

2015-2019 Consolidated Plan & Annual Action Plan

Waukesha County, Wisconsin
And the HOME Consortium

Draft
September 24, 2014

Prepared for
Waukesha County, Wisconsin

By



The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source. The Waukesha County Department of Parks and Land Use – Community Development Division administers CDBG funds for Waukesha County and is the lead agency for the HOME Consortium, which includes Waukesha, Washington, Ozaukee, and Jefferson Counties.

| Agency Role | Name | Department/Agency |
|-------------|-----------------|--------------------------------|
| Lead Agency | WAUKESHA COUNTY | Community Development Division |

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Waukesha County conducted significant public outreach to garner input from citizens, local elected officials, county and municipal staff, non-profit agencies, public housing agencies, private developers, local service providers, government agencies, and others in preparing this plan. The County held a week-long charrette which included interviews, a public kickoff meeting, and five neighborhood meetings at various locations throughout Waukesha County and the HOME Consortium region. Additionally, a survey regarding community development and housing priorities was completed by over 300 local residents and employees. These outreach efforts are summarized in the Citizen Participation Section of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The County has made every effort to include all housing providers, governmental agencies, and health, mental health and service agencies in the preparation of this plan, including local public housing authorities in Waukesha and Washington Counties. Agencies provided input on their programs, client needs, recent accomplishments, and future plans. CDBG sub-recipients were invited to a public kickoff meeting to discuss local community development and housing needs and issues in a collaborative format.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Waukesha County does not receive ESG funds or any other monies specifically for homeless issues administered at the County level. The local Continuum of Care is a 501(c)(3) called the Housing Action Coalition, which receives funds through the Balance of State Continuum of Care. The County is an active member of the local Continuum of Care, and has taken a leadership role recently in helping the group move toward a Housing First model.

The Continuum of Care currently includes several housing and service providers whose efforts are coordinated so as to help homeless individuals and families, victims of domestic violence, veterans, persons with AIDS, and persons with a mental health issues secure emergency, transitional, and permanent housing and related services. The CoC also includes organizations providing assistance to persons at risk of homelessness, including rent, security deposit, or utility assistance grants.

While Waukesha County does not receive ESG funds, members of the Housing Action Coalition were consulted during the Consolidated Planning process to receive their input regarding local housing and community development needs.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Representatives from over 50 agencies, groups, and organizations, including housing, social service, and other entities, participated in the planning process. This group included housing and community development agencies working in Waukesha County, and housing agencies working in Jefferson, Washington, and Ozaukee Counties. Staff and/or elected officials from each HOME Consortium county and several municipalities also participated. Methods of consultation included in-person and telephone interviews, participation in public meetings, and submission of written comments.

| Agency/Group/Organization Name | Type | Relevant Plan Sections |
|---|-----------------------|---|
| In Person Interviews | | |
| City of Brookfield | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| City of Menomonee Falls | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| City of Mukwonago | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| City of New Berlin | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| City of Waukesha | Municipal Government | Housing & non-housing needs; Market analysis; Homeless needs |
| Movin' Out | Housing | Housing needs; Market analysis; Barriers to affordability |
| Tarantino Development | Housing | Housing needs; Market analysis; Barriers to affordability |
| Waukesha County Human Services | County Government | Non-housing community development needs & assets |
| UW-Extension Waukesha | Community Development | Housing & non-housing community development needs |
| Waukesha County Parks and Land Use | County Government | Housing & non-housing needs & assets; Barriers to affordability |
| Public Meeting Participants | | |
| Boys and Girls Club | Services | Non-housing community development needs |
| Waukesha Community Art Project | Services | Non-housing community development needs |
| United Way Waukesha | Services | Housing, homeless & non-housing community development needs |
| Safe Babies Health Families | Services | Non-housing community development needs |
| Women's Center | Services; Housing | Housing, homeless & non-housing community development needs |
| Literacy Council of Greater Waukesha | Services | Non-housing community development needs |
| Wisconsin Partnership for Housing Development | Housing | Housing, homeless & non-housing community development needs |

| Agency/Group/Organization Name | Type | Relevant Plan Sections |
|--|----------------------|---|
| Public Meeting Participants (continued) | | |
| Interfaith Senior Programs | Services | Non-housing community development needs |
| Town of Genesee | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Hebron House | Housing | Housing, homeless & non-housing community development needs |
| Village of Mukwonago | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Carroll University | Education | Non-housing community development needs & assets |
| City of Watertown | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Jefferson County | County Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Jefferson County Econ. Dev. Consortium | Economic Development | Non-housing needs & assets; Anti-poverty strategy |
| Jefferson County Literacy Council | Services | Non-housing community development needs |
| Jefferson County Board of Supervisors | County Government | Non-housing community development needs |
| City of Oconomowoc | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Wisconsin Women's Business Initiative Corp. | Services | Non-housing needs & assets; Anti-poverty strategy |
| Slinger Housing Authority | Housing | Housing & homeless needs; Market analysis; Barriers to affordability |
| Village of Slinger | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Washington County Board of Supervisors | County Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Port Washington State Bank | Lending | Housing needs; Barriers to affordability |
| Habitat for Humanity Waukesha County | Housing | Housing & homeless needs; Barriers to affordability |
| Hope Center, Inc. | Homeless | Housing & homeless needs; Special needs; Barriers to affordability |
| Phone Interviews | | |
| The Caring Place | Services | Non-housing community development needs; Special needs |
| Metro Milwaukee Fair Housing Council | Fair Housing | Housing needs; Market analysis; Barriers to affordability |
| Associated Bank | Lending | Housing needs; Barriers to affordability |
| Advocates of Ozaukee | Homeless; Housing | Housing, homeless & non-housing needs; Special needs |
| Lake Area Free Clinic | Services | Non-housing community development needs |

| Agency/Group/Organization Name | Type | Relevant Plan Sections |
|---|-----------------------|---|
| Phone Interviews (continued) | | |
| Waukesha County Community Dental Clinic | Services | Non-housing community development needs |
| Village of Grafton | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| City of West Bend | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| Aging and Disability Resource Center | Services | Housing and non-housing; Special needs |
| Slinger Housing Authority | Housing | Housing & homeless needs; Market analysis; Barriers to affordability |
| Premier Bank | Lending | Housing needs; Barriers to affordability |
| Family Promise Waukesha | Homeless | Housing & homeless needs; Special needs; Barriers to affordability |
| Casa Guadalupe of West Bend | Services | Non-housing community development needs |
| Ozaukee County Human Services | County Government | Non-housing community development needs & assets |
| Washington County Parks and Planning | County Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| United Way Ozaukee | Services | Housing, homeless & non-housing community development needs |
| Community Action Coalition | Services | Housing & non-housing community development needs |
| City of Waukesha Parks and Land Use | Municipal Government | Housing & non-housing needs; Market analysis; Barriers to affordability |
| UW Extension – Jefferson | Community Development | Housing & non-housing community development needs |
| Submission of Written Comments | | |
| Waukesha Housing Authority | Housing; Homeless | Housing & homeless needs; Market analysis; Barriers to affordability |

Table 2 – Agencies/Groups/Organizations Consulted

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

Efforts were made to include as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---|---|--|
| <i>A Regional Housing Plan for Southeastern Wisconsin: 2035</i> | Southeastern Wisconsin Regional Planning Commission (SWRPC) | Both the <i>Regional Plan</i> and the Strategic Plan address the need for affordable housing, particularly near job centers. |
| <i>A Comprehensive Development Plan for Waukesha County</i> | Waukesha County Department of Parks and Land Use | The <i>Comprehensive Development Plan</i> and the Strategic Plan both address housing, community development, and economic development needs in the County. The <i>Comprehensive Development Plan</i> also incorporates housing recommendations from SEWRPC's <i>Regional Housing Plan</i> with the intent of encouraging affordable housing development in Waukesha County. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I)).

Waukesha County consulted with representatives (elected officials or staff) of 14 governments or government agencies within the HOME Consortium counties in preparation of this plan. The County will continue to partner with local governments and State agencies to ensure full and complete implementation of the Consolidated Plan.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting.

Citizen participation was achieved through several methods during the Consolidated Plan process including a community-wide survey regarding housing and community development needs; a weeklong charrette with stakeholder interviews, a public kickoff meeting, five neighborhood meetings, and presentations at CDBG and HOME Board meetings; and a project website, as described below:

- **Housing & Community Development Survey** – This 29-question survey was designed to collect input from a broad spectrum of the community and received responses from over 300 residents across the four-county HOME Consortium area. The survey was open for a 23-day period from August 9, 2014 to August 31, 2014. Paper surveys received were manually entered by the survey administrator into SurveyMonkey for tabulation and analysis. Hard copies of the survey were also made available at all community meetings and to any sub-recipients interested in sharing hard copies with their clients. A Spanish translation of the same survey was made available in hard copy and online.
- **Project Website** - To promote the Consolidated Plan and Annual Action Plan planning process with local residents, employees, and other stakeholders, a website dedicated to the project was prepared: www.waukeshacountyconplan.com. The website address was included in all public meeting notices, advertised at public meetings, and linked to the Waukesha County Community Development Department's site. It had 272 unique visitors from August 4, 2014 through August 28, 2014, and one comment was received through it.
- **Stakeholder Interviews** – Key community stakeholders including elected officials, representatives of nonprofit organizations, municipal and county staff, fair housing advocates, lenders, and real estate agents were interviewed individually from August 11, 2014 through August 27, 2014. Thirty stakeholder interviews were conducted.
- **Public Meetings** – Six public meetings were held in order to provide forums for residents and employees in the HOME Consortium area to contribute. Meetings were held both during the day and in the evenings in various locations across the region, providing a variety of options for attendance. These meetings were advertised via public notices in local newspapers and through email notifications sent to over 260 contacts. Dates and times of meetings are shown below:
 - Public kickoff meeting held in Waukesha, WI on August 11, 2014 at 1:30 pm.
 - Jefferson County neighborhood meeting held in Jefferson, WI on August 11, 2014 at 4:00 pm.
 - Waukesha County neighborhood meeting held in Oconomowoc, WI on August 11, 2014 at 6:00 pm.

