ Continue updates and improvements to CDBG's web site to include reporting forms, performance reports and other pertinent information for community based organizations.
- ▶ Continue Neighborhood Strategic Planning which has reinforced partnerships, coordination and collaboration at the neighborhood level.

(5) Improving Public Housing and Resident Initiatives. This section will summarize 2000 accomplishments.

- ▶ The Housing Authority of the City of Milwaukee (HACM) employs two Resident Employment Coordinators who conduct skill surveys with Housing Authority residents between the ages of 18-62. This survey identifies job skills, education and trade affiliations of public housing residents. In 2000, residents were hired by HACM contractors in the following job areas:

<u>Types of Employment</u>	<u>Number of Residents Hired</u>
Technician	4
Office Clerical	10
Construction Trades	4
Construction Trainees	10
Services	55
Summer Youth	70
TOTAL:	153

- ▶ A skills bank is maintained by the Resident Employment Coordinators to provide referrals for contractors who want to meet Section 3 requirements by employing HACM residents. In 2000 HACM issued contracts to the following resident-owned businesses:

<u>Resident Owned Businesses</u>	<u>Contract Amount</u>
Bennie's Recycling	\$62,000
Right Alternative	\$45,000
Don Balentine	\$10,810
Sherry's Catering	\$ 1,130

In addition, HACM employs three residents on the C-Team to work with residents and contractors on major modernization work at HACM housing developments. C-Team members work with HACM staff to arrange for contractor access, inspect work, monitor contractor compliance and act as liaisons between HACM, contractors and residents.

- ▶ Milwaukee Community Service Corps currently has a contract with HACM to provide on-the-job training for public housing residents(ages 18-24) using non-routine maintenance and modernization work at the various developments.
- ▶ HACM also provided in 2000, employment opportunities for public housing youth, ages 14-21. The positions were designed to expose youth to various career opportunities within City government, including careers within HACM.
- ▶ The Resident Employment Coordinators work with public housing residents to assess and match residents with employment opportunities. A quarterly newsletter is sent to all households in family developments informing them of job opportunities, job hunting tips and job hotlines. In addition, several job fairs were held in 2000 in conjunction with W-2 agencies and employers. In 1998 and 1999, HACM received Innovation Awards for its work with residents.
- ▶ Other self sufficiency and resident initiatives in 2000 included sponsoring clothing drives to obtain career and work apparel for residents entering the work place, obtaining resident input on management issues, supporting resident participation on the policy making Housing Authority Board and maintaining various resident organizations and committees to address issues of concern to public housing residents. In addition, the HACM Scholarship Committee awarded 16 scholarships to public housing residents in need of assistance with their educational expenses.

(6) Evaluating and reducing lead based paint hazards: The 2000 Consolidated Plan outlined the following City goals to reduce lead-based paint hazards:

- ▶ Evaluate lead abatement methods to determine the most effective and cost-efficient approach using the resources of the HUD grant.
- ▶ Develop a program of grants and/or loans to assist homeowners and landlords in removing lead hazards from their homes.
- ▶ Explore collaboration with other housing programs in terms of financing lead abatement and integrating lead hazard reduction into total housing maintenance and rehabilitation.
- ▶ Expand education and training for homeowners, landlords and tenants regarding the prevention of lead poisoning through increased maintenance and safe remodeling and renovation.
- ▶ Collaborate with the private sector, the health care community and other housing organizations through Milwaukee's Lead Abatement Task Force.
- ▶ Secure City, State and Federal funding to finance lead hazard reduction activities.

It should be noted that beginning in 1995, the City of Milwaukee sought to voluntarily comply with anticipated regulations regarding the reduction of lead based paint hazards. Since that time, several initiatives have been undertaken to address the problem. The City, (CBGA, Health Dept. and the Department of Neighborhood Services(DNS) has collaborated on efforts to integrate

to reduce the effects of lead-based poisoning among children in the City. 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, a process spread over three years and implemented largely under DCD using their housing programs to select the most appropriate houses for the various modes of protocol. The preliminary 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.

Also, in 2000, CBGA allocated \$500,000 to fund a collaboration between CBGA, the Health Department and DNS to implement standardized processes for each affected CDBG-funded activity to ensure compliance with the new HUD lead regulations which took effect September 15, 2000. These processes include the assumption of lead paint in structures, utilization of certified lead abatement contractors, adoption of lead safe work practices, relocation considerations, daily monitoring of work sites, lead dust clearance tests and lab analysis, minimum window treatment standards and maintenance inspections. An additional \$296,932 was also allocated in 2000 for the Health Department's ongoing lead hazard reduction activities, resulting in 275 units receiving lead abatement work.

Services and Program Activities: The Health Department operates a Childhood Lead Poisoning Prevention Program which is made up of multiple services and functions:

- ▶ **Screening:** New screening guidelines were developed and issued by the Milwaukee Health Department recommending that children be tested three times before age 3, and annually between the ages of 3-6 if they present risk factors. To date, 12,259 children have been screened yielding 335 new cases resulting in a 2.7% case finding rate. In addition, screening penetration and incidence rates have been developed for the 17 NSP areas funded by CBGA. Once the data is complete, further dissemination of information will occur.
- ▶ **Case Management:** Of the 335 children identified as lead poisoned with lead levels >20 ug/d, seventy percent(70%) received a follow-up blood lead test within a 6-month period. Public health nurses and outreach workers provided in-home education and care coordination through 1,392 home visits.
- ▶ **Community Education and Training:** 39 education and training sessions were conducted in 2000 reaching 572 persons and 11 health fairs were conducted reaching 1,200 persons. Furthermore, media events raised community awareness of the lead problem and current abatement efforts underway in Milwaukee.
- ▶ **Inspection and Abatement:** 381 inspections were conducted to reduce lead-based paint hazards in the homes of lead poisoned children and their families resulting in 408 completed lead hazard reduction jobs. Milwaukee's Lead Poisoning Prevention and Control ordinance originally passed in 1991, was significantly revised and updated in 1998 to reflect research and evaluation conducted in order to ensure effective and cost efficient interventions for economically distressed housing.

- ▶ **Primary Prevention:** The City of Milwaukee secured a \$3 million HUD grant to support a housing-based primary prevention ordinance in two high risk areas in the City requiring lead-safe housing standards on 1,000 rental units. Additionally, the Community Capacity Project was initiated to develop community awareness, education and risk reduction activities and a value for lead-safe housing in four targeted neighborhoods.

(7) Ensuring Compliance with program and comprehensive planning requirements.

- ▶ With a focus on ensuring compliance with program requirements, CBGA included program requirements in all contractual agreements, held orientation sessions, provided 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 were underway. CBGA established clear expectations regarding performance standards and policies and procedures to follow. Involved were new subrecipients, new staff of existing subrecipients, existing subrecipients experiencing problems and existing subrecipients undertaking new activities. CBGA also funded two organizations to assist in the provision of technical assistance to funded subrecipients. The assistance included overall assessments of CDBG-funded agencies and technical assistance in the areas of management, financial operations, board and staff development, etc.
- ▶ The CBGA monitoring staff engaged in informal and formal monitoring visits to ensure compliance with program requirements. Risk assessments and in-house desk audits were first performed to identify recent problems and past monitoring issues, if any. Standardized checklists were used in the monitoring review, ensuring thoroughness, consistency, efficiency and quality of the monitoring review. Formal monitoring letters were issued to subrecipients after the visits. If compliance problems were an issue, the monitoring letters identified the problems, the required corrective action and followed up with technical assistance or referral to a technical assistance provider to assist in carrying out the necessary corrective action.
- ▶ The City continues to monitor and encourage citizen involvement in the NSP process. Efforts in 2000 required the identification and targeting of commercial revitalization areas for each of the 17 neighborhood strategic planning areas. Fifteen NSPs identified such commercial revitalization areas, providing the City with the ability to monitor possible target commercial areas; two did not (areas 13, 15). Once commercial areas were identified, NSPs were required to engage in resource development to seek additional funding sources for NSP initiatives.
- ▶ In addition to the NSP process involving neighborhood based planning, the City continues to compliment these activities with those occurring on a City-wide basis. The Economic Development activities funded by the City are examples of how neighborhood efforts can be accentuated. The City continues to explore ways that low income residents can be placed into family supporting jobs. The effort to improve the condition of commercial strips continues through the implementation of the Facade Grant program. The City also continues its efforts to improve housing across neighborhoods via its Target Investment Initiatives(TINs). Finally, the City expanded its Large Impact Development(LID) initiatives in 2000 which foster new physical developments in Milwaukee neighborhoods. These projects are designed to enhance business development, create jobs, provide new tax revenue and improve the overall quality of life for area residents. In 2000, approximately \$2 million dollars was allocated to 12 new LID projects for the following projects:

**LARGE IMPACT DEVELOPMENT PROJECTS FUNDED IN 2000
WITH CDBG FUNDS**

Organization	Project Description	Award Amount
Aurora Weier Education Center	Bldg. renovation & improvements to multi-purpose educational and recreational facility for youth	\$150,000
Burleigh Community Development Corp.	Construction of multi-use community enterprise center, (restaurant, community center, bookstore)	\$160,000
HR Academy, Inc.	Acquire blighted bldg., rehab for recreational and educational uses	\$160,466
Hunger Task Force	Construction of enclosed Farmer's Market and a Commercial Kitchen Incubator in the vicinity of W. Fond du Lac Ave. and North Ave.	\$330,000
La Causa, Inc.	Costs associated with construction of a child and family development center	\$160,466
Merrill Park Neighborhood Association	Building construction - partial costs for Merrill Park Commons Food Retail development	\$100,000
Midtown Neighborhood Association	New warehouse space to accommodate the expansion of City Depot, a wholesale grocery store	\$160,466
Mitchell Street Dev. Opportunities Center	Acquisition of real estate for expansion of Palermo Village	\$160,466
Modjeska Theatre Company	Building renovations	\$ 90,000
North Ave. Community Dev. Corp.	Acquire, rehab and manage 2-story bldg. For incubated businesses, and promote local business development	\$160,466
United Community Center	Partial costs associated with construction of community gymnasium	\$160,000
YW Housing	Partial costs for development of James Anderson Senior bldg at Capitol & Teutonia	\$225,000
TOTAL		\$2, 017,330

Also in 2000, the Milwaukee Community Block Grant Administration was selected as a Year 2000, "Best Practice" winner by the Wisconsin Department of Housing & Urban Development for the Large Impact Development Initiatives.

(8) Actions reducing the number of persons living below the poverty level.

The lack of adequate income for housing is a huge basic obstacle to those seeking affordable housing. To this end, the following business development objectives described in the Consolidated Plan are either underway or have been completed, including the activity shown in the following Special Economic Development chart.

SPECIAL ECONOMIC DEVELOPMENT			
Activity	CBGA Funds	2000 Goals	2000 Accomplishments
Job Placement & Job Training & Placement	\$1,048,457	954	918
Job Creation	\$1,783,361	391	247
TOTAL	\$2,831,818	1,345	1,165

Source: 2000 CBGA Program Files

Additionally, the following actions are also underway or have been completed:

- ▶ DCD continues utilizing loans to businesses to foster job creation and expansion in the City; River Works and the North Avenue Business Park are each underway.
- ▶ The collaborative Historic King Drive Cluster Project, continues redevelopment efforts on King Drive and North Avenue, including the completion of the MLK Ameritech Commerce Center.
- ▶ The building expansion of America's Black Holocaust Museum.
- ▶ The completion of "Metplex," a multi-purpose facility housing a school and Boys & Girls Club at 34th & North Avenue.
- ▶ Small business incubators continue to operate including the new YWCA Women's Enterprise Center which engages in job creation, training and placement.
- ▶ Redevelopment/rehab continues in retail sites between Teutonia and 35th and North Ave.
- ▶ Development Zone Program Management has marked the completion of legislative changes and boundary amendment issues and continues to certify businesses for credits for job creation activity.
- ▶ Tourism and convention activity emphasized in the 2000 plan is partially addressed with the completion of the Wisconsin Convention Center.
- ▶ Expansion of the downtown Milwaukee River Walk System continues as new links are completed and additional ones are proposed.

- ▶ Wisconsin Works (W-2) continues in Milwaukee and throughout the State of Wisconsin, providing an opportunity for all former welfare recipients to obtain training and employment. Additional supportive services such as child care are made available to newly employed individuals as they move off of public support programs. The New Hope Project is developing a prototype program to provide assistance to move families from public support into gainful, family supporting jobs using a variety of innovative, support mechanisms.

Each of these efforts aim to increase income to assist low income persons secure and maintain affordable housing.

1. f. Leveraging Resources. Progress in obtaining “other” public and private resources to address needs identified in the Consolidated Plan and how Federal resources made available to HUD leveraged “other” public and private resources, including how any matching requirements were satisfied.

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

For additional details regarding ESG funding sources, refer to the narrative sections on Continuum of Care and ESG Funding.

The housing rehabilitation projects 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. HOME funds are sometimes combined with CDBG funds and/or private funds.

Economic development funds have complimented projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. In 2000, 15 Safe Haven sites were maintained throughout the 17 NSP areas, serving 18,941 youth. Leveraging for 2000 was awarded to the City’s Weed and Seed Program from the U.S. Department of Justice. Also, the High Intensity Drug Trafficking Areas (HIDTA) program was again funded in 2000 to compliment CDBG-funded activities similar to the Weed and Seed program.

1.g. Citizen Comments

Citizen input into the 2000 CAPER. CBGA made available a DRAFT CAPER report for citizen comment fifteen days prior to submission to HUD. As of March 24th, 2001, 1 comment has been received(see following page). CBGA has also published the availability of this report and has submitted copies for review at local libraries, CBGA offices and the City Hall Legislative Reference Bureau.

March 20, 2001.

Ms. Juanita Hawkins, Director
CDBG Administration
City Hall - 200 E. Wells Street - Room 606
Milwaukee, WI 53202

J.H.
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Dear Ms. Hawkins,

This letter follows up my correspondence dated March 12, 2001 in which I requested information regarding community-based organizations. I inquired about their eligibility and/or participation in training low income residents under Section 3 "Job Training, Employment, and Contracting Opportunities for Low Income Persons."

I now wish to forward responses regarding the 2000 Consolidated Annual Performance & Evaluation Report (CAPER) during this comment period.

My primary concern with the 2000 CAPER and the allocation of CDBG funds is the insufficient amount going to housing producers and housing rehabilitation organizations in order to rehabilitate whole neighborhoods. Rehabilitation ought to imply training and prevailing wages jobs so that people can again begin to pay their fair share of taxes for services. Thus, landlords are able to make mortgage payments, pay taxes, boost property values and, Eureka; we heal a cancer spot in Milwaukee.