- Ozaukee County neighborhood meeting held in Cedarburg, WI on August 12, 2014 at 6:00 pm.
 - Washington County neighborhood meeting held in West Bend, WI on August 12, 2014 at 6:00 pm.
 - Waukesha County neighborhood meeting held in Waukesha, WI on August 13, 2014 at 6:00 pm.
- **Public Hearing** – A public hearing will be held during the month of October to receive comments on the 2015-2019 Consolidated Plan and Action Plan. A summary of comments will be included in the final version of this report.

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on HUD-provided figures, this section indicates the number and percentage of renters and homeowners who may be subject to housing problems by income level. HUD receives a “special tabulation” of data from the U.S. Census Bureau’s American Community Survey (ACS) that is largely not available through standard Census products. This “special tabulation” data provides counts of the numbers of households that fit certain combinations of HUD-specified criteria such as housing needs, HUD-defined income limits (primarily 30, 50, and 80 percent of area median income) and household types of particular interest to planners and policy-makers. This data, known as the Comprehensive Housing Affordability Strategy (CHAS) data, is used by local governments for housing planning and as part of the Consolidated Planning process.

The 2007-2009 economic recession has substantially increased the number of households with cost burdens and other housing problems both nationally and statewide. While economic conditions have improved throughout the Milwaukee-Waukesha-West Allis region, the housing market recovery has been slow, resulting in continued housing need. Assessing the specific housing needs of Waukesha, Jefferson, Ozaukee, and Washington Counties is critical to creating a responsive and feasible affordable housing strategy. As such, an assessment of the affordable rental and owned homes for each county was conducted based on available demographic, economic, and housing data. The assessment utilizes HUD’s new eCon Planning Suite, which was downloaded in the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The four-county study area’s housing needs center on cost burdening, affordability, and changing demographics. According to the 2010 U.S. Census, each of the four counties experienced population growth from 2000 to 2010: Waukesha County grew by 8.1%, Jefferson County by 13.1%, Ozaukee County by 5.0%, and Washington County by 12.3%. Overall increases in population require planning for new properties, as well as rehabilitation of existing housing stock. Several key community stakeholders identified aging housing stock as a key community need and many expressed desires to make use of existing housing stock before building new units.

The subpopulation of immigrant or foreign-born residents makes up 4.4% of the population in Waukesha, 4.2% in Ozaukee Counties, 4.3% in Jefferson County, and 2.8% in Washington County, according to the 2008-2012 American Community Survey. Statistics indicate that foreign-born residents have a higher proportion of young adults who require temporary or rental housing. While the study area has a fairly low rate of foreign-born residents in comparison to the U.S. rate of 12.9%, it is just below that of Wisconsin (4.6%). Foreign-born residency has increased throughout the state over the last ten years, and nearly one quarter of the overall population growth in Wisconsin during that time frame can be attributed to foreign-born residents. Strong growth in this population segment indicates an emergent need to potential impacts on housing and rental needs.

Another factor likely to impact housing and rental needs is the overall shift in age trends as Baby Boomers become senior citizens. Aging populations may require assisted living facilities and accessible units (with first floor access and/or elevators) due to physical impairments. Residents of retirement age (65 years of age or older) constitute 13.2% of the population in Jefferson County, 15.3% of Ozaukee County, 13.5% of Washington County, and 14.3% of Waukesha County. Both Waukesha and Ozaukee Counties exceed the statewide average of 13.7%. The median age in Waukesha, Washington, and Ozaukee Counties exceeds the state median of 38.5 years, indicating older populations who will have different housing needs within the next two to three decades. According to the 2014-2017 UW Extension Strategic Plan for Waukesha County, between 2000 and 2010 the population between ages 45 and 64 increased in Waukesha County while the population young adult population (age 20 to 24 years) declined by 11%. Currently, 1 in 5 residents of Waukesha County is 62 years of age or older and projections indicate that the county's senior population (age 65 years or older) will double between 2010 and 2030. Many community stakeholders identified planning for the housing needs of aging and elderly populations as a key concern and goal for housing development throughout the study area.

Additionally, affordability and cost burdening is a concern for disabled, elderly, and low- to moderate-income residents. Stakeholder interviews indicated some presence of substandard housing stock in need of repairs in each county. The housing stock was described as being either substandard or unaffordable to low income households, with limited options in between. The National Low Income Housing Coalition's *Out of Reach* 2014 Annual Report is designed to examine housing affordability and cost burdens through utilization of HUD'S Fair Market Rate (FMR). The report calculates the necessary wages to afford a property based on HUD'S recommendation that housing costs not exceed 30% of income. In Waukesha County, the wage needed to afford the \$812 FMR rate for a two bedroom apartment is \$15.62 per hour, while average hourly wages for a renter are only \$12.63 (a deficit of \$2.99 per hour). Monthly rent would have to be \$657 per month to meet the 30% recommendation. Results are similar for Washington County, except that the average wage of the renter is lower, \$10.42, causing an even greater economic shortfall, and requiring a rental rate of \$542 to meet the 30% threshold. Jefferson also has a FMR of \$812 and a necessary hourly income of \$15.62. However, the average hourly wage for a renter in Jefferson is only \$10.02 resulting in a large shortage of \$5.60 per hour. Rent would have to decrease by to \$521 in order to meet the 30% threshold.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

| Demographics | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|--------------------------|-----------------|------------------------|----------|
| Waukesha County | | | |
| Population | 359,620 | 386,760 | 7.5% |
| Households | 135,229 | 151,661 | 12.2% |
| Median Income | \$62,839.00 | \$75,845.00 | 20.7% |
| Jefferson County | | | |
| Population | 74,021 | 83,308 | 12.5% |
| Households | 28,205 | 32,000 | 13.5% |
| Median Income | \$46,897 | \$53,217 | 13.5% |
| Ozaukee County | | | |
| Population | 82,317 | 86,180 | 4.7% |
| Households | 30,857 | 34,000 | 10.2% |
| Median Income | \$62,106 | \$73,703 | 18.7% |
| Washington County | | | |
| Population | 117,493 | 131,190 | 11.7% |
| Households | 43,842 | 52,000 | 18.6% |
| Median Income | \$56,559 | \$67,232 | 18.9% |

Table 4 - Housing Needs Assessment Demographics

Data 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)
Source:

Number of Households

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Waukesha County | | | | | |
| Total Households * | 8,793 | 10,995 | 19,885 | 14,858 | 97,130 |
| Small Family Households * | 1,870 | 2,570 | 5,684 | 5,545 | 58,245 |
| Large Family Households * | 352 | 443 | 920 | 875 | 9,494 |
| Household contains at least one person 62-74 years of age | 1,774 | 2,062 | 4,313 | 3,337 | 15,085 |
| Household contains at least one person age 75 or older | 2,293 | 4,192 | 4,700 | 2,071 | 5,428 |
| Households with one or more children 6 years old or younger * | 1,150 | 1,169 | 2,295 | 2,025 | 10,248 |

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Jefferson County | | | | | |
| Total Households * | 3,085 | 3,325 | 5,820 | 4,155 | 15,550 |
| Small Family Households * | 180 | 255 | 1,235 | 1,135 | 8,235 |
| Large Family Households * | 165 | 210 | 430 | 380 | 1,495 |
| Household contains at least one person 62-74 years of age | 160 | 205 | 365 | 40 | 270 |
| Household contains at least one person age 75 or older | 325 | 310 | 140 | 870 | 40 |
| Households with one or more children 6 years old or younger * | 645 | 500 | 905 | 1,159 | 2,250 |
| Ozaukee County | | | | | |
| Total Households * | 1,690 | 2,675 | 4,960 | 2,945 | 21,800 |
| Small Family Households * | 0 | 24 | 615 | 680 | 11,335 |
| Large Family Households * | 45 | 105 | 185 | 170 | 1,980 |
| Household contains at least one person 62-74 years of age | 135 | 235 | 310 | 80 | 470 |
| Household contains at least one person age 75 or older | 185 | 325 | 150 | 600 | 100 |
| Households with one or more children 6 years old or younger * | 165 | 225 | 458 | 699 | 3,055 |
| Washington County | | | | | |
| Total Households * | 3,230 | 4,730 | 8,365 | 5,305 | 30,205 |
| Small Family Households * | 20 | 165 | 1,615 | 1,205 | 16,915 |
| Large Family Households * | 135 | 210 | 585 | 325 | 2,600 |
| Household contains at least one person 62-74 years of age | 365 | 235 | 310 | 65 | 400 |
| Household contains at least one person age 75 or older | 355 | 425 | 150 | 1,535 | 45 |
| Households with one or more children 6 years old or younger * | 415 | 655 | 1,275 | 1,099 | 5,255 |

*The highest income category for these family types is >80% HAMFI.

Table 5 - Total Households Table

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Number of Households | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 89 | 85 | 135 | 20 | 329 | 0 | 14 | 30 | 19 | 63 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 30 | 35 | 50 | 40 | 155 | 0 | 0 | 22 | 35 | 57 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 165 | 169 | 174 | 4 | 512 | 30 | 15 | 70 | 35 | 150 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 3,532 | 2,360 | 598 | 65 | 6,555 | 2,607 | 2,050 | 2,793 | 1,161 | 8,611 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 529 | 2,375 | 3,250 | 560 | 6,714 | 379 | 1,823 | 3,118 | 3,523 | 8,843 |
| Zero/negative Income (and none of the above problems) | 368 | 0 | 0 | 0 | 368 | 342 | 0 | 0 | 0 | 342 |

Table 6 - Housing Problems Table

Data Source: 2007-2011 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Number of Households | | | | | | | | | | |
| Having 1 or more of four housing problems | 3,821 | 2,650 | 957 | 129 | 7,557 | 2,637 | 2,080 | 2,913 | 1,261 | 8,891 |
| Having none of four housing problems | 1,099 | 3,155 | 7,427 | 3,997 | 15,678 | 518 | 3,110 | 8,574 | 9,489 | 21,691 |
| Household has negative income, but none of the other housing problems | 368 | 0 | 0 | 0 | 368 | 342 | 0 | 0 | 0 | 342 |

Table 7 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|--------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Number of Households | | | | | | | | |
| Small Related | 1,009 | 1,336 | 1,114 | 3,459 | 671 | 786 | 2,045 | 3,502 |
| Large Related | 162 | 164 | 68 | 394 | 144 | 194 | 557 | 895 |
| Elderly | 1,487 | 2,376 | 1,620 | 5,483 | 1,664 | 2,424 | 2,322 | 6,410 |
| Other | 1,638 | 1,045 | 1,108 | 3,791 | 530 | 480 | 1,117 | 2,127 |
| Total need by income | 4,296 | 4,921 | 3,910 | 13,127 | 3,009 | 3,884 | 6,041 | 12,934 |

Table 8 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Number of Households | | | | | | | | |
| Small Related | 805 | 519 | 50 | 1,374 | 631 | 625 | 1,075 | 2,331 |
| Large Related | 148 | 75 | 0 | 223 | 114 | 154 | 202 | 470 |
| Elderly | 1,287 | 1,423 | 547 | 3,257 | 1,358 | 927 | 937 | 3,222 |
| Other | 1,414 | 448 | 38 | 1,900 | 496 | 363 | 632 | 1,491 |
| Total need by income | 3,654 | 2,465 | 635 | 6,754 | 2,599 | 2,069 | 2,846 | 7,514 |

Table 9 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Number of Households | | | | | | | | | | |
| Single family households | 170 | 184 | 164 | 44 | 562 | 30 | 15 | 92 | 70 | 207 |
| Multiple, unrelated family households | 14 | 10 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 10 | 10 | 60 | 0 | 80 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 194 | 204 | 224 | 44 | 666 | 30 | 15 | 92 | 70 | 207 |

Table 10 – Crowding Information

Data 2007-2011 CHAS
Source:

Describe the number and type of single person households in need of housing assistance.

Statistically, the number of households headed by single women that require shelter assistance are low. However, homeless single women are more likely to have experienced significant life stressors, such as foster care placements, domestic violence, sexual violence, and psychiatric hospitalization indicating mental health needs. These stressors inhibit the ability to maintain employment and increase the need for both fiscal and supportive housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Each of the four counties reported continually increasing numbers of elderly residents and indicated building affordable housing with assisted living and other supportive social services as a key goal. According to the 2012 annual report for the Women's Center, 156 women and 168 children stayed at the Sister House Shelter, an emergency shelter for women experiencing domestic violence. Counseling services are also offered to victims of sexual assault; 96 adults received services. A 24-hour crisis hotline for domestic and sexual violence is in operation and received 7,399 calls in 2012. Additionally, 43.4% of The Women's Center annual budget was spent on shelter services and 10.4% of the budget was spent on transitional living.

What are the most common housing problems?

The most common housing problem in Waukesha County is a housing cost burden exceeding both 30% and 50% of household income. Cost burdens affects 6,714 renters in the county and 8,843 owners; severe cost burdens affect 6,555 renters and 8,611 owners.

Are any populations/household types more affected than others by these problems?

Renters are more likely to experience housing problems related to cost burdens than homeowners according to the CHAS data. National studies indicate that high cost burdens place renters at a higher risk for homelessness than homeowners because renters are less able to sustain financial difficulties, such as decreased work hours and income and unanticipated expenses.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

During the planning process, several community stakeholders indicated low and extremely low income families paying over 50%, and sometimes as much as 60-70%, of monthly income on housing expenses. Eviction prevention, emergency shelter, and long-term case management with financial education and job training were identified as the key needs for homeless prevention activities. Low-income residents were reported to be low wage earners, on fixed incomes due to being disabled or elderly, and larger family systems requiring 4-5 bedroom units. Interviews with stakeholders also assessed needs of formerly homeless families and identified obstacles to obtaining housing due to past evictions and inability to meet credit and income requirements. Continued case management, job training, and education regarding budgeting, saving, and general financial management were identified as key needs. Rising rates of substance abuse that

negatively impacted work history and financial management were identified as risks to becoming unsheltered indicating a need for increased substance abuse and mental/behavioral health counseling in addition to case management. Additionally, a strong stigma against housing residents with mental illness or mental health needs was indicated as a risk factor for becoming unsheltered and unable to move from homelessness into permanent housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Estimates regarding at-risk populations were not provided.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

An overall lack of affordable housing units for very low income earners is linked with increased risk of becoming homeless. Interviews with stakeholders in each of the four counties indicated lower levels of housing for very low income earners and that the housing stock for this population was substandard and in need of repairs and rehabilitation. Cost burden is also associated with increased risks for homelessness. The typical measure of housing affordability, by HUD standards, is whether residents are paying more than 30% of their gross income on rent or mortgage. According the Balance of State Continuum of Care Annual Point in Time Count for 2012, inability to pay rent or mortgage was the top reason for people becoming homeless. Research indicates that some individuals enter into precarious and unstable housing situations, such as two families sharing expenses for one household in order to reduce the cost burden and avoid substandard housing. Individuals in precarious housing situations are more likely to experience future homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing needs are based primarily on the condition of existing homes. The ability of residents to maintain and repair their homes, as well as their ability to afford the costs of rental or home mortgage payments are also considerations of housing needs assessments. HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at rates 10% or more of the income group as a whole. For the purposes of this analysis, HUD’s definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 7,760 | 710 | 650 |
| White | 6,935 | 635 | 650 |
| Black / African American | 134 | 30 | 0 |
| Asian | 60 | 15 | 0 |
| American Indian, Alaska Native | 15 | 0 | 0 |
| Pacific Islander | 15 | 0 | 0 |
| Hispanic | 530 | 10 | 0 |

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

According to CHAS data 84.4% of households experience housing problems. American Indians/Alaska Natives and Pacific Islanders both have disproportionately greater need with 100.0% of households in each group experiencing a housing problem. Hispanics also have disproportionately greater need with 98.1% of households experiencing a housing problem.

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 8,845 | 2,585 | 0 |
| White | 8,230 | 2,460 | 0 |
| Black / African American | 100 | 55 | 0 |
| Asian | 100 | 24 | 0 |
| American Indian, Alaska Native | 10 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 350 | 40 | 0 |

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

According to the CHAS data, 79.5% of households experience housing problems. Hispanic households have a disproportionately greater need with 89.7% experiencing one or more housing problems.

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 9,205 | 10,525 | 0 |
| White | 8,425 | 9,985 | 0 |
| Black / African American | 110 | 30 | 0 |
| Asian | 105 | 55 | 0 |
| American Indian, Alaska Native | 20 | 55 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 495 | 355 | 0 |

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

According to the CHAS data, 46.6% of households experience housing problems. Within this income bracket, several groups experience disproportionately greater need. Of Black households, 78.5% experience housing problems, 65.6% of Asian households experience housing problems, and 58.2% of Hispanics experience housing problems.

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,990 | 10,295 | 0 |
| White | 4,660 | 9,800 | 0 |
| Black / African American | 60 | 29 | 0 |
| Asian | 125 | 140 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 110 | 275 | 0 |

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

According to the CHAS data, 32.0% of residents experience housing problems. Within this income bracket two groups experience disproportionately greater need: 67.4% of Black households have a housing problems, as do 47.4% of Asian households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The disproportionately greater need of racial or ethnic groups is based on the level of severe housing problems defined as overcrowded households (more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms) and households with cost burdens of more than 50% of household income.

HUD defines disproportionately greater need as residents from racial or ethnic minority groups that have problems at a rate of 10% or more for the income group as a whole. For the purposes of this analysis, HUD’s definition of disproportionately greater need will apply. The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 6,370 | 2,095 | 650 |
| White | 5,610 | 1,955 | 650 |
| Black / African American | 134 | 30 | 0 |
| Asian | 60 | 15 | 0 |
| American Indian, Alaska Native | 15 | 0 | 0 |
| Pacific Islander | 15 | 0 | 0 |
| Hispanic | 465 | 80 | 0 |

Table 15 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

According to CHAS data, 69.9% of residents experience severe housing problems. Within this income group, all racial and ethnic groups experienced disproportionately greater need with 100% of American Indian/Alaska Native, 85.5% of Hispanic residents, 81.7% of Black residents, and 80.0% of Asian residents experiencing severe housing problems.