The two outstanding needs appear to be as follows:

(1) to reverse the long-standing deterioration of the housing stock in the CDBG area, (over 3,000 dwellings were demolished from 1990-1993 -- "Where have all the houses gone?" Milwaukee Journal Sentinel, March 1999.

(2) to help train low income residents to do housing rehabilitation, or to work for companies in the rehab and home construction business. Low-income people should also do at least 70% of the construction labor work in the target area.

It is a well-known fact that there are too few minority workers in the building trades because of past discrimination and nepotism. I recommend that companies doing business and getting funding from CDBG over \$200,000.00 agree, in advance, to hire trainees or apprentices from low-income neighborhoods. The subsidized company could easily use experienced journeymen to provide on-the-job instruction re the building trades.

I have estimated that approximately 1 in 12 houses in the main Inner city is boarded up or abandoned (I have a video to illustrate this). While there is some target-area housing production, more is needed that should be coupled with the opportunity to train low-income residents.

In addition to the Milwaukee Public Housing Authority and lead abatement companies, plus other entities such as local government agencies, nonprofit housing and social service providers, resident organizations and private contractors --- all may be called upon to enter Section. 3 contracts.

May I inquire whether Milwaukee is one of thirty cities that have received technical assistance from HUD to develop Section 3 strategies? If not, why not.

A Tucson, AZ. private foundation established a housing development corporation, which buys and rehabilitates single family homes for sale to low- and moderate-income families. It also trains and employs Tucson's homeless and very low-income population to perform such work. Why has Milwaukee not been able to interest a foundation in this type of activity?

Some entitlement cities provide funds to large corporations to supplement their low-income housing and other community development projects. Could CDBG administration, for example, provide funds to Mortgage Guaranty Insurance Corporation's (MGIC) to supplement their low income mortgage insurance program which might accelerate the purchase of homes?

This might help put a dent in the city's national lead in mortgage denial for minorities.

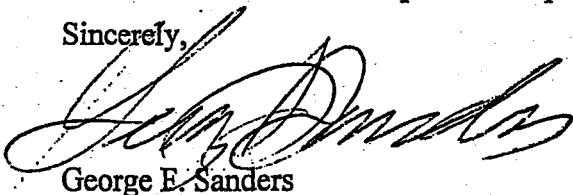
Lastly, could CDBG and the City provide qualified Community Based Organizations (CBO's) with "eminent domain" powers so that they could condemn properties and have the wherewithal to rebuild.

The CAPER document shows CDBG funds go to the Milwaukee Public School System. I recommend constructing a process by which low income residents could be used in conjunction with the work force involved with the estimated \$170 million Neighborhood Schools Initiative. Is it possible to include such planning in the 2000 CAPER? If not, why not?

I am also attaching a discrimination complaint I filed with HUD some months ago. This may indicate further, what I have perceived as discrimination in the allocation of CDBG funds.

Please make this letter part of the public comments.

Sincerely,



George E. Sanders

cc:

Aldermen, Hon. Marvin Pratt, Bob Donovan, Don Richards, Mike D'Amato,

Fred Gordon, Marlene Johnson, Willie Hines

Mayor John Norquist, Grant Langley, Ellen H. Tangent

Chief of Staff Michael J. Soika, Robert Berlan,

James Hall, Jerry Hamilton, Jeri Gabrielson, Hal C. Decell

Filed to both local and national HUD offices, Sept. 19, 2000.

Complaint: That the City of Milwaukee has violated the law and should be held liable for the following activities:

- 1 (a) Intentionally misappropriating federal Community Development Block Grant Funds (CDBG) funds and applying these funds elsewhere other than city areas which served as criteria for the grant award; in addition, denying low income persons who are in most need of such funds, and; (b) being well aware that low skilled, living wage jobs were leaving the city and that most minorities who live in segregation possessed these jobs, in many instances, because of long term racism and discrimination; (c) being negligent with the knowledge that in parts of the segregated Inner City approximately one (1) out of every 12-15 inner city dwellings is either boarded up or abandoned, and between 1990 and 1993 demolishing 3,314 dwellings and replacing only 185 which indicates the city's complicity in destroying housing rather than using CDBG funds to create better housing. These and other activities have increased segregation, inhibited Inner City economic growth and exacerbated negatively the very conditions for which the CDBG funds are designed to improve.

- 2 (a) intentionally neglecting and failing, and with full knowledge of both high unemployment, underemployment and the need for training in the Inner city, to provide jobs and other economic opportunities to low income persons, particularly public housing residents as required in Section 3 of the HUD Act of 1968 (b) intentionally not providing contracting opportunities for businesses that are owned by low income people or provide employment to low income people according to Section 3 requirements.
Discrimination against minorities and minority businesses located in CDBG target areas by denying and/or preventing those minorities and businesses from engaging in any opportunity to participate in any application of the Section 3 program that would impact positively upon employment, job training, housing defaults, deterioration, vacancies, abandonment's and losses of businesses and economic viability.

- 3 Discrimination against minority Community Based Organizations (CBO's) by denying them full access and opportunities contained in CDBG programs and which were at the same approximate time accorded to white CBO's in addition, applying biased and prejudiced project evaluations to minority CBO's that had improved performance while providing positive evaluations to white

CBO's that had poor performance.

- 4 (a) Fraudulently applying for CDBG funds from the federal government to offset the losses of jobs, economic growth and the deterioration of housing and with full knowledge and intent that it would not direct such funds properly or adequately to alleviate any aspect of poverty for which the funds and money were originally generated from in the first place; (b) that since 1976, has denied, withheld and not applied specific federal CDBG funds, which were provided to the city by its own application according to HUD guidelines, to alleviate deteriorated housing and economic losses specifically in the segregated "...target area" and to populations where the funds were to be directed all while knowing that the same areas was increasingly becoming destitute, economically thrashed and increasingly segregated.
- 5 Violation of federal regulation 24 CFR 570.508 which state that "...recipients shall provide citizens reasonable access to records regarding the past use of CDBG funds, consistent with applicable State and local laws regarding privacy and obligations of confidentiality."

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Milwaukee, WI 53202
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1. h. Self Evaluation

Program Monitoring: Beginning in 1997, Milwaukee instituted a system of Neighborhood Strategic Planning (NSP) to solicit resident input into CDBG funding priorities with 1998 being the first year CDBG funding was linked directly to neighborhood resident input. While this NSP process is laudable, it did not come without difficulty. One unexpected result of the NSP process was the explosion of funding activities for CBGA staff to administer.

Since 1998 and throughout 1999 and 2000, CBGA has faced the challenge of monitoring over 500 program activities in 17 neighborhoods, emanating from over 120 funded non-profit agencies.

Moving to Outcomes: In 2000, CBGA required groups to move beyond program activities and toward an outcome-based reporting system. While each of the Neighborhood Strategic Plans is unique and provides for specific benchmarks on key concerns, a close examination and comparison reveal striking similarities in long range goals and outcomes. Collectively, the strategic plans identify four broad goals of which all program activity was linked in 1999 and 2000 and which were used to design a new Outcome Performance Monitoring process:

- ▶ **Reduce Crime**
- ▶ **Improve Housing**
- ▶ **Increase Employment**
- ▶ **Improve Neighborhood Appearance**

In addition, in 2000, organizations were required to identify, as a condition of funding:

- ▶ **Outcomes**
- ▶ **Outcome Measurements**
- ▶ **Data Collection Methods**

Meeting Community Needs: The Neighborhood Strategic Planning process empowered residents to be involved in defining actions to reduce crime, increase property values, increase the rate of employment and improve neighborhood quality of life.

The Consolidated Plan emphasizes interrelationships and the need for expansion of opportunities in education, employment, economic development and housing. Specific strategies cited are:

- ▶ Job creation through aggressive economic development activities.
- ▶ Supporting employment initiatives through advocacy and implementation of programs that support rather than penalize low income households who secure employment.
- ▶ Revitalizing neighborhoods by targeting resources to make a clear and measurable impact.

- ▶ Eliminating barriers to employment by working in partnership with numerous community stakeholders (e.g. employers, educational institutions, transportation providers, community health organizations and other governmental agencies).
- ▶ Creating homeownership opportunities for all residents.

The above strategies have been implemented in a variety of ways in 2000. Milwaukee has aggressively pursued job creation and job placement initiatives resulting in 1,165 new employment opportunities as a result of CDBG-funded projects.

In terms of targeting resources, Milwaukee continues its commitment to Targeted Investment Neighborhoods (TINs), a strategy which has expanded to include commercial TINs as well as the more holistic Cluster Development Project as witnessed on Martin Luther King Drive and West North Avenue.

A study published by the UWM Employment and Training Institute documents impressive advancements in central city neighborhoods. The study on Employment and Economic Well-Being of Families in Central City Milwaukee shows:

- ▶ Dramatic increase in employment
- ▶ Significant increase in income
- ▶ Renewed vitality in central city businesses
- ▶ Large reductions of families receiving AFDC (TANF)

This study, along with City Tax Assessor data on property value increases across the central city are hopeful signs that the overall economy in the CDBG area has improved. While it cannot be stated that CDBG investments are directly responsible for these improvements, it is logical to assume that significant investments of millions of dollars in job creation, housing improvements and employment training and placement, did contribute to these improvements.

2. a. Narrative Statement Assessing the relationship of the use of CDBG funds to the priorities, needs, goals and specific objectives identified in the Consolidated Plan, including an analysis of the extent to which CDBG funds were distributed among different categories of housing needs identified in the Plan.

- **Housing and Community Development: High Priority Objectives**
 - ▶ *Safe, Well-Maintained Neighborhoods*
 - ▶ *Coordination of Public and Private Resources*
 - ▶ *Home Ownership*
 - ▶ *Rental Housing*

The data, as presented in the 2000 CAPER Report, supports the fact that the City, through its seventeen (17) Neighborhood Strategic Planning areas, addressed priorities as established in the Housing and Community Development (HCD) 5-Year Strategy. Further, the study on Employment and Economic Well-Being of Families in Central City Milwaukee on key economic indicators in central city neighborhoods documents the following:

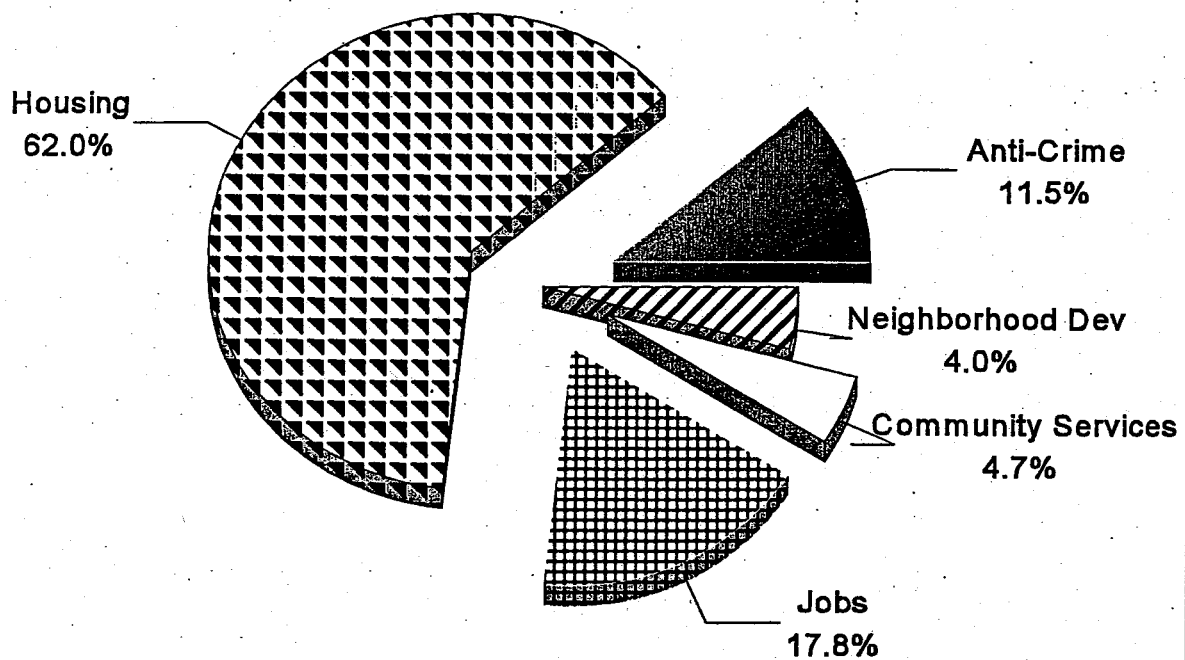
- ▶ Property values are up across the City . . . including the inner city
- ▶ Homeownership is up
- ▶ The rate of housing demolition is down
- ▶ Crime rates are down
- ▶ Unemployment rates are down

- **High Priority 1 - Safe, Well-Maintained Neighborhoods:** The HCD 5-Year Strategy identified the following high priority areas:

- ▶ *Blight elimination; citizen participation in monitoring problem properties and in organizing efforts to improve the quality of life; integration of crime prevention into a variety of City services and capital improvements; expanding the City's efforts to combat lead hazards; and expand City efforts to eliminate graffiti on public and private property.*

As shown in *Chart A*, the City ratified recommendations of the 17 Neighborhood Planning areas and allocated Block Grant funds for direct activity to address safe and well-maintained neighborhoods.

NEIGHBORHOOD ALLOCATIONS



Although no formal evaluation has been made at this time, project data submitted by subrecipients, indicated fairly successful results, as shown in the following *Chart B*.