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,325 | 7,100 | 0 |
| White | 3,910 | 6,775 | 0 |
| Black / African American | 100 | 55 | 0 |
| Asian | 75 | 55 | 0 |
| American Indian, Alaska Native | 0 | 20 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 215 | 180 | 0 |

Table 16 - Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

According to CHAS data, 37.8% of residents experience severe housing problems. Within this income bracket 65.5% of Black/African American residents, 57.7% of Asian residents, and 54.4% of Hispanic residents experience severe housing problems and have disproportionately greater need.

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,900 | 16,835 | 0 |
| White | 2,745 | 15,660 | 0 |
| Black / African American | 45 | 95 | 0 |
| Asian | 15 | 140 | 0 |
| American Indian, Alaska Native | 0 | 75 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 70 | 775 | 0 |

Table 17 - Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

According to CHAS data, 14.7% of residents within this income bracket experience severe housing problems. In this income group, 32.1% of Black/African American residents experience severe housing problems and have disproportionately greater need.

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,160 | 14,130 | 0 |
| White | 1,095 | 13,360 | 0 |
| Black / African American | 10 | 85 | 0 |
| Asian | 50 | 215 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 385 | 0 |

Table 18 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS

Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

According to CHAS data, 7.6% of residents experience severe housing problems at this income level. In this income level, 18.9% of Asian residents experience severe housing problems and have disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The disproportionately greater need of racial or ethnic groups is based on the level of cost burden defined as monthly housing costs (including utilities) exceeding 30% of monthly income. HUD defines disproportionately greater need as residents who are members of racial or ethnic minority groups that have problems at a rate of 10% or more of the income group as a whole. For the purposes of this analysis, HUD’s definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|---------|--------|--------|-------------------------------------|
| Jurisdiction as a whole | 106,575 | 25,925 | 15,095 | 650 |
| White | 100,860 | 24,140 | 13,870 | 650 |
| Black / African American | 860 | 255 | 230 | 0 |
| Asian | 2,195 | 315 | 200 | 0 |
| American Indian, Alaska Native | 160 | 45 | 19 | 0 |
| Pacific Islander | 10 | 0 | 15 | 0 |
| Hispanic | 2,175 | 1,035 | 645 | 0 |

Table 19 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

According to CHAS data, 71.2% of residents have a housing cost burden of at or below 30% of gross income as recommended by HUD, and 27.7% of residents have a cost burden that exceeds 30% of monthly income. Hispanic residents experience disproportionately greater need in relation to housing cost burden, with 43.6% of residents paying more than 30% of income towards housing costs. American Indian/Alaska Native residents have disproportionately greater need in relation to housing cost burden with 40% of residents paying more than 30% of their income toward housing expenses. Additionally, 36.1% of African American residents pay more than 30% of income towards housing costs, a rate that is 8.4 percentage points more than the overall jurisdiction. While the current rate of cost burdening does not indicate disproportionately greater need, it does suggest that Black residents may be at risk for disproportionately greater need in the future.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to CHAS data, the following disproportionately greater needs, in relation to housing and severe housing problems, apply to residents from racial and ethnic minority groups:

- At the income level of 30% of AMI, American Indians/Alaska Natives and Pacific Islander residents both have disproportionately greater need with 100% of each group experiencing housing problems. Hispanic residents also have disproportionately greater need with 98.1% of Hispanic residents experiencing housing problems. Within this income group, all racial and ethnic groups experienced disproportionately greater need with 100% of American Indian/Alaska Native, 85.5% of Hispanic residents, 81.7% of Black residents, and 80.0% of Asian residents experiencing severe housing problems.
- At the income level of 30-50% of AMI, Hispanic residents have a disproportionately greater need with 89.7% experiencing housing problems. Within this income bracket, 65.5% of Black/African American residents, 57.7% of Asian residents, and 54.4% of Hispanic residents experience severe housing problems and have disproportionately greater need.
- At the income level of 50-80% AMI, 78.5% of Black/African American residents, 65.6% of Asian residents, and 58.2% of Hispanic residents experience housing problems. In this income group, 32.1% of Black/African American residents experience severe housing problems and have disproportionately greater need.
- At the income level of 80-100% AMI, 67.4% of Black/African American residents experience housing problems, while 47.4% of Asian residents experience housing problems. In this income level, 18.9% of Asian residents experience severe housing problems and have disproportionately greater need.

If they have needs not identified above, what are those needs?

The disproportionately greater needs of racial and ethnic minority groups include housing problems, severe housing problems, and cost burdens. These needs vary based on specific racial and ethnic group and are discussed in further detail in sections NA-15, NA-25, and NA-30, of this planning document.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the 2014 FFIEC Census Report, Waukesha County has five census tracts in which racial and ethnic minority residents, primarily Hispanic, have concentrations exceeding 20% of residents. As Section SP-10 of the Strategic Plan shows, all of these tracts have low and moderate income populations above 30.34%, the threshold for CDBG spending set for Waukesha County as an exception grantee. The highest concentration of low/moderate income population is in tract 2027.00 (68.8% of residents); this tract also has the lowest estimated 2014 median family income at \$31,424.

| Tract | Total Pop. | Minority Pop. (%) | 2014 Median Family Income | Tract | Total Pop. | Minority Pop. (%) | 2014 Median Family Income |
|---------|------------|-------------------|---------------------------|---------|------------|-------------------|---------------------------|
| 2001.01 | 4480 | 6.94 | \$86,209 | 2023.02 | 6832 | 31.50 | \$55,762 |
| 2001.02 | 4852 | 6.41 | \$65,168 | 2024.00 | 5003 | 11.57 | \$85,330 |
| 2001.03 | 3122 | 9.51 | \$76,676 | 2025.00 | 3998 | 16.28 | \$63,136 |
| 2002.01 | 3595 | 5.67 | \$94,835 | 2026.00 | 3498 | 18.35 | \$45,147 |
| 2002.02 | 4206 | 9.46 | \$85,007 | 2027.00 | 1552 | 24.16 | \$31,424 |
| 2003.00 | 4178 | 8.88 | \$87,060 | 2028.00 | 4219 | 36.34 | \$62,813 |
| 2004.00 | 6582 | 14.05 | \$113,717 | 2029.01 | 4452 | 22.91 | \$68,620 |
| 2005.00 | 5667 | 12.99 | \$112,030 | 2029.02 | 3513 | 11.87 | \$87,003 |
| 2006.00 | 1841 | 10.54 | \$61,316 | 2030.00 | 2641 | 17.68 | \$68,697 |
| 2007.00 | 3808 | 11.27 | \$79,559 | 2031.01 | 6536 | 13.26 | \$98,863 |
| 2008.01 | 5114 | 7.12 | \$121,380 | 2031.02 | 6701 | 11.36 | \$89,738 |
| 2008.03 | 4493 | 8.57 | \$97,766 | 2031.03 | 4528 | 20.47 | \$66,630 |
| 2008.04 | 3624 | 12.31 | \$112,480 | 2032.00 | 4106 | 4.97 | \$99,348 |
| 2009.01 | 3932 | 8.34 | \$96,859 | 2033.03 | 3749 | 4.11 | \$91,643 |
| 2009.02 | 4005 | 9.11 | \$119,081 | 2033.04 | 4037 | 9.66 | \$104,754 |
| 2010.00 | 6027 | 6.29 | \$130,786 | 2033.05 | 4328 | 6.19 | \$87,706 |
| 2011.01 | 4656 | 13.21 | \$99,643 | 2033.06 | 5889 | 12.50 | \$74,996 |
| 2011.02 | 2867 | 11.68 | \$84,276 | 2034.02 | 4011 | 5.41 | \$81,400 |
| 2012.01 | 2119 | 12.65 | \$118,800 | 2034.03 | 5504 | 5.00 | \$102,701 |
| 2012.02 | 6032 | 16.78 | \$116,705 | 2034.04 | 3035 | 8.37 | \$68,978 |
| 2012.03 | 3233 | 14.17 | \$85,267 | 2034.05 | 4139 | 5.94 | \$118,695 |
| 2013.00 | 4855 | 10.48 | \$81,471 | 2034.06 | 6425 | 3.24 | \$106,055 |
| 2014.02 | 4656 | 9.32 | \$74,237 | 2035.00 | 6563 | 3.90 | \$109,239 |
| 2014.03 | 4265 | 10.95 | \$83,713 | 2036.01 | 4102 | 6.02 | \$78,792 |
| 2014.04 | 3844 | 7.10 | \$100,311 | 2036.02 | 5897 | 6.24 | \$95,728 |
| 2015.03 | 6647 | 9.54 | \$114,378 | 2037.02 | 5046 | 9.22 | \$103,032 |
| 2015.04 | 6210 | 8.60 | \$107,896 | 2037.03 | 3819 | 7.86 | \$136,122 |
| 2015.05 | 2936 | 4.84 | \$102,666 | 2037.04 | 4469 | 5.10 | \$124,227 |
| 2015.06 | 4697 | 6.45 | \$81,246 | 2038.02 | 6145 | 4.46 | \$96,733 |
| 2016.00 | 5117 | 5.18 | \$86,160 | 2038.03 | 3945 | 3.02 | \$96,663 |
| 2017.01 | 4594 | 3.87 | \$96,381 | 2038.04 | 7210 | 5.78 | \$96,536 |
| 2017.03 | 6097 | 4.48 | \$98,877 | 2039.01 | 4532 | 5.67 | \$75,010 |
| 2017.04 | 5206 | 4.49 | \$96,058 | 2039.02 | 4308 | 5.43 | \$81,675 |
| 2018.00 | 1503 | 4.59 | \$88,142 | 2040.02 | 5479 | 3.85 | \$88,951 |
| 2019.00 | 5169 | 5.11 | \$101,555 | 2040.03 | 3826 | 6.30 | \$86,863 |
| 2020.01 | 4995 | 4.18 | \$110,188 | 2040.04 | 4379 | 3.61 | \$102,069 |
| 2020.02 | 4030 | 4.86 | \$82,708 | 2041.00 | 5032 | 5.48 | \$110,188 |
| 2021.01 | 4094 | 10.16 | \$104,698 | 2042.00 | 7197 | 5.97 | \$91,031 |
| 2021.02 | 4650 | 11.16 | \$76,711 | 2043.01 | 4852 | 4.00 | \$88,719 |
| 2021.03 | 3409 | 11.09 | \$110,181 | 2043.02 | 3755 | 7.30 | \$82,258 |
| 2022.01 | 4329 | 9.75 | \$90,525 | 2044.00 | 2079 | 4.47 | \$97,675 |
| 2022.02 | 5774 | 26.67 | \$60,585 | 2045.01 | 2495 | 4.77 | \$103,207 |
| 2023.01 | 4494 | 15.00 | \$74,778 | 2045.02 | 6061 | 3.45 | \$88,163 |