CHART B
PROGRAMS PROMOTING
SAFE, WELL-MAINTAINED NEIGHBORHOODS

Priority	CDBG Funded Programs	Funding	Priorities Successfully Addressed
Blight Elimination	Acquire/Rehab/Sell Vacant /Blighted Homes	In 2000, \$ 3,845,118 million in Block Grant/HOME funds was allocated in the CDBG target area to purchase private and city in rem vacant/blighted homes for rehabilitation and sale to low/moderate owner occupants.	A total of 45 units were rehabbed, of which 6 have been sold. The remainder either have accepted offers or are being marketed.
	Commercial Rehabilitation Services	Commercial businesses received more than \$156,000 in Block Grant funds for storefront facade improvement grants and for minor/exterior repairs.	17 facades were successfully completed
Community Organizing Programs Crime Prevention Programs	<ol style="list-style-type: none"> 1. Anti-crime 2. Drug house abatement 3. Home security services for elderly 4. Mobile watch 5. Youth diversion Programs 6. Gang, drug abuse and delinquency/prevention 7. Safe havens 8. Home security & lighting 	In 2000, the City allocated more than \$2.4 million to CDBG-funded nonprofit organizations for various organizing and anti-crime initiatives to improve the quality of life in the 17 NSP neighborhoods.	1015 leaders were trained, 39,331 code enforcement property surveys were completed; 18,941 youth benefitted from safe havens and 16,682 from other youth programming; home security services were provided for 169 elderly, 268 parole watch cases were selected and monitored; 25 nuisances were reported and resolved through mobile watches
Graffiti Abatement	City-Wide Graffiti Abatement Program	\$358,000 in Block Grant funds was allocated to organizations to abate Graffiti on public and private property in the 17 NSP neighborhood areas.	A total of 1,028,300 sq. ft. of graffiti was abated on public & private property, representing 10,283 structures.

Source: 2000 CBGA Program Files

▶ **High Priority 2 : Coordination of Public and Private Resources**

In 2000, CBGA continued its concerted effort to coordinate and maximize Block Grant funds with public and private investments, with the goal of significantly enhancing the viability of Milwaukee neighborhoods and meeting the following identified priorities established in the HCD 5-year Strategy.

Linking job creation to the City's housing development efforts, coordinating housing and neighborhood development efforts with other human service and economic development initiatives and working with the Milwaukee Police Department to pursue neighborhood crime prevention funds.

As can be seen in the following examples, the City was successful in coordinating and maximizing Block Grant funds with other forms of public and private investments as well as meeting priorities identified in the HCD 5-Year Strategy.

- ▶ **Linking job creation to the City's housing development efforts:** The City's housing development projects effectively linked job creation to their CDBG/HOME funded programs. *Neighborhood Improvement Projects (NIPs)* executed housing rehabilitation programs and promoted the development of small contractors, particularly minority, women and disadvantaged business enterprises. The *Community Homes Program* sponsored and financed on-the-job training in the construction trades for students in two Milwaukee Public Schools: Custer and Milwaukee Tech. The program purchased abandoned or distressed properties, rehabilitated them and resold them to income eligible families.
- ▶ **Coordinating housing and neighborhood development efforts with other human service and economic development initiatives:** The Department of City Development's *Greenline Home Owner Assistance Program* was funded with revenue from the NAACP vs. American Family Insurance class action lawsuit relating to home insurance redlining practices in Milwaukee central city neighborhoods. The settlement created a fund of \$9.5 million to be used to provide programs which help new and existing home owners. The funds were fully spent by mid year 2000.
- ▶ The Department of City Development (DCD) received a pool of CDBG/HOME funds for the *Targeted Investment Neighborhood (TIN) Program* and there was also a concerted effort to maximize private investment and coordinate the City's spending with other forms of public investment, resulting in 31 owner-occupied units being rehabbed.
- ▶ The City's *Receivership Program* is an interdepartmental effort of the Department of Neighborhood Services, City Attorney's office and the Milwaukee Police Department to abate nuisances or blighted properties, which threaten to destroy a neighborhood by forcing property values down. CDBG dollars and City tax levy funds enhanced this initiative and in 2000, seventy-seven(77) receivership actions were initiated against problem properties.

- ▶ CDBG/HOME funds also enhanced *public-private partnerships* between the City, nonprofit organizations and the private sector such as *Select Milwaukee's Walk-to-Work Home Buying Program*. With this initiative, employers subsidized the home buying costs of employees who purchased homes in the same neighborhood as their place of work.
- ▶ The **Enterprise Community Program** focused other resources in the targeted EC areas for job training and placement, business development, family support services and community organizing.
- ▶ In 2000, through the combined efforts of Federal, State and local anti-drug and law enforcement agencies, the City again received a grant from the United States Office of National Drug Control Policy to combat drug trade and use. The *High Intensity Drug Trafficking Area (HIDTA)* grant, administered by the City on behalf of the *Safe and Sound Program*, is a Federal project funded through the Office of National Control Policy and represents a coordinated approach to combating local drug trafficking and drug use. The *Safe and Sound Program* utilizes tough law enforcement and prevention by offering after school and weekend safe havens that provide educational, social and recreational activities for youth. In 2000, 18,941 youth were served through 15 Safe and Sound sites. CBGA monitors these funds, completes performance reports and provides due diligence on grant compliance.

High Priority 3 and 4: Home Ownership and Rental Housing

In 2000, the City allocated CDBG/HOME funds to the Department of City Development and community-based organizations to develop owner occupied housing and maintain rental housing in the City's designated Community Development target area. These funds were used to promote affordable housing services in five primary programmatic areas:

- ▶ Forgivable loans and rebates to homeowners for minor home repairs
- ▶ Forgivable and subsidized mortgage loans to home buyers
- ▶ Housing rehabilitation
- ▶ Home buyer counseling
- ▶ Fair housing and fair lending enforcement

Home Ownership: The high priorities identified in the Consolidated Plan include:

Developing and maintaining home ownership in the CDBG identified target area; providing home ownership opportunities through new construction as a strategy to attract and maintain moderate and middle income families; and working with very low income (30% - 50% of County Median Income) families to become home owners.

Historically, the City has provided much of its CDBG dollars directly to neighborhoods for affordable housing initiatives. Some nonprofit housing organizations have failed, yet viable nonprofit organizations and DCD and HACM continue to positively impact the development and maintenance of affordable housing for low-income families in the City of Milwaukee. Examples can be seen in the *Chart on p.37*.

Rental Housing: The HCD 5-Year Strategy identified two high priorities:

Expand efforts to assist public housing and Section 8 residents to move to private market • unsubsidized housing and support the development and maintenance of affordable rental units, especially for large families.

During 2000, the Housing Authority of the City of Milwaukee (HACM) administered a number of highly successful programs to assist public housing residents and Section 8 program participants to achieve economic self-sufficiency and homeownership. Through its various initiatives, the Housing Authority continues to provide significant opportunities for its program clients to move to private unsubsidized rental housing or to purchase a home in non-traditional neighborhoods.

HACM also completed the sale of 7 additional single-family scattered sites public housing units to low-income residents in 2000, bringing the total number of units sold under the Section 5 (h) program to 57. HACM also acquired and sold 4 additional single-family homes to low income residents through the Parklawn HOPE VI redevelopment program, which has now produced a total of 10 new homeowners within the Parklawn target area. HACM also provided down-payment assistance grants to an additional 23 low-income families to assist in purchasing homes in the private market. HACM's Year 2000 homeownership activity generated more than \$600,000 in direct sales and nearly \$2 million in private sector investment.

During 2001, the Housing Authority plans the completion of the construction and sale of 20 new single-family homes within the Parklawn public housing development, a \$35 million, federally-funded Hope VI redevelopment project. HACM also plans to acquire and begin construction of 15 additional homeownership units in conjunction with the development of "Townhomes at Carver Park", a 122-unit mixed-income rental property financed through more than \$22 million in federal Hope VI funding, WHEDA tax credit funding and local resources.

During 2000, HACM also implemented a homeownership option for participants in the Section 8 Housing Voucher Choice Program. Participants who meet program eligibility requirements are able to use their Section 8 program housing voucher subsidy payment toward their monthly mortgage expense for a home purchased in the private market. HACM will also partner with local disability advocates to offer additional incentives to encourage Section 8 program families with disabilities to pursue the homeownership voucher option.

Condition of Rental Housing

HACM has continued to improve the quality of its 4,540 units of low rent public housing. Through its successful HOPE VI redevelopment project, the Hillside Terrace housing development has been transformed to a community where nearly 70% of the 421 families have income from wages. During 2001, HACM will complete the HOPE VI redevelopment of the 380-unit Parklawn family development, as well as the "Townhomes at Carver Park".

During 2000, HACM also utilized more than \$8 million in Federal Comprehensive Grant funds to upgrade the facilities and services at its fourteen high-rise developments for the elderly and disabled.

In addition, HACM continued its participation in the Regional Opportunities Counseling program, which is a partnership between the City, County and a number of surrounding communities. Through this partnership, counseling and assistance is provided to help Section 8 program families locate and obtain housing which supports economic opportunity and family self-sufficiency. HACM has also participated in the City's program to educate private landlords about their responsibilities, as well as educational forums sponsored by local realty groups to inform and attract potential new landlords for the Section 8 program.

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 provides forgivable loans to landlords for the rehabilitation of rental units occupied by low and moderate income households
- ▶ **Buy in Your Neighborhood Program** - which assists neighborhood owner-occupants in purchasing rental properties in their neighborhood. Properties must be code compliant and meet rent 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, Safe Streets Now and the Department of Neighborhood Services' aggressive Code Enforcement program.

CHART C - HOME OWNERSHIP AND RENTAL HOUSING PROGRAMS

2000 Funded Programs	Purpose and Funding	Priorities Addressed
Neighborhood Improvement Project (NIP)	The NIP program provided forgivable loans and deferred payment loans to low-income homeowners for home repair work. In 2000, over \$4.4 million in Federal CDBG and HOME funds was allocated to the NIP program	In 2000, 133 structures were completed; (Note: A NIP structure is a single or duplex parcel)
Housing Production (Acquire/Rehab/Sell, New Construction)	The Housing Production programs acquired abandoned or distressed properties, rehabbed them and resold them to owner occupants. The program included a home-ownership training component that included finance, budgeting, home owner's insurance and home maintenance. In 2000, over \$3.8 million in Federal CDBG/HOME funds was allocated to this initiative	In 2000, 45 units of housing were rehabilitated; 4 low-income families became home owners as a result of this program; the remaining units either have accepted offers or are being marketed.
Owner-Occupied Rehabilitation (DPL and home rehab)	This program promoted low interest and deferred payment loans to help low and moderate income home owners repair their homes. In 2000, \$2.4 million in Federal CDBG/HOME funds was allocated to this program. (Additional funds leveraged included Greenline funds)	In 2000, 84 units were completed (Note that this number may combine all units finished in 2000 without regard to the funding year)
Rental Rehabilitation	This program provides forgivable loans to landlords for rehab of rental units occupied by low and moderate income households. In 2000, over \$1.6 million was allocated to this program	In 2000, 144 rental rehab units were completed
Homebuyer Counseling Programs	This program assisted first-time home buyers in the home buying process through counseling services. In 2000, \$500,000 in Federal CDBG funds was allocated to this program	466 income eligible, first-time home buyers closed on mortgage loans
Fair Housing & Fair Lending programs	These programs provided funding to further nondiscriminatory housing and lending practices in Milwaukee. In 2000, \$120,000 in Federal CDBG funds was allocated to these programs	In 2000, 65 fair housing and fair lending complaints were successfully resolved
Targeted Investment Neighborhood Program (TINs)	The TIN program provided low-interest home renovation loans, exterior rehabilitation grants and other services in an effort to stabilize and increase owner-occupancy in a relatively small area (6 to 12 blocks). In 2000, approximately \$500,000 was allocated to this program	In 2000, 31 units were rehabbed
Public Housing	The Housing of the City of Milwaukee owns and manages 4,540 units of federally subsidized housing under the low rent public housing program and 4,600 rental vouchers program under the federally funded Housing Choice program. HACM's total budget for public and assisted housing programs for FY00 was more than \$ 42 million	<p>During 2000, HACM completed the sale of 7 scattered sites homes to low income families under its' Section 5(h) homeownership program. An additional 4 homes were acquired and sold for homeownership in conjunction with the Parklawn HOPE VI redevelopment program. The Housing Authority has received permission from HUD to sell an additional 50 homes under the Section 5(h) program</p> <p>In addition to direct sales, HACM provided \$500 grants to an additional 23 residents to assist with downpayment and closing costs for private sector home purchases</p>

Source: 2000 CBGA, DCD, and HACM Program Records

2. b. **Changes in program objectives and indications as to how the City changed its programs as a result of its experiences.** The 2000 Block Grant funding recommendations were consistent with neighborhood strategic plans and the City Strategic Plan. The Plans represented a thoughtful implementation of the strategic directions for Milwaukee neighborhoods and helped ensure that this significant source of funding helped residents achieve the community development goals they had set.

NSP Process Review - Mayor Norquist and the Vice Chair of the Community Development Block Grant Policy Committee, Alderman Fred Gordon, appointed a Select Committee to review the 1998 Neighborhood Strategic Planning Process and make recommendations on the NSP process and Funding Allocation Plan for 1999-2000. The committee was comprised of neighborhood residents, community activists, City administrators and elected officials.

This committee met on April 8th and April 16th 1998 to review the NSP process and to develop the Allocation Plan reflected below. The Allocation Plan and NSP process were approved by the CDBG Policy Committee for a two-year funding cycle at a special meeting on April 22, 1998. As such, the Funding Allocation Plan and NSP process in 2000, remained essentially the same.

1999-2000 NEIGHBORHOOD STRATEGIC PLANNING PROCESS

Goals:

- ▶ Maintain a commitment to Neighborhood Strategic Planning.
- ▶ Streamline the process, making it more "customer friendly."
- ▶ Establish a balanced decision-making process including neighborhood residents, CBOs and elected City officials (Alderspersons & Mayor).

Neighborhood Strategic Planning Process:

- ▶ Establish minimum requirements for citizen participation.
(as noted below)
- ▶ Reaffirm or modify the (Strategic) "Issues" & (Outcome) "Goals" from 1999.
- ▶ Review progress on activities for 1999 and make recommendations for activities for 2000.
- ▶ Neighborhood Stakeholders recommend allocation budgets based upon the goals and Actions identified:
 - CDBG issues a Request for Proposals based upon the NSP budgets, goals and actions.
 - CDBG will work with the NSP coordinating agencies to ensure the RFPs reflect the intent of the Actions and Budgets recommended by the neighborhood stakeholders
- ▶ After reviewing the proposals in response to the RFP, CDBG recommends vendors for each activity.

- ▶ Residents and neighborhood organizations have an opportunity to review and comment on the CDBG recommendations and present same to the Policy Committee.
- ▶ The NSP process is completed by November 15th.

Minimum Requirements for a Citizen Participation Plan:

- ▶ Distribute surveys throughout the NSP area which solicit input on Issues, Goals, Actions & Budgets. The goal is to receive responses from a minimum of 5% of the households in the NSP area or 250 surveys, whichever is less. Phone surveys will also suffice, with appropriate documentation.
- ▶ Host a minimum of 4 community feed back meetings which could take the shape of focus groups, issue specific meetings (housing, economic development, etc.) or local community meetings.
- ▶ Coordinate a community wide process where Issues, Goals, Activities and Budgets are ratified.