Source: Federal Financial Institutions Examination Council (FFIEC) 2014 Census Report

NA-35 Public Housing – 91.205(b)

Introduction

Low-income residents largely depend on local housing authorities for access to affordable housing and related services. The purpose of public housing authorities (PHAs) is to ensure safe, decent, affordable housing and to create opportunities for resident's self-sufficiency and economic independence. Subsidized rental units are required to meet HUD minimum housing standards, as determined by the public housing agency. In many cases the housing subsidy is paid directly to the landlord by the PHA on behalf of the participating family. The family will then pay the difference between the actual rent charged by the landlord and the amount subsidized by the program each month. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home. Since the demand for housing assistance often exceeds the limited resources available through local housing authorities, waiting lists are common.

Since 1998, Waukesha County established a Consortium with Washington, Jefferson and Ozaukee Counties and the municipalities within each jurisdiction to receive HOME Investment Partnership (HOME) Program funding from the U.S. Department of Housing and Urban Development. The public housing analysis will encompass data from the housing authorities in each of the counties within the Consortium.

The public housing authorities located within the Consortium manage over 800 public housing units and over 2,891 housing choice vouchers. A total of 1,585 persons are currently housed in public housing units throughout the Consortium, while 4,321 persons in the Consortium are served through housing choice voucher programs. The subsidized housing choice voucher rental assistance program enables a jurisdiction to provide affordable housing options for very low-income households. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program.

Waukesha Housing Authority

The Waukesha Housing Authority provides housing assistance to income eligible, very low-income families residing in the City of Waukesha, Waukesha County, and the City of New Berlin. The Waukesha Housing Authority manages 528 public housing units and 2,219 housing choice vouchers. The Authority provides assistance to Saratoga Heights, a multifamily housing development dedicated for elderly and disabled persons and several scattered sites for single family housing located throughout the City and County of Waukesha. The public housing occupancy rate is currently at 85%. As of May 15, 2013, the Housing Authority closed the waiting list for all rental assistance programs.

Washington County Housing Authority

Washington County's Housing Authority is located in the cities of West Bend, Hartford, and Slinger and is administered by the Horizon Management Group. Washington County has 122 public housing units available and 473 portable housing choice vouchers. Portability is a critical aspect of housing stability and allows the family to move from one Housing Agency's jurisdiction to another, while retaining rental assistance. The County's voucher waiting list is currently closed and once opened may have a wait list of 3 to 5 years before assistance is available.

The Jefferson Housing Authority administers a public housing program. The housing authority owns and manages one project which contains 61 affordable rental units. According to HUD, the Jefferson Housing Authority is determined to be a small public housing authority, meaning it manages between 50 and 249 public housing units. The Jefferson Housing Authority has a HUD inspection score of 96 and is currently not designated as a troubled PHA.

Ozaukee County has no housing authority of its own and Section 8 vouchers are processed under contract with the state to serve the county.

The following tables provide more detail on public housing units and the characteristics of the tenants as well as information on housing choice vouchers administered by the public housing authorities.

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Tools in Use

| Public Housing | | | | | | | | | |
|-------------------|----------------------------|------------|------------------------|------------------------------------|------------|---------|-------------------|-----------------------------|------------|
| Name | Subsidized units available | % Occupied | Total Number of People | % of all persons with a disability | % Minority | % Black | % Native American | % Asian or Pacific Islander | % Hispanic |
| Waukesha City | 264 | 95 | 580 | 24 | 29 | 18 | 0 | 1 | 10 |
| Jefferson County | 205 | 97 | 302 | 18 | 2 | 0 | 0 | 0 | 2 |
| Washington County | 122 | 93 | 120 | 26 | 3 | 1 | 1 | 0 | 2 |
| Waukesha County | 264 | 95 | 585 | 24 | 29 | 18 | 0 | 1 | 10 |
| TOTAL | 855 | - | 1,585 | - | - | - | - | - | - |

Source: U.S. Department of Housing & Urban Development Picture of Subsidized Households 2013,
<http://www.huduser.org/portal/datasets/picture/yearlydata.html>

| Housing Choice Vouchers | | | | | | | | | |
|-------------------------|----------------------------|------------|-------------------------|------------------------------------|------------|---------|-------------------|-----------------------------|------------|
| Name | Subsidized units available | % Occupied | Number of people: total | % of all persons with a disability | % Minority | % Black | % Native American | % Asian or Pacific Islander | % Hispanic |
| New Berlin City | 58 | 85 | 71 | 24 | 19 | 17 | 0 | 2 | 0 |
| Waukesha City | 831 | 85 | 1,307 | 35 | 23 | 16 | 0 | 1 | 6 |
| Jefferson County | 69 | 81 | 113 | 26 | 9 | 5 | 0 | 0 | 4 |
| Ozaukee County | 130 | 81 | 192 | 27 | 6 | 3 | 1 | 1 | 2 |
| Washington County | 473 | 82 | 696 | 31 | 8 | 6 | 0 | 0 | 2 |
| Waukesha County | 1,330 | 85 | 1,942 | 34 | 18 | 12 | 0 | 1 | 4 |
| TOTAL | 2,891 | - | 4,321 | - | - | - | - | - | - |

Source: U.S. Department of Housing & Urban Development Picture of Subsidized Households 2013,
<http://www.huduser.org/portal/datasets/picture/yearlydata.html>

| Program Type | | | | | | | | | |
|----------------------------|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 0 | 401 | 0 | 331 | 0 | 0 | 70 |

Table 20 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| Program Type | | | | | | | | | |
|---|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|--|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | |
| Average Annual Income | 0 | 0 | 0 | 13,651 | 0 | 14,044 | 0 | 0 | |
| Average length of stay | 0 | 0 | 0 | 6 | 0 | 6 | 0 | 0 | |
| Average Household size | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | |
| # Homeless at admission | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| # of Elderly Program Participants (>62) | 0 | 0 | 0 | 121 | 0 | 117 | 0 | 0 | |
| # of Disabled Families | 0 | 0 | 0 | 190 | 0 | 124 | 0 | 0 | |
| # of Families requesting accessibility features | 0 | 0 | 0 | 401 | 0 | 331 | 0 | 0 | |

| Program Type | | | | | | | | |
|------------------------------------|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 21 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Program Type | | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| Race | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 0 | 356 | 0 | 289 | 0 | 0 | 67 |
| Black/African American | 0 | 0 | 0 | 36 | 0 | 35 | 0 | 0 | 1 |
| Asian | 0 | 0 | 0 | 5 | 0 | 4 | 0 | 0 | 1 |
| American Indian/Alaska Native | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 0 | 1 |
| Pacific Islander | 0 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 22 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 0 | 16 | 0 | 15 | 0 | 0 | 1 |
| Not Hispanic | 0 | 0 | 0 | 385 | 0 | 316 | 0 | 0 | 69 |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Both the Waukesha Housing Authority and the Washington County Housing Authority meet the statutory requirements to maintain at least five percent of their units as accessible and make reasonable accommodations to address the needs of persons with disabilities. Tenant characteristic data shows that 5% of the PHA residents are disabled. The PHA's offer accessible units for the disabled, however, it is the smallest population served compared with the elderly and families.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The average months on waiting lists for public housing and Housing Choice vouchers range between 10 months and 56 months. There is some duplication between these lists because households often apply to multiple programs to improve their chances of getting housing. As such, the PHA's are unable to de-duplicate these numbers. That said, the size of the waiting lists suggests significant demand for truly affordable rental housing.

The most immediate need for public housing tenants as well as Housing Choice voucher holders is the maintenance of funding for the existing units and vouchers. Public housing and housing occupied by Housing Choice voucher tenants is the most important source of truly affordable housing where tenants pay a set percentage of their income towards rent (usually 30%). Newer types of subsidized housing, such as Low Income Housing Tax Credit units, create below market rate units but that rent is generally a fixed amount and not a percentage of the household's income. Maintaining the quality of units occupied by Housing Choice Voucher holders is also important and program administrators accomplish this through annual housing quality standard inspections.