1999-2000 FUNDING ALLOCATION PLAN

Goals:

- ▶ Establish stability in the funding process
- ▶ Build new economic engines in NSP neighborhoods
- ▶ Support homeownership throughout NSP neighborhoods
- ▶ Maintain the housing infrastructure throughout NSP neighborhoods

Funding Allocation Plan & Process:

- ▶ CDBG institutes a 2-year funding cycle, beginning in 1999 for funding in years 1999-2000.
- ▶ Identify funds for targeted and/or Large Impact Development Projects, for which all NSP groups can compete.
- ▶ Allocate direct housing funds and housing services funds throughout the CDBG area.
- ▶ Funds are allocated to each NSP area according to the approved CDBG funding allocation formula for housing.
- ▶ CBGA identifies minimum funding allocations by housing category for each NSP area.
- ▶ NSP citizens and groups review the housing allocation recommendations and make their own housing recommendations to the Policy Committee on housing allocations by category.
- ▶ Allocate Facade grant funds throughout the CDBG area.

- ▶ Cap Public Service funding throughout the CDBG area at 15%. However, given the funding recommendations below, each NSP will be able to recommend up to 50% of their CDBG funds for Public Service activities. Stakeholders can recommend Public Service funds in excess of the 50% allocation on a case by case basis if projects meet all the following criteria:
 - The Public Service is linked to Economic Development and Job Creation.
 - The service is performed by a certified Community-based Development Organization.
 - The service is submitted for prior approval to the CBGA office.
- ▶ Maintain the NSP Allocation Formula throughout the 1999 - 2000 planning process.

FUNDING ALLOCATIONS

The funding allocations were made by the Select Committee based upon the assumptions below:

- ▶ Milwaukee's CDBG Allocation for 1999-2000 will be at least the same amount as received in 1998, as suggested by the Milwaukee HUD Office staff.
- ▶ Maintaining homeownership and the housing infrastructure within NSP.
- ▶ CDBG and HOME funds are practically the only funding source for housing in Milwaukee.
- ▶ A new focus for Block Grant is the creation of new and vibrant economic engines in the CDBG area. This focus was the impetus for the targeted and Large Impact Development Fund.
- ▶ The funding allocation percentages will be utilized to compute the 1999 & 2000 CDBG funds, based upon the HUD Entitlement to the City of Milwaukee.
- ▶ The funding allocation will sunset by December 31, 2000. At that time, a new allocation formula will be devised for program years 2001 and 2002.

2. c. Grantee efforts in carrying out the planned actions described in its action plan as part of its certifications that it is following a current HUD-approved Consolidated Plan. The analysis includes the following:

- (1) The City of Milwaukee pursued all resources that it indicated it would pursue and was successful in obtaining the following grants:

- ▶ HUD's Housing Opportunities for Persons with AIDS (HOPWA) Program, \$ 405,000. This program addresses the housing and service needs of persons with HIV/AIDS.
- ▶ High Intensity Drug Trafficking Areas (HIDTA) grant, \$ 800,000. This grant, funded through the Office of National Control Policy, is available for community-based and law enforcement projects to combat local drug trafficking and drug use.
- ▶ HUD's Disaster Recovery Initiative fund, \$1,455,474. This program provides Flood relief grants to cover up to \$5,000 of repairs to owner-occupied family dwellings.

(2) **Addressing National Objectives** - The City of Milwaukee requested certifications of consistency for HUD programs in a fair and impartial manner for which it indicated that it would support application by other entities. The City provided certifications of consistency for HUD programs in a fair and impartial manner, in connection with the following applications:

- ▶ Hope House of Milwaukee - Wisconsin Federal Surplus Property Program
- ▶ HUD Continuum of Care - Supportive Housing Program - Counseling Center of Milwaukee (Pathfinder's Program), Salvation Army, Social Development Commission (VETS Coordination Project), Wisconsin Correctional Service, Hope House of Milwaukee, Milwaukee County Department of Human Services, American Red Cross, Milwaukee, Women's Center, Community Advocates, Our Home, Inc. (d/b/a Meta House), Health Care for the Homeless, Walker's Point Development Corporation, My Home, Your Home
- ▶ Hunger Task Force of Milwaukee - HUD State of Wisconsin Emergency Shelter Grant funds

Source: 2000 CBGA Program Files

(3) **The City of Milwaukee did not hinder Consolidated Plan implementation by action of willful inaction.** Information provided in the 2000 CAPER Report illustrates that the City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction.

2. d. Three National Objectives - Compliance with the overall benefit certification

CDBG funds, as allocated by the City, were used exclusively for the following three national objectives:

- ▶ Benefitting low and moderate income persons;
- ▶ Addressing slums or blight, or;
- ▶ Meeting a particularly urgent community development need

The Office of Community Development Block Grant Administration complied with the overall benefit certification.

2. e. Acquisition, rehabilitation or demolition of occupied real property. Identification of activities that describes: (1) steps taken to identify households, businesses, or nonprofit organizations who occupy the site of a CDBG-assisted project subject to the requirements of the Uniform Relocation Act or Section 104(d); (2) whether or not they were displaced; (3) the nature of their needs and preferences; and (4) a description of steps taken to ensure the timely issuance of information notices to displaced households, businesses, or non profit organizations.

- (1) The use of CDBG and HOME funds can trigger relocation in two types of acquisition: Housing production administered by CBO's and acquisition of properties by the Redevelopment Authority of the City of Milwaukee (RACM).
- (2) Spot acquisition and Acquire/Rehab/Sell activities have been restricted to vacant lands, eyesores and property that is suitable for rehabilitation. In 2000, there were no displacements from these activities.
- (3) There were no displacements in 2000.
- (4) There were no displacements in 2000.

2. f. Economic Development activities undertaken where jobs were made available to low or moderate income persons but were not taken by them.

CBGA subrecipients did not encounter and report any situations where jobs made available to low-moderate income persons were refused by them.

CBGA funded several special economic development and job placement projects, some of which included training components which addressed special skills, experience or educational needs necessary for job creation and/or placement. The following is a list of jobs taken by low/moderate-income persons in 2000:

Fork Lift Operator	Assistant Manager	CNC Turner
Manufacturing Intern	Truck Loader	Teacher Assistant
Machine Operator	Customer Service Representative	Manufacturing Laborer
Carpenter	Telemarketer	Painter
Asphalt Laborer	Plumber	Linen Sorter
Child Care Worker	Receptionist	Carpet Installer
Word Processor	Deli Clerk	Disassembler
Leather Cutter	Finisher	Punch Press Operator
Shipping Clerk	Warehouse Worker	Payment Collector
Mail Clerk	Sandblaster	Landscaper
Electrician	Maintenance Worker	Grinder
Kitchen Worker	Molder	Utility Worker
Lumber Stacker	Cashier	Stocker
Butcher	Construction Labor	Crew Leader
Administrative Assistant	Truck Driver	Employment & Training
Nurses Aid	Machinist	Welder
General Laborer	Crew Member	Production

Packager
 Program Assistant
 Security Guard
 Office Manager

Meat Packer
 Packer
 Project Manager
 Roofer

Duplicator
 Assembler

Source: 2000 CBGA Program Records

2. g. **Serving Limited Clientele not falling within one of the categories of presumed limited clientele low and moderate income benefit.**

CBGA did not undertake any activities in 2000 which served a limited clientele not falling within one of the categories of presumed limited clientele low and moderate income benefit.

2. h. **Program Income**

Program income is collected each year by the City of Milwaukee for loans to homeowners who made necessary improvements on their properties. These funds are used. In 2000, the Neighborhood Improvement Development Corporation, collected \$1,195,745 in program income which was used to pay for additional home improvement activity. The Milwaukee Economic Development Corporation (MEDC), and the MBE Revolving Loan Program collected \$521,394 which was utilized for additional economic development activity. In addition, there was \$149,960 in miscellaneous program income collected in 2000.

2. i. **Rehab Programs for which projects/units were reported as completed in 2000, including (1) the types of programs; (2) the total CDBG funds involved; (3) and other public and private funds involved in the project.**

(1)(2)(3) The types of rehabilitation programs funded with CDBG funds based on the 17 Neighborhood Revitalization Strategy Areas (NRSA) are Neighborhood Improvement Programs (NIPs), Acquire, Rehab and Sell, Rental Rehab and Owner-Occupied Housing Rehab. The following chart indicates program type and CDBG and private funds allocated for each program. See Chart, Summary of Progress, .. Actual Housing Accomplishment .. Page 13.

Program	CDBG Funds	Private Leverage
Neighborhood Improvement Program (NIP)	\$1,882,207	N/A
Acquire/Rehab/Sell	\$1,296,801	\$ 1,114,667
Rental Rehab	\$ 594,195	\$ 1,825,205
Owner-occupied housing rehab(includes DPL)	\$ 745,177	\$ 46,622

Source: 2000 CDBG and NIDC Program Records

2. j. **The City of Milwaukee has HUD-approved neighborhood revitalization strategies. Following is a report on progress of EC-funded projects against benchmarks for the program year.**

Neighborhood Strategic Planning detailed in the 1999 & 2000 Annual Action Plans and revised in the Consolidated Plan has allowed all 17 designated neighborhoods to be considered Neighborhood Revitalization Strategy Areas (NRSAs). The changes involved have been

significant and consistent with the goal of involving residents and stakeholders in planning and prioritizing activities to help make each of the 17 neighborhoods strong, safe and economically sound places in which to live and do business and bring accountability to how dollars are spent. Between the 17 NRSAs, there were approximately 9 benchmark categories derived from Neighborhood Strategic Planning in 1997 with 102 different outputs.

The following is a list of the various categories:

- ▶ Youth
- ▶ Education
- ▶ Environment and Land Use
- ▶ Economic Development
- ▶ Crime, Public Safety and Security
- ▶ Community Development
- ▶ Business Development/Job Creation
- ▶ Neighborhood Strategic Planning
- ▶ Employment and Employment Training

Source: 1997 Neighborhood Strategic Plans

Accomplishment Reports are included in the *Appendix*, which address benchmarks by NSP area. Included in these 17 planning areas are 8 planning areas comprising 34 census tracts; 32 on the north side and 2 on the south side that make up Milwaukee's Enterprise Community. EC funds totaling \$2.9 million have been allocated to fund a myriad of projects in the funding categories of Empowerment, Jobs/Job Preparation, Business Development and Support Services. To date, more than \$2,800,356 has been expended. Initial funding allocations were approved by the Community Development Policy Committee and by an 11 member Neighborhood Coordinating Board comprised of 3 CD-Policy Committee members and 8 residents from each of the planning areas included in the EC boundary.

See the *Appendix* for more detail of Enterprise Community projects, activities and accomplishments.

3. a. HOME Funds: An analysis of the extent to which HOME funds were distributed among different housing needs identified in the Consolidated Plan.

In the 2000 Consolidated Plan, the City of Milwaukee identified goals regarding housing needs as it relates to the use of HOME funds. The primary categories and the associated distribution of HOME funds are as follows

Identified Goal -1. Develop and maintain homeownership throughout the City of Milwaukee

Program	HOME Funds
Neighborhood Improvement Program (NIP)	\$2,543,347
Acquire/Rehab/Sell & New Construction	\$2,548,510
Owner-occupied housing rehab (includes DPL)	\$1,639,594
Total	\$6,731,451

Source: 2000 CBGA Program Records

Identified Goal - 2. Support development and maintenance of affordable rental units, especially for large families

Program	HOME Funds
Rental Unit Rehab	\$1,068,549

Source: 2000 CDBG Program Records

The total allocation for HOME housing activities in 2000 was \$7,800,000.

3. b. and 3.c.

Reports on match contributions made in 2000.

- a) **The HOME Match Report;** For 2000, HUD has granted a waiver, (see following page with HUD waiver).
- b) **Part III of HUD Form-4107 reporting contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises(WBEs).** HUD Form 4107 follows this page).



U.S. Department of Housing and Urban Development

Wisconsin State Office
Suite 1380
Henry S. Reuss Federal Plaza
310 West Wisconsin Avenue
Milwaukee, WI 53203-2289

MAR 20 2001

Juanita Hawkins, Block Grant Director
Community Block Grant Administration
City of Milwaukee
200 E. Wells St., Room 606
Milwaukee, WI 53202

01 MAR 20 PM 1 23

O B S A

Dear Ms. Hawkins:

This letter is to notify you of our approval of a 100 percent reduction in the match requirement for HOME funds due to the Presidential-Declaration of Disaster affecting the City of Milwaukee. The period of match reduction will apply to the fiscal year in which the declaration was made, FY 2000, and the following fiscal year, FY 2001.

If you or your staff have any questions, please contact me at (414) 297-3355, ext. 8100, or David Ingvoldstad, Program Manager, at ext. 8102.

Sincerely,

Robert S. Berlan, Director
Office of Community Planning
and Development

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 11/30/2001)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (CMI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 1-1-00	Ending 12-31-00	3-30-01

Part I Participant Identification

1. Participant Number	2. Participant Name CITY OF MILWAUKEE		
3. Name of Person completing this report HETTIE WHITE		4. Phone Number (Include Area Code) (414)286-8146	
5. Address 200 EAST WELLS ST.	6. City MILWAUKEE	7. State WI	8. Zip Code 53202

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	118	1	1	50	8
2. Dollar Amount	1,367,590.50	5,820	137.50	496,864	184,171
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number					
2. Dollar Amount					
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

- d. **The results of (1) on-site inspections of affordable rental housing assisted under HOME and (2) an assessment of the HOME's jurisdictions' affirmative marketing actions and outreach to minority and women owned businesses.**

(1) The inspections of HOME assisted projects is an ongoing process. The City of Milwaukee has executed a cooperation agreement between the Community Block Grant Administration and the Department of City Development regarding the process of physically inspecting HOME assisted units and documenting those results.

As part of the first comprehensive physical inspection of HOME assisted units, completed in the early years, CBGA has begun to receive the inspection results. (A copy of the 2000 HOME Inspection Report is included in the *Appendix*).

(2) The City of Milwaukee has a long and successful history of outreach to Minority and Women owned businesses. The City's contract with subrecipients includes a provision requiring affirmative outreach efforts to increase the involvement of these businesses. Some of the steps taken to increase involvement include: advertising in community newspapers, maintaining lists of eligible contractors and providing referrals to non-certified business entities.