The most critical non-housing needs include workforce development, day care, employment, and transportation to help support housing stability and foster self-sufficiency.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and housing choice vouchers holders are fairly consistent with the needs of the population at large. All tenants are concerned about the quality and affordability of their existing housing. Cost burden is actually more of an issue for low income households who don't live in public housing or have a voucher. There are waiting lists at other types of subsidized housing which confirms the need for additional affordable units throughout the region.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section provides a general assessment of the Consortium homeless population and its needs. This data is derived from the 2013 Annual Homeless Assessment Report (AHAR) and the Wisconsin Balance of State Continuum of Care (WIBOSCOC) for the counties of Jefferson, Ozaukee, Waukesha, and Washington.

The WIBOSCOC conducts the point-in-time count twice per year in January and July. This count is intended to include persons that are homeless and are living in emergency shelters, transitional housing, safe havens for the homeless, domestic violence shelters, or who are unsheltered living on the streets or any other place not mean for human habitation. The data collected through the Point-in-Time process is reported in the Annual Homelessness Assessment Report (AHAR) that is provided to the U.S. Congress.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data provided by the WIBOSCOC shows that a total of 41 homeless persons were counted as chronically homeless in the Counties of Jefferson, Ozaukee, Waukesha and Washington during the 2013 point-in-time counts. Those counted in January 2013 constituted, 11.0% of total sheltered and unsheltered persons in Waukesha County and 8.0% of the total in Washington County. As of the July 2013 PIT, two chronically homeless persons made up 8.0% of the total sheltered/unsheltered population in Jefferson; 22 chronically homeless persons comprised 16.5% of the sheltered/unsheltered population in Waukesha County. No chronically homeless persons were counted in Ozaukee in any of the three point-in-time counts. Note that these figures do not represent the entire homeless population in the four-county area, but rather the number of chronically homeless that were unsheltered during a point-in-time count. As the inventory of homeless facilities in the area shows, a considerably higher number of homeless persons are assisted within Waukesha and other HOME Consortium Counties than the point-in-time count of chronically homeless reflects.

Chronic Homeless Point-in-Time Counts

| Continua | July-12 | January-13 | July-13 |
|------------|--|---|---|
| Jefferson | 0 | 0 | 2 8.0% of sheltered/unsheltered |
| Ozaukee | 0 | 0 | 0 |
| Waukesha | 13 9.5% of sheltered/unsheltered | 14 11.0% of sheltered/unsheltered | 22 16.5% of sheltered/unsheltered |
| Washington | 1 2.0% of sheltered/unsheltered | 3 8.0% of sheltered/unsheltered | 0 |

Note: “Chronically Homeless” includes people who were sheltered, in motel voucher program, or unsheltered on the night of the PIT. Percentages indicate the total number of chronically homeless individuals divided by the total number of people sheltered and unsheltered (not including those in transitional housing).

Source: WI Balance of State Continuum of Care Chronic Homeless Numbers – 2012 & 2013 Point-in-Time Counts
Local data was not available to further characterize the homeless and chronically homeless population by age, family status, presence of children, or veteran status at the county level. Data provided by WIBOSCOC from its January 2013 PIT count give a general characterization of the homeless population in Wisconsin, and show that the majority of homeless persons (57.1%) are in families with children. Chronically homeless families and individuals make up 7.1% of the homeless population statewide, veterans make up 8.0%, unaccompanied youth constitute 0.1%.

Nature and Extent of Homelessness: (Optional)

While no data exists for race and ethnicity in the 2013 PIT, the WIBOSCOC, has implemented new processes in their 2014 to capture this data.

| | | |
|-----------------------|-----------------------|-------------------------------|
| Race: n/a | Sheltered: n/a | Unsheltered (optional) |
| Ethnicity: n/a | Sheltered: n/a | Unsheltered (optional) |

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

This information is not available in the community.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

This information is not available in the community.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Estimates of sheltered and unsheltered homeless were not available for the HOME Consortium counties. Service providers interviewed during this planning process, however, indicated that the majority of

homeless persons in the area are sheltered. According to WIBOSCO's January 2013 PIT count, 4.7% of the 3,610 homeless persons within the State Continuum of Care were unsheltered, 51.2% were in emergency housing, 43.9% were in transitional housing, and 0.2% were in safe haven housing.

In 2013, the United Way in Waukesha County, the City of Waukesha, and Waukesha County came together to develop the Waukesha County Homelessness Alliance in order to take a comprehensive and sustainable approach for addressing homelessness in Waukesha County. The Alliance includes a Steering Committee to collect, manage, and allocate community resources that have a direct impact on services to homeless individuals and families and a Design Team to oversee the day-to-day delivery of services to the homeless population. The Alliance is charged with the task of producing a plan that can be used to enlist the support, participation, and resources from the community needed to achieve the vision of the elimination of homelessness in Waukesha County.

DRAFT

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless persons with special needs include the elderly; frail elderly; persons with disabilities; persons with drug and alcohol addictions; persons with HIV/AIDS and their families; and victims of domestic violence, dating violence, sexual assault, and stalking. Members of these special needs populations often have very low incomes. Data on special needs populations is limited, but generally speaking, there is a significant need for housing and/or supportive services for all special needs subpopulations.

Estimating the needs of special populations can be challenging as specific data for each need group is not readily available. Even when data is available on the number of persons with a special need, it can be difficult to determine how many of them are underserved through existing housing and services, and how many of them will need services in the future. HUD required that this Plan describe the needs of the following populations: elderly, frail elderly, persons with disabilities, persons with alcohol or substance abuse and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Elderly persons typically need housing assistance for financial reasons or for supportive service to complete their daily routines. Persons with limitations on activities of daily living may need assistance to perform routine activities such as bathing and eating. Supportive housing is needed when an elderly person is both frail and very low-income. Elderly persons living on fixed, very low incomes also need affordable housing options.

While no data is available to estimate the number of elderly persons who will require supportive housing or services during the next five years, demand will likely increase due to the region's aging population, many of whom survive on fixed incomes. Maintaining a supply of affordable and accessible housing will be necessary to serve the needs of this growing population. The County and its consortium members will remain vigilant in identifying and supporting opportunities to increase the supply of such housing. Human service agencies consulted during the planning process identified transportation, affordable homecare funding and services, and increased housing rehabilitation funding as needs of the elderly and frail elderly populations.

Persons with Physical Disabilities

The 2012 American Community Survey estimated 63,713 of residents in the Waukesha County Consortia have an ambulatory difficulty. People with ambulatory difficulty often require modifications to their living space, including the removal of physical barriers. Generally, modifications can be made to adapt a residential unit for people who use wheelchairs.

| Jurisdiction | Persons with a Disability | % of Persons with a Disability |
|-------------------|---------------------------|--------------------------------|
| Jefferson County | 7,805 | 9.3 |
| Ozaukee County | 8,025 | 9.3 |
| Waukesha County | 36,670 | 9.4 |
| Washington County | 11,213 | 8.5 |
| Total | 63,713 | |

Like other special needs populations, people with physical disabilities need affordable housing. With the exception of public housing units, there is no data on the number of the housing units that are accessible for people with disabilities. However, due to the age and condition of much of the region’s housing, and based on anecdotal evidence provided by agencies that serve persons with disabilities, the supply of accessible units is believed to be very limited. The need for accessible housing units must be addressed via both new construction and rehabilitation.

Persons with Alcohol/Drug Addictions

Alcohol or other drug abuse is defined as an excessive and impairing use of alcohol or other drugs, including addiction. Persons who are classified with alcohol or other addictions may have a history of inpatient treatment, be identified by current symptomology or by an assessment of current intake, or by some combination of these approaches. No data is available to estimate of the housing needs of persons with alcohol or other drug addictions, but agencies that serve these groups identified halfway housing and permanent supportive housing as needs for clients who are leaving treatment or inpatient centers.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

The lack of permanent affordable housing is one of the most significant challenges women face when trying to leave their abuser and start a new life. There is no estimate of the number of cases that go unreported. Agencies that serve domestic violence victims indicate that short-term housing and supportive services are adequate, but there is a great need for long-term support and housing, as evidenced by waiting lists for transitional housing. This population also has transportation needs and expeditious legal services. There is no data available regarding the housing needs of victims of dating violence, sexual assault and stalking.

Persons with HIV/AIDS

The annual Wisconsin HIV/AIDS surveillance review presents cases of HIV/AIDS newly diagnosed in 2013, prevalent cases through December 31, 2013, and deaths through 2011 in Wisconsin.

Reflecting national trends, young Black/African American men who have sex with men (MSM) in Wisconsin continue to be the population most affected by HIV in Wisconsin.

- Diagnoses in young Black MSM nearly tripled from 2004 to 2013.
- Half of Black MSM diagnosed in Wisconsin in 2013 had not reached their 24th birthday at their time of diagnosis.

- Black MSM accounted for 63% of HIV diagnoses in young MSM in 2013 (whereas Blacks account for only 8% of the young male population, ages 15-29 in Wisconsin).
- Nearly one in three (32%) Black MSM ages 15-59 is estimated to be living with HIV, compared to 8% of Hispanic MSM, 3% of White MSM in the same age group.

What are the housing and supportive service needs of these populations and how are these needs determined?