Additionally, the City funds two projects to help expand the capacity of existing eligible businesses; the Minority Contractors Involvement Project which assists contractors improve their ability to do cost estimating and bidding and the EOEP Revolving Loan Program, designed to increase access to working capital for minority and women owned businesses.

4. a. **HOPWA Funds: Narrative Information addressing an analysis of the extent to which HOME funds were distributed among different categories of Housing needs identified in the City's approved Consolidated Plan.**

In Program Year 2000, there were no HOME funds used for HOPWA activities.

4. b **An overview of activities carried out, barriers encountered, actions in response to barriers, and recommendations for program improvement.**

The City of Milwaukee received \$405,000 in HOPWA entitlement funds for 2000 for the four-County Milwaukee Metropolitan area which includes Milwaukee, Waukesha, Ozaukee and Washington counties.

Overview of activities carried out:

The 2000 HOPWA funds were allocated to the AIDS Resource Center of Wisconsin and Richard's Place (Waukesha) and were used to accomplish the following in the four-County Area for the target population: Any person diagnosed as HIV positive whose income is at or below 80% of the County Median Income (CMI) of the area in which they reside:

- ▶ Short term shallow rent assistance, security deposits, utility assistance and emergency eviction prevention assistance for 438 persons.
- ▶ Long term supportive housing in single room occupancy, (SRO), facilities for 65 persons.

In 2000, the majority of HOPWA funds were used for the rent assistance program which is essentially a very effective program. There is no significant barrier to the program or its administration. The program A barrier to the program is a lack of adequate funding. The fact that the program is short term and shallow coupled with the inability of recipients to access long term rent assistance programs in the community where public transportation is available, makes the short term shallow assistance inadequate in the Metro Milwaukee area. In many other geographical areas, the short term shallow assistance is adequate to transition the recipient into longer term supportive housing opportunities. It requires much effort to transition persons into longer term supportive housing, privately operated Section 8 housing and Shelter + Care programs.

In addition to the short term rent assistance program, ARCW operates a 29 bed Single Room Occupancy transitional housing program for persons living with HIV disease which served 65 persons during calendar year 2000, most of whom were homeless upon entry into the program either coming from prison, hospitals, AODA programs, or domestic violence situations. This grant provided partial funding for operational costs of this transitional housing program and financial assistance for the client's room and board obligation. Clients are required to contribute 30 percent of their income for housing and 14 percent for board not to exceed \$350 per month.

ARCW also operates a Section 811 facility consisting of 6 three bedrooms units for families with HIV disease and another duplex consisting of 2 three bedrooms units.

The agency also subcontracts with Health Care for the Homeless which operates a 9 efficiency unit apartment complex primarily for person who are homeless.

In addition to the above housing programs funded primarily by this HOPWA grant, HUD ESG funding and State HCRI funding, ARCW also provides additional housing services by participating in two Shelter Plus Care programs and by operating a transitional tenant based program for multiply diagnosed homeless persons living with HIV disease.

ARCW is a participating agency in two Shelter Plus Care programs, participating in approximately 30 units of Shelter Plus Care with Milwaukee County and approximately 12 units with the City of Milwaukee by providing ongoing case management services for persons in those programs.

ARCW is in the second year of a three year competitive HOPWA grant to provide longer term tenant based housing to multiply diagnosed homeless persons with HIV disease.

Richard's Place carried out activities in collaboration with the following entities:

Continuum of Care Homeless Assistance Programs: The main source of funding for Richard's Place is a 3-year SHP(Supportive Housing Grant) originally received under the Waukesha County Continuum of Care. The grant was renewed by HUD in 2000. Richard's Place participates in the planning process for State of Wisconsin Continuum of Care activities and participates in the Waukesha County Housing Action Coalition, which establishes Continuum of Care needs for Waukesha County. Richard's Place also receives assistance from Ryan White II funds which covers the 4-County metropolitan area and participates in the Ryan White Consortium planning process. In addition, Richard's Place works in collaboration with ARCW and the AIDS Network of Madison in mutual sharing of information and referral.

Program Improvements

(1) Describe any barriers or difficulties that were encountered in implementing the program, including residents' concerns, actions that were taken to address those issues; and recommendations for program improvement.

The primary barrier experienced is a lack of adequate affordable housing stock in the community for the period of time when clients are not receiving financial assistance. More than 85 percent of the households have incomes below 30 percent of the County Median Income. The short term assistance (which was for four months in 2000 and will be shortened to 3 months for 2001 because of an increasing number of low income households living with HIV disease) is inadequate to meet their ongoing housing costs. At the same time, the waiting lists for public housing and Section 8 are years long. Although the City of Milwaukee took new applications for a four day period in January 2000, the process was closed after 48 hours after having taken in over 10,000 new applications. In addition, many persons living with HIV disease have negative rent and behavioural histories which can permanently bar them from accessing mainstream public housing or rent assistance, putting them at risk for being cyclically homeless.

(2) Recommendations

Recommendations are to make Section 8 housing vouchers more available to agencies which provide housing services to low income persons living with HIV disease. Even for those who are not disabled for social security purposes, their incomes are often negatively impacted by their disease, causing them to be periodically absent due to their weakened health situation, with the result that they lose jobs regularly, causing them a downward spiral in quality of work and income potential. Some housing programs are designed to deal with lack of affordable housing as if it were temporary in nature to be corrected by some treatment, short term support, job training, etc. For persons living with HIV disease, the situation is often a permanently worsening financial condition despite the tremendous life extending benefits of the drug therapies.

- 4. c. Information on other resources that were used in conjunction with HOPWA-funded activities, including cash resource and in-kind contributions. Information on how activities were carried out in collaboration with related programs, including consultations or coordination of planning with clients, advocates and entities that administer programs under other efforts that assist persons living with HIV/AIDS.**

Volunteers have been effectively used and have been worth approximately \$1.2 million to service providers. Efforts to recruit and effectively use volunteers continues to be a top priority of service providers. Private funding accounts for approximately one-third of the overall agency budgets of the major service providers. In addition, Federal and State grants make up a major portion of funding for service providers.

The major service providers, namely the AIDS Resource Center of Wisconsin, works collaboratively with other community-based organizations providing care under the Ryan White Care Act, including UMOS, Institute for Child & Family Development, Milwaukee Indian Health Board, Richard's Place, Health Care for the Homeless, St. Camillus AIDS Ministry, Latino Health Organization and others. The housing programs operated by ARCW, works with Guest House Emergency Shelter and the Alliance for the Mentally Ill in connection with Shelter + Care opportunities with the City and County of Milwaukee.

In addition, local service providers are regular participants in the Emergency Shelter Task Force and the Continuum of Care Planning Group.

Name of HOPWA Grantee:
Milwaukee EMSA

AIDS Resource Center of Wisconsin, Inc. & Richard's Place
Report Covers the Period: 1/1/2000 to 12/31/2000

Performance Chart 1- Actual Performance. Types of Housing units dedicated persons With HIV/AIDS which were supported during the Operating Year.

Type of Unit	# of units with HOPWA funds	HOPWA funds	# of Units with Grantee & other funds	Amount of Grantee & other funds	Deduction for units reported in more than one column	Total by type of unit
1. Rental Assistance			50	\$69,422	0	59
2. Short Term/Emergency Housing payments	438	\$342,841	171	\$96,682	265	450
3. Units in facilities supported with operating costs	38	\$108,225		\$5,672		
3.-b. Units in facilities that were developed with capital costs and opened and served clients	0	\$0	0	\$0	0	0
3-c. Units in facilities with capital costs but not opened.	0	\$0	0	\$0	0	0
SUBTOTAL	462	\$451,066		\$171,776	265	509
Deductions for units reported in more than one category	29	\$108,225		\$0	0	0
TOTAL	447	\$342,841		\$171,776	265	509

Performance Chart 2 - Comparison to Planned Actions, as approved in the Action Plan/Consolidated Plan for this Operating Year (Estimated Number of Units)

Type of Unit	Estimated # of Units by type in the approved Cons. Plan/Action Plan for this operating year	Comment on comparison with actual accomplishments (or Attach)
1. Rental Assistance	0	The 50 shown in Chart 1 were assisted with funds from a competitive HOPWA grant distinct from this HOPWA grant. Those fifty were for the service area of this HOPWA grant. Others are assisted with the competitive HOPWA grant but in a service area different from this EMSA.
2. Short Term/Emergency Housing payments	434	The project activity plan shows those assisted with short term rent assistance. Residents at the Wisconsin House, were assisted with room and board charges and counted in the short term assistance as was the subcontract with Health Care for the Homeless, which receives funding for the operations of the nine unit SRO. 424 clients were served with these HOPWA funds
3. Units in facilities supported with operating costs	38	The 29 units at the Wisconsin House and the 9 units at Health Care for the Homeless receive assistance for operating costs.
3.-b. Units in facilities that were developed with capital costs and opened and served clients	0	
3-c. Units in facilities with capital costs but not opened.	0	
SUBTOTAL	472	
Deductions for units reported in more than one category.	29	
TOTAL	443	

5. a. and 5.b.

ESG Funds. Narrative information addressing: (1) the extent to which activities supported directly with ESG funds addressed homeless and homeless prevention goals, objectives, and priorities established in the Consolidated Plan, and if applicable, the Continuum of Care Plan; (2) a description of the sources and amounts of funds used to meet the match requirements of the ESG program.

Narrative information addressing number (1) is covered in section 1.d., Supportive Housing, Continuum of Care, *Page 15*. Information describing number(2) is described in the chart on the following page entitled, 2000 Stewart McKinney Emergency Shelter Grants.

2000 STEWART E. MCKINNEY EMERGENCY SHELTER GRANTS

Agency	2000 ESG Amount	Matching Funds	Source of Matching Funds
Community Advocates	\$ 69,438	\$69,438	CDBG, donations, Federal SHP
Daystar Secondary Housing for Battered Women	\$ 29,933	\$29,933	CDBG-in kind, foundations, donations
Family Crisis Center (SDC)	\$103,237	\$103,237	Community service block grant, CDBG
Guest House Emergency Shelter	\$101,951	\$101,951	State shelter subsidy grant, FEMA, CDBG
HOPE House	\$ 91,798	\$ 91,798	CDBG, donations and gift in-kind donations
La Causa Family Center	\$31,414	\$31,414	CDBG, fundraising
Milwaukee Women's Refuge	\$84,599	\$84,599	CDBG, State of Wisconsin Domestic Abuse Grant, United Way
Open Gate	\$24,561	\$24,561	Faye McBeath, Pettit Foundation, A-Choice, supportive services to Westgate
Pathfinders for Runaways	\$21,458	\$21,458	Donations, CDBG, fund development
Salvation Army	\$101,301	\$101,301	United Way, FEMA, State Dept. of Corrections, Salvation Army allocation
Sojourner Truth House	\$55,296	\$55,296	CDBG, private unrestricted contributions
Walker's Point Youth & Family Center	\$24,131	\$24,131	CDBG, in-kind volunteer contributions
YWCA Transitional Housing	\$44,883	\$44,883	CDBG, HUD Special Needs Assistance

Source: 2000 CBGA Program Records

6. Public Participation Requirements

In accordance with the regulations of the U.S. Department of Housing and Urban Development, the City of Milwaukee prepared a "draft" of the 2000 CAPER Report covering the City's Community Development Program from January 1, 2000 through December 31, 2000. The comment period for review of the Report was March 9, 2001 through March 24, 2001. Copies of the Report were available for public inspection at the office of CBGA, the City's Legislative Reference Bureau and the Milwaukee Public Libraries.

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. The document was subsequently submitted to HUD.

Moreover, as part of the ongoing Neighborhood Strategic Planning (NSP) process, the Community Development Policy Committee (CDPC), at its April 22, 1998 meeting, adopted additional minimum requirements for 1999 and 2000 to ensure viable citizen participation for those organizations involved in helping create neighborhood strategic plans. In order to maximize citizen involvement, the committee established the following directives:

- Distribute surveys throughout the NSP area to solicit input on Issues, Goals, Actions and Budgets. The goal is to receive responses from a minimum of 5% of the households in the NSP area or 250 surveys, whichever is less. Phone surveys will also suffice.
- NSP coordinating agencies must host a minimum of 4 community "feedback" meetings geared to create focus groups, issue specific meetings (housing, economic development, etc.) or localized community meetings.
- Coordinate a community-wide process where Issues, Goals, Actions and Budgets are ratified.

Plans submitted for the 2000 funding cycle were directed to embrace the above guidelines before they could be considered accurate representations of resident input. Additionally, the final plans were made available to all citizens at neighborhood public libraries, the City's Legislative Reference Bureau and various nonprofit organization sites.

Additionally, CBGA's Program Officers attended community meetings regarding the strategic planning process to provide insight and clarity to the types of programs available and eligibility criteria. CBGA has made staff available for individual and organizational technical assistance during all facets of the NSP process.

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 as funded.

Finally, several funded agencies whose target areas included sectors designated as enterprise zones by HUD were mandated to attain Community-based Development Organization (CBDO) status. The designation allows the affected groups to involve themselves in activities that could be considered "Public Service" without the 15% spending cap restriction.

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 to ensure diverse community input.

CBGA has an internal system for responding to citizen complaints 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 follow-up on substantive issues and provide written responses to the complainant and if necessary, provide copies to the affected organizations.

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).

END of NARRATIVE REPORT

**2000 FINAL ACTIVITY ACCOMPLISHMENT REPORTS
FOR
CDBG AND HOME FUNDS**

Accomplishment Report of Community Development Block Grant Funded Agencies

Final 2000 Accomplishment Report January 1, 2000 - December 31, 2000

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Agape Learning Center</i>							
02	Life Skills Youth Program	Youth recreation activities - # served	CDBG	\$20,000	50	100	
<i>AIDS Resource Center of Wisconsin</i>							
24	HOPWA	Housing Assistance - # served	HOPWA	\$365,000	420	345	
<i>ASHA Family Services, Inc.</i>							
24	Public Services - Domestic Violence Case Management	Case management & services - # served	CDBG	\$58,000	60	105	
<i>Black Health Coalition of Wisconsin</i>							
04	Community Health Care Access Project	Health care services, prevention - # served	CDBG	\$147,000	470	658	
08	Community Health Care Access Project	Health care services, prevention - # served	CDBG	\$59,276	208	418	
13	Community Health Care Access Project	Health care services, prevention - # served	CDBG	\$80,326	264	285	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Boys & Girls Club of Greater Milwaukee</i>							
05	Youth Development/Safe Haven-Mary Ryan	Recreational/educational activities - # youth served	CDBG	\$44,000	400	378	
08	Youth Development/Safe Haven Program-Clarke	Recreational/educational activities - # youth served	CDBG	\$35,000	40	63	
09	Youth Development/Safe Haven Program-Clarke	Recreational/educational activities - # youth served	CDBG	\$33,794	40	59	
12	Youth Development/Safe Haven Program-Pieper	Recreational/educational activities - # youth served	CDBG	\$75,000	125	370	
13	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	1	0	
13	Youth Development/Safe Haven Program-Hillside	Recreational/educational activities - # youth served	CDBG	\$29,434	315	340	
16	Youth Development/Safe Haven Program-Kosciuszko	Recreational/educational activities - # youth served	CDBG	\$25,000	125	280	
<i>Career Youth Development, Inc.</i>							
06	Life Skills Development	Parenting/health/lifeskills classes - # served	CDBG	\$25,000	60	75	
18	CYD Homebuyer Counseling	# mortgage loans closed	CDBG	\$60,000	60	7	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Center for Teaching Entrepreneurship</i>							
12	Youth education & recreation - youth served	Teen pregnancy prevention - # youth served	CDBG	\$25,000	50	38	
<i>City of Milwaukee Health Department</i>							
19	General Program Administration	General Program Administration	CDBG	\$50,000			
19	Lead Abatement - # units	Lead Abatement - # units	CDBG	\$500,000		275	
<i>Community Advocates</i>							
18	Tenant Assistance Program	Case management/rent abatement - # households	CDBG	\$80,000	684	576	
18	Tenant Training	Tenant training seminars - # participants	CDBG	\$24,000	1000	1018	
24	Family Transitional Living	Transitional shelter - # served	ESG	\$65,983			ESG funds are used with CDBG funds for same activity
24	Transitional Housing/Homeless	Transitional shelter - # served	CDBG	\$108,001	40	30	
<i>Community Block Grant Administration</i>							
18	Summer Youth Mini-Grants	Summer Youth Allocation - # youth served	CDBG	\$200,000	1000 +	2000 +	
18	Targeted Commercial Development Fund	Full-time jobs created	CDBG	\$100,000	25	12	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Community Enterprises of Greater Milwaukee</i>							
04	Identify Targeted Commercial Revitalization Area	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	3	3	
04	Operation Outreach Phase IV A-Building Community through Economic Development	Full-time jobs created (pay for performance)	CDBG	\$240,881	321	330	
10	Operation Outreach Phase IV A-Building Community through Economic Development	Full-time jobs created (pay for performance)	CDBG	\$40,000	13	0	
<i>Council for the Spanish Speaking, Inc.</i>							
16	Adult basic education - individuals served	GED/adult education - # GED's attained	CDBG	\$48,200	11	4	
<i>Counseling Center of Milwaukee, Inc.</i>							
24	Pathfinders	Emergency shelter/services - # youth	ESG	\$20,390			ESG funds are used with CDBG funds for same activity
24	Pathfinders Shelter	Emergency shelter/services - # youth	CDBG	\$26,000	300	305	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Daughters of Luke, Ltd.</i>							
04	DOLL - Elderly Services	Housekeeping services for frail elderly - # households	CDBG	\$61,882	31	40	
06	DOLL - Elderly Services	Housekeeping services for frail elderly - # households	CDBG	\$30,000	16	18	
10	DOLL - Elderly Services	Housekeeping services for frail elderly - # households	CDBG	\$13,822	10	10	
13	DOLL - Elderly Services	Housekeeping services for frail elderly - # households	CDBG	\$54,434	60	58	
<i>Daystar, Inc.</i>							
24	Daystar Transitional Living	Transitional housing/services - # served	ESG	\$28,444			ESG funds are used with CDBG funds for same activity
24	Transitional Living for Battered Women	Transitional housing/services - # served	CDBG	\$28,000	20	14	
<i>DCD/RACM</i>							
25	Land Management	Property management - # properties disposed	CDBG	\$736,806	383	240	
25	Spot Acquisition	Acquisition of properties	CDBG	\$594,198	8	3	
<i>Department of City Development</i>							
18	Neighborhood Commercial Revitalization	Facade grant loans - # loans	CDBG	\$151,404	26	17	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
Department of Public Works							
18	DPW	Street Improvements, paving building services	CDBG	\$500,000	3	3	
18	Lincoln Avenue School - Tot Lot	Construction of a Tot Lot - Lincoln Avenue School	CDBG	\$40,000	1	1	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
Dept. of Neighborhood Services							
22	Building Inspection Code Enforcement Interns	Properties surveyed for code violations	CDBG	\$90,600	1200	1690	
22	Building Inspection Receivorship Support	Inspections for receivorship	CDBG	\$62,225	120	77	
22	Landlord/Tenant Compliance Program-DNS/Community Advocates	Rent withholding	CDBG	\$76,057	170	104	
23	Code Enforcement Program - NIP	NIP intake applications	CDBG	\$370,000	141	212	
23	Neighborhood Cleanup	Solid waste Investigations - # investigated	CDBG	\$61,797	575	1698	
23	Property Management Program	Property management training seminars - # seminars	CDBG	\$110,625	1000	1089	
25	Demolition/City Properties	Demolition of City-owned properties	CDBG	\$351,765	35	30	
25	Vacant Land Maintenance	Vacant lots maintained - # lots	CDBG	\$880,000	3270	3270	
DOA - E.O.E.							
18	EOEP Revolving Loan Program Administration	Full-time jobs created & retained - # jobs	CDBG	\$42,000	15	6	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Esperanza Unida</i>							
16	Employment Training and Job Placement	Full-time job placement - # placed (pay for performance)	CDBG	\$117,000	41	72	
16	Youth Employment Training/Internship	# teens placed in internships	CDBG	\$32,000	25	30	
17	Employment Training and Job Placement	Full-time job placement - # placed (pay for performance)	CDBG	\$25,000	9	7	
<i>Fair Lending Coalition</i>							
21	Fair Housing Activities - Fair Lending	# of complaints resolved	CDBG	\$50,000	23	16	
<i>Franklin Pierce School</i>							
07	Riverwest Community School Project - Health and Wellness	Health and fitness activities for youth	CDBG	\$12,702	270	573	
<i>Guest House of Milwaukee, Inc.</i>							
24	Emergency shelter - individuals served	Emergency shelter/services - # individuals	CDBG	\$77,000	2210	2090	
24	Emergency shelter - individuals served	Emergency shelter/services - # individuals	ESG	\$96,880			ESG funds are used with CDBG funds for same activity

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Harambee Ombudsman Project, Inc.</i>							
06	Harambee Community Organizing	Leaders identified/trained - # trained	CDBG	\$35,000	6	23	
06	Harambee Community Youth Counsel	Provide social leadership activities-# youth leaders trained	CDBG	\$39,800	120	192	
06	Harambee Crime Awareness/Prevention Project	Leaders identified/trained - # trained	CDBG	\$30,000	18	23	
06	NIP - structures completed	# housing units completed	HOME	\$243,590	12	11	
06	NIP - structures completed	# housing units completed	CDBG	\$144,910	2	3	
06	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	1	1	
18	Harambee Building Inspection Liaison Project	Property surveys - # surveyed	CDBG	\$38,483	7000	7067	
<i>Hispanic Chamber of Commerce of Wis.</i>							
16	Economic Development - Business Assistance	# placements	CDBG	\$60,000	40	30	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Hmong American Friendship Association</i>							
12	HAFA Job Placement Program	Full & part-time job placement (pay for performance)	CDBG	\$40,700	27	62	
18	HAFA Homebuyer/Homeowner Counseling Program	# mortgage loans closed	CDBG	\$60,000	60	20	
<i>Hope House of Milwaukee, Inc.</i>							
16	Crime Prevention/Community Organizing	Leaders identified/trained - # trained	CDBG	\$25,500	15	37	
24	Hope House	Emergency shelter/services - # individuals	ESG	\$87,232			ESG funds are used with CDBG funds for same activity
24	Hope House Emergency Shelter	Emergency shelter/services - # individuals	CDBG	\$113,000	924	623	
<i>Housing Authority of the City of Milwaukee</i>							
18	Housing Authority Public Safety Staff	Crime prevention services to 3 housing development projects	CDBG	\$75,000	279	400	
<i>Housing Resources, Inc.</i>							
18	Housing Resources Homeownership TA & Education	Pay for performance - # mortgage loans closed	CDBG	\$90,000	125	111	
<i>Howard Fuller Education Fund</i>							
11	Family Resource Center	Families recruited	CDBG	\$25,000	60	322	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Journey House, Inc.</i>							
15	Journey House Learning, Employment & Parenting Program	Full-time job placement - # placed (pay for performance)	CDBG	\$100,696	67	20	
15	Journey House Youth & Family Recreation	Youth recreation activities - # served	CDBG	\$121,696	600	4301	
15	Journey House/Milw. Christian Center Youth Employment Program	Part-time job placement for youth - # placed (pay for performance)	CDBG	\$141,000	100	72	
16	Journey House Learning, Employment & Parenting Program	GED/adult education - # GED's attained	CDBG	\$65,740	40	16	
<i>La Causa, Inc.</i>							
24	La Causa Family Center	Emergency shelter/services - # children	ESG	\$29,851			ESG funds are used with CDBG funds for same activity
24	La Causa Family Center	Emergency shelter/services - # children	CDBG	\$29,000	600	650	
<i>Learning Opportunities Center, Inc.</i>							
06	GED/High School Equivalency Program	GED/adult education - # GED's attained	CDBG	\$25,000	8	2	
<i>Lincoln Center of the Arts School</i>							
07	Lincoln Center of the Arts - Accelerated Reader	Summer reading program	CDBG	\$12,500	300	284	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Lincoln Neighborhood Redevelopment Corp.</i>							
12	LNRC Business Assistance Project	Full-time jobs created (pay for performance)	CDBG	\$30,000	10	0	
17	LNRC Business Assistance Project	Full-time jobs created (pay for performance)	CDBG	\$120,000	40	32	
18	Business Revolving Loan Fund	# of loans/jobs	CDBG	\$125,000	6	0	
18	LNRC Homebuyer Counseling Services	Pay for performance - # mortgage loans closed	CDBG	\$25,000	33	9	
<i>Lincoln Park Community Center, Inc.</i>							
03	Crime Awareness/Prevention	Leaders identified/trained - # trained	CDBG	\$37,339	50	117	
03	JobFind	Full-time job placement - # placed (pay for performance)	CDBG	\$47,340	30	40	
03	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$20,000	2	4	
03	Property Association	# of residents involved in property association	CDBG	\$10,000	55	255	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Lisbon Avenue Neighborhood Development</i>							
08	Paint Up/Fix Up	Carpentry & painting - # households	CDBG	\$25,000	60	19	
11	Business Development Liaison	# new business tenants	CDBG	\$40,000	6	1	
11	Business Technical Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$33,166	10	29	
11	Community Center for Youth Recreation/Education	Youth recreation activities - # served	CDBG	\$100,000	900	1812	
11	Home Security and Lighting	Security installations for Sr. citizens - # households served	CDBG	\$31,000	30	29	
11	LAND Community Organizing	Leaders identified/trained - # trained	CDBG	\$52,000	20	19	
11	LAND Community Organizing Anti-Crime	Leaders identified/trained - # trained	CDBG	\$80,000	12	18	
11	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	2	3	
11	Paint Up/Fix Up	Carpentry & painting - # households	CDBG	\$52,000	95	65	
11	Tutoring/Mentoring Program	One-to one tutoring/mentoring - # youth	CDBG	\$25,000	250	414	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
18	Building Inspection Liaison	Property surveys - # surveyed	CDBG	\$38,483	12500	9100	
18	HomeSource	Building materials distribution - # households	CDBG	\$55,000	550	660	
18	LAND Homebuyer Counseling Services	Pay for performance - # mortgage loans closed	CDBG	\$30,000	20	0	
18	ToolSource	New memberships sold - # households	CDBG	\$25,000	100	192	
<i>Martin Luther King Economic Development Corp.</i>							
06	MORE Project	Full-time job placement - # placed (pay for performance)	CDBG	\$20,000	13	19	
06	Revolving Loan Fund, Cluster Devel. & Historic King Dr. BID	Full-time jobs created (pay for performance)	CDBG	\$82,500	27	13	
07	MORE Project	Full-time job placement - # placed (pay for performance)	CDBG	\$20,000	13	17	
09	Business Technical Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$16,113	5	4	
10	MORE Project	Full-time job placement - # placed (pay for performance)	CDBG	\$21,000	14	18	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Merrill Park Neighborhood Association</i>							
14	Safe Haven/Summer Youth Program	Youth recreation activities - # served	CDBG	\$53,010	790	933	
14	West Side Economic Development Coordinator	Full-time job placement-# placed (pay for performance)	CDBG	\$36,000	25	9	
14	Westside Resident Empowerment Project	Leaders identified/trained - # trained	CDBG	\$55,045	33	36	
18	Community Parole Watch	Letters generated from PENS notices	CDBG	\$50,000	180	268	
18	Milwaukee Homebuyer's Center	# mortgage loans closed	CDBG	\$35,000	36	16	
<i>Metcalf Park Residents Association</i>							
08	Neighborhood Connections Project	Youth recreation activities - # served	CDBG	\$65,000	50	63	
08	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	2	1	
<i>Metro Milwaukee Fair Housing Council</i>							
21	Fair Housing Public Education	Fair housing education - # attendees	CDBG	\$35,000	1200	1587	
21	Housing Enforcement Services	Fair housing complaints - # files opened	CDBG	\$35,000	100	110	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Mid-Town Neighborhood Association</i>							
09	Business Technical Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$46,114	16	16	
12	Business Assistance Project	Full-time jobs created (pay for performance)	CDBG	\$48,344	16	33	
12	Mid-Town Community Organizing	Organize/maintain youth activities	CDBG	\$20,344	300	376	
12	Mid-Town Public Service	Neighborhood clean-ups - # clean-ups	CDBG	\$20,000	3	7	
12	Midtown Crime Prevention Project	Crime awareness/prevention training - # leaders trained	CDBG	\$60,343	99	504	
12	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	3	3	
<i>Milwaukee Careers Cooperative</i>							
11	Staffind	Full-time job placement - # placed (pay for performance)	CDBG	\$36,000	24	10	
14	Staffind	Full-time job placement - # placed (pay for performance)	CDBG	\$21,945	15	16	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
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Milwaukee Christian Center