The most often cited needs for all special needs populations are affordable housing, followed by transportation. The need for transportation can be limited by locating affordable housing in areas that are located on existing transportation routes.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Wisconsin Department of Health Services, in 2013, 255 cases of HIV infection were diagnosed in Wisconsin. Between 2004 and 2013, the number of diagnoses ranged from a low of 225 in 2012 to a high of 284 in 2009, with an average of 253 diagnoses per year. HIV infection disproportionately affects racial/ethnic minorities. Among males, the rate of HIV diagnoses during 2009-2013 was more than ten-fold greater among Blacks and five-fold greater among Hispanics compared to Whites. Among females, the disparity was even greater; the rate of HIV infection was more than 25-fold greater among Blacks and more than five-fold greater among Hispanics and Asians compared to Whites. Rates for American Indians and Asians fluctuated because of the small case numbers. The median age at diagnosis (the age at which half of cases are younger and half are older) was 34 in 2013 but varied considerably by risk exposure group.

In 2013, HIV cases were reported from 29 counties in Wisconsin. Milwaukee County cases accounted for the majority of cases at 52%, Dane County accounted for 12%, Racine for 5%, and Brown and Kenosha Counties each for 3%. The Counties of Jefferson, Ozaukee, Waukesha, and Washington all accounted for fewer than 3% of diagnoses in 2013.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

According to resident and stakeholder interviews, there are areas in all four counties in need of increased and enhanced public facilities mainly related to expanded transportation and development of retail and commercial spaces. Interviews with community stakeholders in Waukesha County indicated limited transportation options other than person vehicles. Ozaukee and Jefferson Counties do not have public transportation systems beyond regional taxi cab systems. The lack of transportation in these areas presented increased issues due to the distance between the counties and amenities, employment, and social services of larger areas. The majority of stakeholders reported well-kept public facilities such as parks, roads, and sidewalks. Although, it should be noted that some stakeholders identified a need for improved upkeep of public facilities like roads and street lights in some areas of low income housing and areas with concentrations of racial and ethnic minorities in Waukesha County.

How were these needs determined?

Needs for Waukesha, Jefferson, Ozaukee, and Washington counties were prioritized based on input secured through a total of six community meetings conducted by Waukesha County. Two community meetings and forums were held in Waukesha County on August 11, 2014, with an additional meeting held on August 13, 2014. Meetings were held in Jefferson County on August 11, 2014, Ozaukee County on August 12, 2014, and Washington County on August 12, 2014. Additional input was garnered through structured interviews with community stakeholders from August 12th through August 22nd, 2014. Input was also gathered from the HOME and CDBG Boards. A community survey was administered and generated over 300 responses. Finally, appropriate empirical data from the CIP and the *Regional Housing Plan for Southeastern Wisconsin: 2035* was reviewed.

Describe the jurisdiction's need for Public Improvements:

Interviews with stakeholders indicated generally good upkeep of public facilities and little need for public improvements. It should be noted that some stakeholders identified a need for improved upkeep of public facilities like roads and street lights in some areas of low- income housing and areas with concentrations of racial and ethnic minorities in Waukesha County. However, other interviewees described these areas as indistinguishable from higher income areas based on public facilities, but suggested it was the façades of older housing stock in need of repair and rehabilitation that affected the appearance of these areas.

How were these needs determined?

Needs for Waukesha, Jefferson, Ozaukee, and Washington counties were prioritized based on input secured through a total of six community meetings conducted by Waukesha County. Two community meetings and forums were held in Waukesha County on August 11, 2014, with an additional meeting held on August 13, 2014. Meetings were held in Jefferson County on August 11, 2014, Ozaukee County on August 12, 2014, and Washington County on August 12, 2014. Additional input was garnered through structured interviews with community stakeholders from August 12th through August 22nd, 2014. Input was also gathered from the HOME and CDBG Boards. A community survey was administered and generated over 300 responses. Finally, appropriate empirical data from the CIP and the *Regional Housing Plan for Southeastern Wisconsin: 2035* was reviewed.

Describe the jurisdiction's need for Public Services:

Public Service needs were identified based upon input from citizens who attended community meetings, agencies that completed surveys or participated in stakeholder focus groups, and municipal officials. The following needs were identified:

- Senior Services- As indicated throughout this plan, the number of elderly residents within each of the four studied counties is increasing. Several stakeholders indicating a concern for affordable and accessible housing, as well as, supportive and assisted living services.
- Transportation Services-During the planning process, interviews in all of the counties indicated a need for increased public transit. Stakeholders cited low availability of public transit as barriers to residents seeking employment opportunities, child care, and use of public and social services and barriers to recruiting a workforce for business and industrial parks.
- Child Care Services-Interviews indicated a need for affordable child care services for working families located near business and industrial parks. Additionally, affordable child care services were also related to homeless prevention and reduction.
- Mental Health Services-Stakeholder interviews indicated stigma associated with mental illness throughout the four county area that impeded upon the ability to rent housing. Interviews also indicated a concentration of mental, behavioral health, social, and human services primarily in Waukesha County making service access difficult for residents throughout the region who lack transportation.

How were these needs determined?

Needs for Waukesha, Jefferson, Ozaukee, and Washington counties were prioritized based on input secured through a total of six community meetings conducted by Waukesha County. Two community meetings and forums were held in Waukesha County on August 11, 2014, with an additional meeting held on August 13, 2014. Meetings were held in Jefferson County on August 11, 2014, Ozaukee County on August 12, 2014, and Washington County on August 12, 2014. Additional input was garnered through structured interviews with community stakeholders from August 12th through August 22nd, 2014. Input was also gathered from the HOME and CDBG Boards. A community survey was administered and generated over 300 responses. Finally, appropriate empirical data from the CIP and the *Regional Housing Plan for Southeastern Wisconsin: 2035* was reviewed.

Housing Market Analysis

MA-10 Number of Housing Units - 91.210(a)&(b)(2)

Introduction

The four-county HOME Consortium area includes an estimated 285,063 housing units, the majority of which (56.0% or 159,509 units) are in Waukesha County. In each county, single-family detached housing predominates, making up 69-70% of the housing stock. The largest supply of multifamily units is located in Waukesha County, where small multifamily properties (5-19 units) make up 9% of homes and large multifamily developments (20 units or more) constitute 8%. Other Consortium counties have lower shares of multifamily housing, ranging from 12% in Jefferson County to 15% in Ozaukee.

For owned housing, the most common unit size is three bedrooms or larger, ranging from 81% to 86% of owner-occupied housing stock in each county. By contrast, only 20 to 28% of rental housing is three bedrooms or more. This means low income families with multiple children may have difficulty finding affordable units – single family homes that would accommodate their size are likely to be more expensive and require incurring costs of homeownership, whereas rental housing offers few large apartment units.

All residential properties by number of units

| Property Type | Number | % | Number | % |
|---------------------------------|-----------------|-------------|-------------------|-------------|
| | Waukesha County | | Jefferson County | |
| 1-unit detached structure | 111,953 | 70% | 24,087 | 69% |
| 1-unit, attached structure | 10,799 | 7% | 1,896 | 5% |
| 2-4 units | 8,605 | 5% | 3,208 | 9% |
| 5-19 units | 14,546 | 9% | 2,814 | 8% |
| 20 or more units | 12,893 | 8% | 1,230 | 4% |
| Mobile Home, boat, RV, van, etc | 713 | 0% | 1,766 | 5% |
| Total | 159,509 | 100% | 35,001 | 100% |
| Property Type | Ozaukee County | | Washington County | |
| | Number | % | Number | % |
| 1-unit detached structure | 24,861 | 69% | 37,285 | 69% |
| 1-unit, attached structure | 3,103 | 9% | 4,377 | 8% |
| 2-4 units | 2,642 | 7% | 4,322 | 8% |
| 5-19 units | 3,863 | 11% | 4,895 | 9% |
| 20 or more units | 1,521 | 4% | 2,686 | 5% |
| Mobile Home, boat, RV, van, etc | 143 | 0% | 855 | 2% |
| Total | 36,133 | 100% | 54,420 | 100% |

Table 24 – Residential Properties by Unit Number

Data 2007-2011 ACS

Source:

Unit Size by Tenure

| Unit Size | Owners | | Renters | | Owners | | Renters | | |
|--------------------|-----------------|-------------|---------------|-------------|-------------------|-------------|---------------|-------------|-----|
| | Number | % | Number | % | Number | % | Number | % | |
| | Waukesha County | | | | Jefferson County | | | | |
| No bedroom | 112 | 0% | 1,116 | 3% | 21 | 0% | 272 | 3% | |
| 1 bedroom | 1,092 | 1% | 9,867 | 28% | 361 | 2% | 2,234 | 25% | |
| 2 bedrooms | 14,970 | 13% | 16,906 | 49% | 3,965 | 17% | 4,062 | 46% | |
| 3 or more bedrooms | 100,733 | 86% | 6,865 | 20% | 18,725 | 81% | 2,296 | 26% | |
| Total | 116,907 | 100% | 34,754 | 100% | 23,072 | 100% | 8,864 | 100% | |
| | Ozaukee County | | | | Washington County | | | | |
| | No bedroom | 29 | 0% | 67 | 1% | 11 | 0% | 214 | 2% |
| | 1 bedroom | 253 | 1% | 1,733 | 23% | 364 | 1% | 1,854 | 16% |
| 2 bedrooms | 3,780 | 14% | 4,033 | 53% | 6,710 | 17% | 6,159 | 54% | |
| 3 or more bedrooms | 22,401 | 85% | 1,771 | 23% | 33,406 | 83% | 3,146 | 28% | |
| Total | 26,463 | 100% | 7,604 | 100% | 40,491 | 100% | 11,373 | 100% | |

Table 25 – Unit Size by Tenure in Waukesha County

Data 2007-2011 ACS

Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Waukesha County and the HOME Consortium counties use a variety of federal, state, and local programs to fund assisted housing. Public housing run by housing authorities in Waukesha and Washington Counties, along with voucher programs administered by the housing authorities, provide housing for very low income families (income ranges as low as under 30% AMI). As discussed in a preceding section, these two programs offer a combined total of 3,746 subsidized units which are assisting 5,906 Consortium residents.