15	MCC 29 Youth Recreation	Youth recreation activities - # served	CDBG	\$55,000	300	222	
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15	Project Challenge - Gang Prevention	Life skills/leadership & social development - # served	CDBG	\$50,000	100	101	
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NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Milwaukee Christian Center - NIP</i>							
01	Neighborhood Improvement Project	# housing units completed	CDBG	\$24,245	1	1	
01	Neighborhood Improvement Project	# housing units completed	HOME	\$40,755	1	1	
03	Neighborhood Improvement Project	# housing units completed	CDBG	\$64,880	1	0	
03	Neighborhood Improvement Project	# housing units completed	HOME	\$109,062	5	4	
15	Neighborhood Improvement Project	# housing units completed	CDBG	\$174,564	3	4	
15	Neighborhood Improvement Project	# housing units completed	HOME	\$293,436	14	15	
16	Minor Home Repair	Carpentry & painting - # households	CDBG	\$50,000	117	72	
16	Neighborhood Improvement Project	# housing units completed	CDBG	\$101,366	2	3	
16	Neighborhood Improvement Project	# housing units completed	HOME	\$170,393	8	11	
17	Neighborhood Improvement Project	# housing units completed	HOME	\$118,516	6	7	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
17	Neighborhood Improvement Project	# housing units completed	CDBG	\$70,504	1	1	
18	Graffiti Abatement	Graffiti removal - # units	CDBG	\$300,000	10000	10283	
21	Handicap Accessible Ramps	Construction of wheelchair ramps - # constructed	CDBG	\$106,000	30	15	
Milwaukee Community Service Corp							
25	Cityscape	Lots completed/special front yards and community gardens - # of lots improved	CDBG	\$120,000	49	62	
Milwaukee Indian Economic Development Agency							
14	Business Support and Development	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$10,568	3	1	
16	Business Support and Development	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$20,139	7	7	
Milwaukee Public Schools, Division of Recreation							
04	Andrew Douglas Academy Youth & Family Center	Youth recreation activities - # served	CDBG	\$80,000	155	256	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Milwaukee Urban League</i>							
08	Minority Contractors Involvement Project	Full-time jobs created (pay for performance)	CDBG	\$50,000	16	1	
09	Minority Contractors Involvement Project	Full-time jobs created (pay for performance)	CDBG	\$50,000	16	17	
11	Minority Contractors Involvement Project	Full-time jobs created (pay for performance)	CDBG	\$50,000	16	5	
14	Minority Contractors Involvement Project	Full-time jobs created (pay for performance)	CDBG	\$50,000	16	11	
<i>Milwaukee Women's Center, Inc.</i>							
24	Milwaukee Women's Refuge	Emergency shelter/services - # families	ESG	\$80,391			ESG funds are used with CDBG funds for same activity
24	Milwaukee Women's Refuge	Emergency shelter/services - # families	CDBG	\$116,000	100	100	
<i>Modjeska Youth Theatre Company</i>							
16	Modjeska Youth Theatre Company	Youth theatre company - # youth	CDBG	\$20,700	25	50	
17	Modjeska Youth Theatre Company	Youth theatre company - # youth	CDBG	\$13,000	5	17	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Neighborhood House of Milwaukee</i>							
14	NH Learning Center	Youth recreation activities - # served	CDBG	\$53,010	330	351	
14	NH Older Adults	Social activities- # households served	CDBG	\$15,653	121	194	
<i>Neighborhood Housing Services of Milw.</i>							
04	Minor Home Repair	Carpentry & painting - # households	CDBG	\$51,423	165	236	
15	Minor Home Repair	Carpentry & painting - # households	CDBG	\$75,000	230	113	
17	Minor Home Repair	Carpentry & painting - # households	CDBG	\$15,500	44	35	
17	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	2	2	
18	Building Inspection Liaison	Property surveys - # surveyed	CDBG	\$38,483	10000	10574	
18	Homeownership Counseling Services	Pay for performance - # mortgage loans closed	CDBG	\$90,000	150	111	
18	Tool Loan Program	New memberships sold - # households	CDBG	\$70,000	560	562	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Neighborhood Improvement Development Corp.</i>							
01	Acquire/Rehab/Sell	# housing units completed	HOME	\$59,541	3	1	
01	Acquire/Rehab/Sell	Housing administration	CDBG	\$31,920			Administrative dollars only
01	Deferred Payment Loan Program	# housing units completed	HOME	\$28,215	2	1	'99 unit/'99 award amt. not reflected
01	Deferred Payment Loan Program	# housing units completed	CDBG	\$16,785	1	0	
01	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$10,500	1	0	
01	Owner-Occupied Home Rehab	# housing units completed	HOME	\$19,500	2	0	
01	Rental Rehab Program	# housing units completed	HOME	\$18,600	2	0	
01	Rental Rehab Program	Housing administration	CDBG	\$11,485			Administrative dollars only
02	Deferred Payment Loan Program	# housing units completed	CDBG	\$16,785	1	1	'99 unit/'99 award amt. not reflected
02	Deferred Payment Loan Program	# housing units completed	HOME	\$28,215	2	1	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
02	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$23,100	1	0	
02	Owner-Occupied Home Rehab	# housing units completed	HOME	\$44,000	4	1	
02	Rental Rehab Program	Housing administration	CDBG	\$17,100			Administrative dollars only
02	Rental Rehab Program	# housing units completed	HOME	\$27,900	3	4	
03	Deferred Payment Loan Program	# housing units completed	CDBG	\$33,570	2	1	'99 unit/'99 award amt. not reflected
03	Deferred Payment Loan Program	# housing units completed	HOME	\$56,430	3	1	
04	CDCW Housing Initiative	# housing units completed	HOME	\$209,938	8	2	
04	CDCW Housing Initiative	Housing administration	CDBG	\$112,547			Administrative dollars only
04	Deferred Payment Loan Program	# housing units completed	HOME	\$239,290	14	12	Includes 4-'99 units/'99 award amt. not reflected
04	Deferred Payment Loan Program	# housing units completed	CDBG	\$30,710	6	0	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
04	Rental Rehab Program	# housing units completed	HOME	\$65,800	8	4	4 -'99 units/'99 award amt. not reflected
04	Rental Rehab Program	Housing administration	CDBG	\$40,200			Administrative dollars only
05	Acquire/Rehab/Sell	# housing units completed	HOME	\$254,660	10	2	
05	Acquire/Rehab/Sell	Housing Administration	CDBG	\$25,084			Administrative dollars only
05	Deferred Payment Loan Program	# housing units completed	CDBG	\$15,446	1	0	
05	Deferred Payment Loan Program	# housing units completed	HOME	\$28,215	2	4	Includes 2 -'99 & 1 - '98 unit/'99 & '98 award amt. not reflected
05	Deferred Payment Loan Program	# housing units completed	CDBG	\$16,785	10	2	
05	Owner-Occupied Home Rehab	# housing units completed	HOME	\$71,300	11	2	2- '99 units/'99 award amt. not reflected
05	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$37,300	1	0	
05	Rental Rehab Program	# housing units completed	HOME	\$41,700	5	9	Includes 5 -'99 units/'99 award amt. not reflected

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
05	Rental Rehab Program	Housing administration	CDBG	\$23,500			Administrative dollars only
05	Rental Rehab Program	# housing units completed	CDBG	\$23,500	10	2	
06	Acquire/Rehab/Sell	Housing administration	CDBG	\$61,564			Administrative dollars only
06	Acquire/Rehab/Sell	# housing units completed	HOME	\$114,837	5	2	
06	Owner-Occupied Home Rehab	# housing units completed	HOME	\$32,800	3	0	
06	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$17,200	1	0	
06	Rental Rehab Program	Housing administration	CDBG	\$53,100	2	2	2-'99 units/'99 award amt. not reflected
06	Rental Rehab Program	# housing units completed	HOME	\$86,900	9	7	Includes 5 - '99 units/'99 award amt. not reflected
07	Owner-Occupied Home Rehab	# housing units completed	HOME	\$65,600	8	6	Includes 3 -'99 units/'99 award amt. not reflected
07	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$34,400	1	2	2 - '99 units/'99 award amt. not reflected

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
07	Rental Rehab Program	Housing administration	CDBG	\$34,900			Administrative dollars only
07	Rental Rehab Program	# housing units completed	HOME	\$136,100	17	7	Includes 5 - '99 units/'99 award amt. not reflected
08	Acquire/Rehab/Sell	Housing administration	CDBG	\$51,715			Administrative dollars only
08	Acquire/Rehab/Sell	# housing units completed	HOME	\$96,102	4	2	
08	Deferred Payment Loan Program	# housing units completed	HOME	\$56,430	5	4	4 -'99 units/'99 award amt. not reflected
08	Deferred Payment Loan Program	# housing units completed	CDBG	\$33,570	1	0	
08	Owner-Occupied Home Rehab	# housing units completed	HOME	\$65,600	8	0	
08	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$34,400	1	0	
08	Rental Rehab Program	# housing units completed	HOME	\$93,200	12	1	
08	Rental Rehab Program	Housing administration	CDBG	\$56,800			Administrative dollars only

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
09	Deferred Payment Loan Program	# housing units completed	HOME	\$180,501	9	7	Includes 4 -'99 units/'99 award amt. not reflected
09	Deferred Payment Loan Program	# housing units completed	CDBG	\$26,499	6	0	
09	Rental Rehab Program	# housing units completed	HOME	\$40,300	5	0	
09	Rental Rehab Program	Housing administration	CDBG	\$24,700			Administrative dollars only
10	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$67,000	1	1	'99 unit/'99 award amt. not reflected
10	Owner-Occupied Home Rehab	# housing units completed	HOME	\$133,000	8	3	3 -'99 units/'99 award amt. not reflected
11	Acquire/Rehab/Sell	# housing units completed	HOME	\$114,087	5	3	
11	Acquire/Rehab/Sell	Housing administration	CDBG	\$61,162			Administrative dollars only
11	Deferred Payment Loan Program	# housing units completed	HOME	\$28,215	2	1	
11	Deferred Payment Loan Program	# housing units completed	CDBG	\$15,446	1	0	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
11	Owner-Occupied Home Rehab	# housing units completed	HOME	\$55,700	8	0	
11	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$29,300	1	0	
11	Rental Rehab Program	# housing units completed	HOME	\$55,200	7	7	7 - '99 units/'99 award amt. not reflected.
11	Rental Rehab Program	Housing administration	CDBG	\$33,800			Administrative dollars only
12	Acquire/Rehab/Sell	# housing units completed	HOME	\$146,475	6	3	
12	Acquire/Rehab/Sell	Housing administration	CDBG	\$78,525			Administrative dollars only
12	Owner-Occupied Home Rehab	# housing units completed	HOME	\$97,500	14	14	Includes 5 -'99& 1 -'98 unit/'99 & '98 award amt. not reflected
12	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$52,500	1	2	2 -'99 units/'99 award amt. not reflected
12	Rental Rehab Program	# housing units completed	HOME	\$62,900	8	6	Includes 3 -'99 & 3 -'98 units/'99 & '98 award amt. not reflected
12	Rental Rehab Program	# housing units completed	CDBG	\$38,417		1	1 -'99 unit/'99 award amt. not reflected

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
13	Owner-Occupied Home Rehab	# housing units completed	HOME	\$32,500	2	0	
13	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$19,083	1	0	
14	Acquire/Rehab/Sell	Housing administration	CDBG	\$34,900			Administrative dollars only
14	Acquire/Rehab/Sell	# housing units completed	HOME	\$65,100	3	2	
14	Buy in Your Neighborhood Program	# housing units completed	HOME	\$21,700	3	0	
14	Buy in Your Neighborhood Program	Housing administration	CDBG	\$13,300			Administrative dollars only
14	Exterior Renovation Matching Fund	# housing units completed	HOME	\$49,600	7	2	2-'99 units/'99 award amt. not reflected
14	Exterior Renovation Matching Fund	Housing administration	CDBG	\$30,400			Administrative dollars only
14	Owner-Occupied Home Rehab	# housing units completed	HOME	\$133,000	14	0	
14	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$67,000	1	0	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
14	Rental Rehab Program	Housing administration	CDBG	\$36,990			Administrative dollars only
14	Rental Rehab Program	# housing units completed	HOME	\$65,400	8	58	Includes '98,'99 units/'99 & '98 award amt. not reflected
15	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$53,918	1	3	3 -'99 units/'99 award amt. not reflected
15	Owner-Occupied Home Rehab	# housing units completed	HOME	\$102,700	14	7	Includes 4 -'99 units/'99 award amt. not reflected
15	Rental Rehab Program	# housing units completed	HOME	\$62,100	8	12	Includes 5 -'99 units/'99 award amt. not reflected
15	Rental Rehab Program	Housing administration	CDBG	\$37,900			Administrative dollars only
16	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$59,870	1	1	'99 unit/'99 award amt. not reflected
16	Owner-Occupied Home Rehab	# housing units completed	HOME	\$114,000	17	7	Includes 5 -'99 units/'99 award amt. not reflected
16	Rental Rehab Program	# housing units completed	HOME	\$308,900	40	17	Includes 8- '99 & 2 -'98 units/'99 & '98 award amt. not reflected
16	Rental Rehab Program	Housing administration	CDBG	\$66,464			Administrative dollars only

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
17	Owner-Occupied Home Rehab	# housing units completed	HOME	\$32,800	3	2	
17	Owner-Occupied Home Rehab	# housing units completed	CDBG	\$17,200	1	0	
17	Rental Rehab Program	# housing units completed	HOME	\$93,700	12	7	Includes '99 units/'99 award amt. not reflected
17	Rental Rehab Program	Housing administration	CDBG	\$57,300			Administrative dollars only
18	Consolidated TIN's	Housing administration	CDBG	\$87,077			Administrative dollars only
18	Consolidated TIN's	# housing units completed	HOME	\$191,202	9	31	Includes '99 units/'99 award amt. not reflected
<i>Nonprofit Center of Milwaukee, Inc.</i>							
08	Nonprofit Organizational Capacity Building	Provide training for Non-profits - # trained	CDBG	\$19,000	20	32	
18	TA and Training for CBO's	T.A. to CBGA funded CBO's - # organizations	CDBG	\$100,000	45	62	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Northeast Milwaukee Industrial Development Corp.</i>							
06	Harambee Job Training & Placement	Full-time Job placement - # full-time jobs (pay for performance)	CDBG	\$25,000	8	25	
06	NMIDC/Riverworks Business Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$25,000	16	12	
07	NMIDC/Riverworks Business Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$15,000	5	9	
07	Riverworks Job Training & Placement	Full-time Job placement - # full-time jobs (pay for performance)	CDBG	\$20,000	13	13	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Northwest Side CDC</i>							
02	Community Organizing/Anti Crime	Community Organizing - Leaders trained	CDBG	\$45,000	30	31	
02	Employability and Life Skills Plus	Full-time job placement - # placed (pay for performance)	CDBG	\$65,000	44	48	
02	Northwest Business TA	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$116,428	40	21	
02	Northwest Side Mobile Watch Program	Vehicles on Patrol - # of patrols	CDBG	\$17,000	170	43	
02	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$25,180	2	2	
08	Northwest Business TA	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$20,275	7	0	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>OIC-GM</i>							
02	Ventures in Community Improvement	# housing units completed	HOME	\$94,742	7	4	
02	Ventures in Community Improvement	# housing units completed	CDBG	\$159,258	2	0	
04	Ventures in Community Improvement	# housing units completed	CDBG	\$173,131	2	1	
04	Ventures in Community Improvement	# housing units completed	HOME	\$277,411	13	9	
05	Ventures in Community Improvement	# housing units completed	CDBG	\$111,964	1	0	
05	Ventures in Community Improvement	# housing units completed	HOME	\$188,208	9	10	
09	Ventures in Community Improvement	# housing units completed	CDBG	\$103,834	2	0	
09	Ventures in Community Improvement	# housing units completed	HOME	\$174,541	8	8	
<i>Open Gate, Inc.</i>							
24	Open Gate	Homeless prevention for families	ESG	\$24,561	16	16	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Project Respect, Inc.</i>							
09	Community Organizing - Leaders trained	Coordinate leadership development - # leaders trained	CDBG	\$50,936	20	19	
09	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	2	2	
<i>Richard's Place, Inc.</i>							
24	HOPWA	Housing Assistance - # served	HOPWA	\$40,000	10	14	
<i>Right Alternative Family Service Center</i>							
01	Job Placement	Full-time job placement - # placed (pay for performance)	CDBG	\$53,534	36	8	
01	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	1	1	
01	Right Alternative Community Organizing	Coordinate leadership development - # leaders trained	CDBG	\$25,000	19	0	
<i>Rosalie Manor Community and Family Services, Inc.</i>							
11	Safe Haven - Westside Academy I & II	Provide tutoring - # youth tutored	CDBG	\$30,000	75	154	
<i>Safe and Sound, Inc.</i>							
24	Safe and Sound Initiative	Maintain 14 Safe Place Sites	HIDTA	\$800,000	15	15	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
Salvation Army							
24	Salvation Army Emergency Lodge	Emergency shelter/services - # individuals	ESG	\$96,262	2160	2552	
Select Milwaukee, Inc.							
18	City-Wide Neighborhood Marketing	Homebuying clearinghouse services - # served	CDBG	\$38,000	1000	2298	
20	Fair Housing Activities - Fair Lending	# households counseled & purchase ready	CDBG	\$50,000	155	524	
Sherman Park Community Association							
05	Full-time job placement - #placed(pay for performance)	Full-time job placement -#placed(pay for performance)	CDBG	\$19,135	6	0	
05	Identify Targeted Commercial Revitalization Area	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	2	2	
05	Minor Home Repair	Carpentry & painting - # jobs	CDBG	\$65,730	150	178	
05	Sherman Park Environmental Project	Neighborhood Clean-ups - # clean-ups	CDBG	\$28,000	40	13	
05	Sherman Park Organizing Campaign	Coordinate leadership development - # leaders trained	CDBG	\$114,865	16	22	
18	Building Inspection Liaison	Property surveys - # surveyed	CDBG	\$38,483	10000	10800	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Social Development Commission</i>							
01	Minor Home Repair	Carpentry & painting - # households	CDBG	\$20,000	40	11	
02	Minor Home Repair	Carpentry & painting - # households	CDBG	\$27,000	54	50	
06	Minor Home Repair	Carpentry & painting - # households	CDBG	\$40,164	80	58	
07	Minor Home Repair	Carpentry & painting - # households	CDBG	\$25,500	51	20	
09	Crime Prevention/Homeownership Project	Security installations for Sr. citizens - # households served	CDBG	\$14,653	30	30	
09	Minor Home Repair	Carpentry & painting - # households	CDBG	\$32,500	65	42	
12	Crime Prevention/Homeownership Project	Security installations for Sr. citizens - # households served	CDBG	\$35,000	70	60	
12	Minor Home Repair	Carpentry & painting - # households	CDBG	\$150,000	300	72	
13	SDC Job Placement, Readiness & Retention	Full-time Job placement - # full-time jobs (pay for performance)	CDBG	\$44,195	15	16	
16	Crime Prevention/Homeownership Project	Security installations for Sr. citizens - # households served	CDBG	\$29,519	60	33	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
18	Federal Weed & Seed - Southside Project	Anti-Crime Efforts - # of contact with residents	WEED&S	\$175,000	1800	2295	
18	Federal Weed and Seed - Southside Project	# youth referred to after school programs	CDBG	\$265,000	2450	2881	
24	Family Crisis Center	Emergency shelter/services - # families	ESG	\$98,101			ESG funds are used with CDBG funds for same activity
24	Family Crisis Center	Emergency shelter/services - # families	CDBG	\$98,000	400	239	
24	Federal Weed and seed - Northside Project	Weed and Seed - # of contacts with residents	WEED&S	\$175,000	5400	5979	
24	State Weed and Seed	Weed and Seed - # of contacts with residents	WEED&S	\$175,000	5400	5737	
<i>Sojourner Truth House, Inc.</i>							
24	Sojourner Truth House	Emergency shelter/services - # families	ESG	\$52,545			ESG funds are used with CDBG funds for same activity
24	Sojourner Truth House	Emergency shelter/services - # families	CDBG	\$160,000	385	375	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
South Community Organization, Inc.							
02	Housing - Acquire/Rehab/Sell	Housing Administration	CDBG	\$34,900			Administrative dollars only
02	Housing - Acquire/Rehab/Sell CDCW Housing Initiative	# housing units completed	HOME	\$65,100	4	2	
02	SCO Self Help Housing - New Construction	# housing units completed	HOME	\$110,874	4	0	
11	Housing - Acquire/Rehab/Sell	# housing units completed	HOME		n/a	2	'98 units/award amt. not reflected
15	Housing - Acquire/Rehab/sell	# housing units completed	CDBG	\$103,739	1	0	Administrative dollars only
15	Housing - Acquire/Rehab/Sell	# housing units completed	HOME	\$193,508	8	4	
15	Neighborhood Liaison Project	Coordinate leadership development - # leaders trained	CDBG	\$30,000	20	41	
16	Housing - Acquire/Rehab/sell	Housing Administration	CDBG	\$130,798			Administrative dollars only
16	Housing - Acquire/Rehab/Sell	# housing units completed	HOME	\$243,982	11	3	
17	Housing - Acquire/Rehab/sell	Administration	CDBG	\$116,747			Administrative dollars only

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
17	Housing - Acquire/Rehab/Sell	# housing units completed	HOME	\$217,773	10	9	
<i>Southside Organizing Committee</i>							
15	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	1	1	
15	Operation Action	Leaders identified/trained - # trained	CDBG	\$30,000	30	52	
16	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	1	1	
<i>Task Force on Family Violence, Inc.</i>							
24	Domestic Abuse Intervention/Prevention/Legal Assistance	Assist clients in filing temp. restraining orders - # served	CDBG	\$103,000	4700	4252	
<i>United Community Center</i>							
16	Youth Tutoring/Mentoring Program	Provide bi-lingual tutoring - # youth	CDBG	\$50,000	280	305	
<i>Urban Sports Authority, Inc.</i>							
02	McGovern Blacktop Basketball League	Youth recreation activities - # served	CDBG	\$5,000	20	25	
<i>UWM - Milwaukee School of Nursing</i>							
07	Healthy Families/Healthy Children	Health programs for families - # served	CDBG	\$10,000	200	190	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Walker's Point Development Corp.</i>							
08	Housing - Acquire/Rehab/Sell	Housing administration	CDBG	\$38,790			Administrative dollars only
08	Housing - Acquire/Rehab/Sell	# housing units completed	HOME	\$72,720	3	1	
09	Housing - Acquire/Rehab/Sell	Administration	CDBG	\$26,175			Administrative dollars only
09	Housing - Acquire/Rehab/Sell	# housing units completed	HOME	\$48,825	2	2	
11	Housing - Acquire/Rehab/Sell	Housing administration	CDBG	\$61,162			Administrative dollars only
11	Housing - Acquire/Rehab/Sell	# housing units completed	HOME	\$114,089	5	2	
16	Job Creation Business Financing Program	Job Creation T.A. to businesses - # full-time jobs (pay for performance)	CDBG	\$40,000	13	0	
18	Acquire Commercial Building for Community Center	Acquire Building	EC/EZ	\$50,000	1	0	
18	WPCD Homebuyer Counseling Services	Pay for performance - # mortgage loans closed	CDBG	\$90,000	137	39	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Walker's Point Youth and Family Center</i>							
24	Walker's Point Youth and Family	Emergency shelter/services - # youth	CDBG	\$77,000	360	357	
24	Walker's Point Youth and Family	Emergency shelter/services - # youth	ESG	\$22,931			ESG funds are used with CDBG funds for same activity

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>West End Development Corporation</i>							
11	Community Housing Improvement Project	# housing units completed	CDBG	\$140,061	2	2	
11	Community Housing Improvement Project	# housing units completed	HOME	\$235,439	11	13	
12	Community Housing Improvement Project	# housing units completed	CDBG	\$52,220	1	1	
12	Community Housing Improvement Project	# housing units completed	HOME	\$87,780	4	3	
14	Community Housing Improvement Project	# housing units completed	CDBG	\$80,317	2	0	
14	Community Housing Improvement Project	# housing units completed	HOME	\$135,010	6	7	
14	Community Organizing & Planning Endeavor	Coordinate leadership development - # leaders trained	CDBG	\$55,045	12	13	
14	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	3	3	
14	West End Housing Improvement Project	Carpentry & painting - # households	CDBG	\$127,092	180	406	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Wisconsin Correctional Service</i>							
02	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$10,000	3	4	
06	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$25,000	8	12	
07	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$10,000	3	4	
08	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$20,000	7	7	
10	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$10,000	3	2	
11	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$14,000	5	7	
17	Learn and Earn Program	Full-time job placement - # placed (pay for performance)	CDBG	\$17,000	6	6	
<i>Word of Hope Ministries, Inc.</i>							
05	Word of Hope Family Resource Center	Full-time job placement - # placed (pay for performance)	CDBG	\$40,000	26	23	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>Work for Wisconsin, Inc.</i>							
09	Skilled Industrial Trades Recruitment & Retention	Full-time job placement - # placed (pay for performance)	CDBG	\$31,457	10	7	
10	Skilled Industrial Trades Recruitment & Retention	Full-time job placement - # placed (pay for performance)	CDBG	\$19,000	9	3	
12	Skilled Industrial Trades Recruitment & Retention	Full-time job placement - # placed (pay for performance)	CDBG	\$31,644	14	6	
14	Skilled Industrial Trades Recruitment & Retention	Full-time job placement - # placed (pay for performance)	CDBG	\$21,946	14	1	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
<i>YMCA of Metro Milwaukee, Holton Center</i>							
07	GED & Other Adult Education	GED/adult education - # GED's attained	CDBG	\$50,000	20	3	
07	Holton Center Community Organizing	Coordinate leadership development - # leaders trained	CDBG	\$35,000	10	4	
07	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	3	3	
07	Recreational Activities for Parks Riverwest/Lower East Side	Youth recreation activities - # served	CDBG	\$35,000	1000	1221	
07	WAICO/YMCA Housing Initiative II - NIP	# housing units completed	HOME	\$129,162	5	8	
07	WAICO/YMCA Housing Initiative II - NIP	# housing units completed	CDBG	\$76,838	2	1	
07	YMCA Acquire/Rehab/Sell	# housing units completed	CDBG	\$64,460	1	0	
07	YMCA Acquire/Rehab/Sell	# housing units completed	HOME	\$120,238	4	0	
07	YMCA Holton Center Business Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$55,203	16	0	
10	GED & Other Adult Education	GED/adult education - # GED's attained	CDBG	\$50,000	20	5	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
18	YMCA Holton Center Homebuyers Counseling	Pay for performance - # mortgage loans closed	CDBG	\$20,000	20	26	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
YMCA of Metro Milwaukee, North Central Branch							
06	Housing/Acquire/Rehab /Sell	# housing units completed	CDBG	\$48,371	1	0	
06	Housing/Acquire/Rehab /Sell	# housing units completed	HOME	\$90,228	3	0	
10	Family Voices Resource Center	Family education classes - # attending	CDBG	\$25,000	280	142	
10	Housing/Acquire/Rehab /Sell	# housing units completed	HOME	\$307,921	12	2	
10	NSP Coordinating Planning Agency	Identify Targeted Commercial Revitalization Area	CDBG	\$45,000	2	1	
10	WAICO/YMCA Acquire/Rehab/Sell	# housing units completed	CDBG	\$162,079	1	1	
10	WAICO/YMCA Business Assistance	Job creation T.A to businesses - # full-time jobs (pay for performance)	CDBG	\$43,873	15	0	
10	WAICO/YMCA Community Organizing	Leaders identified/trained - # trained	CDBG	\$75,373	55	56	
10	WAICO/YMCA Home Security for Senior Citizens	Security installations for Sr. citizens - # households served	CDBG	\$30,000	17	17	
10	WAICO/YMCA Housing Initiative II - NIP	# housing units completed	HOME	\$111,930	5	5	

NSP Area	Activity Description	Key Activity	Funding Source	2000 Award	Annual Goal	Actual as of 12/31/2000	Comments
10	WAICO/YMCA Housing Initiative II - NIP	# housing units completed	CDBG	\$66,587	1	1	
10	YMCA Neighborhood Plan	Develop neighborhood action plan	CDBG	\$30,000	1	0	
10	YMCA-North Central Branch Youth Services	Youth recreation activities - # served	CDBG	\$23,500	447	730	
<i>YMCA of Metro Milwaukee, Parklawn</i>							
01	YMCA Parklawn Youth Development Program	Youth recreation activities - # served	CDBG	\$23,000	300	798	
<i>YWCA of Greater Milwaukee</i>							
24	YWCA Transitional Housing	Transitional housing/services - # families	CDBG	\$56,999	31	27	
24	YWCA Transitional Housing	Transitional housing/services - # families	ESG	\$42,651			ESG funds are used with CDBG funds for same activity