Most new subsidized housing in the area has been created through the Low-Income Housing Tax Credit Program. These units are targeted to households at or below 50% of the median income and are affordable housing options to very low incomes households. In tax credit developments, the developer receives a subsidy to assist with the construction costs. The subsidy allows the developer to charge a rent that is below market rate, but that rent cost is a fixed amount and not a percentage of the household's income. These units are targeted to households at or below 60 percent of the median income. Some developments have additional subsidies which allow them to target a portion of the units to lower incomes. However, they are generally not as affordable as public housing or the subsidized units described in the paragraph above. There are an estimated 326 tax credit units in the study area, including 90 units recently constructed at City Center in New Berlin and 55 at the Oconomowoc School Apartments.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The County does not expect to lose any affordable housing units from its inventory during this Consolidated Plan period.

Does the availability of housing units meet the needs of the population?

Because low income households are more likely to be renters, a lack of multifamily housing (most of which are rental units) in outlying counties is likely to mean these households will have more difficulty finding housing in these areas. Finding rental units of an appropriate size may be a challenge for large families.

Describe the need for specific types of housing

Affordable rental housing and housing for persons with disabilities continue to be needs in Waukesha County and the HOME Consortium. The cost of housing is addressed more specifically in the next section.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

| | Base Year: 2000 | Most Recent Year: 2011 | % Change |
|--------------------------|-----------------|------------------------|----------|
| Waukesha County | | | |
| Median Home Value | 169,000 | 261,100 | 54% |
| Median Contract Rent | 663 | 783 | 18% |
| Jefferson County | | | |
| Median Home Value | 123,600 | 183,100 | 48% |
| Median Contract Rent | 495 | 612 | 24% |
| Ozaukee County | | | |
| Median Home Value | 176,600 | 256,800 | 45% |
| Median Contract Rent | 574 | 689 | 20% |
| Washington County | | | |
| Median Home Value | 153,100 | 231,200 | 51% |
| Median Contract Rent | 546 | 663 | 21% |

Table 26 - Cost of Housing

Data 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Source:

| Rent Paid | Waukesha County | | Jefferson County | |
|-----------------|-----------------------|---------------|-------------------------|---------------|
| | Number | % | Number | % |
| Less than \$500 | 4,302 | 12.4% | 2,814 | 31.7% |
| \$500-999 | 23,205 | 66.8% | 5,524 | 62.3% |
| \$1,000-1,499 | 5,594 | 16.1% | 456 | 5.1% |
| \$1,500-1,999 | 1,001 | 2.9% | 43 | 0.5% |
| \$2,000 or more | 652 | 1.9% | 27 | 0.3% |
| Total | 34,754 | 100.0% | 8,864 | 100.0% |
| | Ozaukee County | | Jefferson County | |
| Less than \$500 | 1,274 | 16.8% | 1,891 | 16.6% |
| \$500-999 | 5,182 | 68.1% | 8,510 | 74.8% |
| \$1,000-1,499 | 995 | 13.1% | 777 | 6.8% |
| \$1,500-1,999 | 95 | 1.2% | 91 | 0.8% |
| \$2,000 or more | 58 | 0.8% | 104 | 0.9% |
| Total | 7,604 | 100.0% | 11,373 | 100.0% |

Table 27 - Rent Paid

Data 2007-2011 ACS

Source:

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|-----------------|---------------|
| | Waukesha County | |
| 30% HAMFI | 1,218 | No Data |
| 50% HAMFI | 4,643 | 1,077 |
| 80% HAMFI | 18,209 | 8,700 |
| 100% HAMFI | No Data | 20,223 |
| Total | 24,070 | 30,000 |

Table 28 – Housing Affordability in Waukesha County

Data 2007-2011 CHAS

Source:

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|---|-------------------------|-----------|-----------|-----------|-----------|
| Waukesha, Ozaukee, and Washington Counties | | | | | |
| Fair Market Rent | \$524 | \$646 | \$812 | \$1,036 | \$1,120 |
| High HOME Rent | \$559 | \$681 | \$840 | \$1,067 | \$1,120 |
| Low HOME Rent | \$559 | \$681 | \$823 | \$951 | \$1,062 |
| Jefferson County | | | | | |
| Fair Market Rent | \$472 | \$605 | \$794 | \$1,071 | \$1,194 |
| High HOME Rent | \$472 | \$605 | \$794 | \$1,071 | \$1,194 |
| Low HOME Rent | \$472 | \$605 | \$794 | \$921 | \$1,028 |

Table 29 – Monthly Rent in Waukesha, Ozaukee, and Washington Counties

Data HUD 2014 FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

Out of Reach data showed that rents in Waukesha would need to be \$657 to be affordable at the average renter wage, \$542 in Washington County, and \$521 in Jefferson County. However, the large majority of rental units in these areas are priced above those marks. This means that the average renter in these areas would likely have difficulty finding affordable housing, as would the large share of workers with below average wages.

How is affordability of housing likely to change considering changes to home values and/or rents?

Median home prices in each county have increased substantially from 2000 to 2011, with percent change ranging from 45% to 54%, compared to 18% to 24% growth in rental rates. Growing home prices will make homeownership unaffordable to households who otherwise may have been able to purchase entry level

housing. As households are priced out of owning homes and stay in the rental market, occupancies and then rents are likely to increase.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Area Median Rents were not available by bedroom size; however, assuming a two bedroom unit, Fair Market Rents are above median rents. This finding indicates that housing assistance should allow low income residents to obtain adequate housing in the region and should be continued in conjunction with the production of more affordable housing units.

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MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The 2007-2011 ACS estimates 25% (29,369) of owner-occupied and 43% (15,004) of renter households in Waukesha County have at least one of the following four selected housing conditions: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%.

Definitions

The U.S. Department of Housing and Urban Development (HUD) sets standards for housing receiving federal assistance. The primary standards are the Housing Quality Standards (HQS) at 24 CFR 982.401. The HQS were adopted in 1995 and last revised in 1999. All housing funded through HUD must comply with HQS as a condition of receiving funding.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 28,947 | 25% | 14,382 | 41% |
| With two selected Conditions | 392 | 0% | 536 | 2% |
| With three selected Conditions | 30 | 0% | 68 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 87,538 | 75% | 19,768 | 57% |
| Total | 116,907 | 100% | 34,754 | 100% |

Table 30 - Condition of Units in Waukesha County

Data 2007-2011 CHAS
Source:

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | | Owner-Occupied | | Renter-Occupied | |
|-----------------|-----------------|-------------|-----------------|-------------|-------------------|-------------|-----------------|-------------|
| | Number | % | Number | % | Number | % | Number | % |
| | Waukesha County | | | | Jefferson County | | | |
| 2000 or later | 15,521 | 13% | 3,654 | 11% | 3,673 | 16% | 803 | 9% |
| 1980-1999 | 35,866 | 31% | 13,455 | 39% | 4,854 | 21% | 2,552 | 29% |
| 1950-1979 | 51,474 | 44% | 13,224 | 38% | 7,030 | 30% | 3,139 | 35% |
| Before 1950 | 14,046 | 12% | 4,421 | 13% | 7,515 | 33% | 2,370 | 27% |
| Total | 116,907 | 100% | 34,754 | 100% | 23,072 | 100% | 8,864 | 100% |
| | Ozaukee County | | | | Washington County | | | |
| | | | | | | | | |
| | | | | | | | | |
| 2000 or later | 3,393 | 13% | 631 | 8% | 7,181 | 18% | 1,229 | 11% |
| 1980-1999 | 7,105 | 27% | 2,125 | 28% | 12,476 | 31% | 4,108 | 36% |
| 1950-1979 | 12,124 | 46% | 3,454 | 45% | 14,422 | 36% | 4,092 | 36% |
| Before 1950 | 3,841 | 15% | 1,394 | 18% | 6,412 | 16% | 1,944 | 17% |
| Total | 26,463 | 100% | 7,604 | 100% | 40,491 | 100% | 11,373 | 100% |

Table 31 - Year Unit Built

Data 2007-2011 ACS
Source:

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 65,520 | 56% | 17,645 | 51% |
| Housing Units build before 1980 with children present | 9,147 | 8% | 2,065 | 6% |

Table 32 - Risk of Lead-Based Paint in Waukesha County

Data 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)
Source:

Vacant Units

| | Waukesha County Total | Jefferson County Total | Ozaukee County Total | Washington County Total |
|--------------------------|-----------------------|------------------------|----------------------|-------------------------|
| Vacant Units | 7,969 | 3,065 | 2,066 | 2,556 |
| Abandoned Vacant Units | | | | |
| REO Properties | | | | |
| Abandoned REO Properties | | | | |

Table 33 - Vacant Units

Data 2007-2011 ACS
Source:

Need for Owner and Rental Rehabilitation

The 2007-2011 ACS data shows that 12% of the owner-occupied and 13% of the rental-occupied housing stock in Waukesha County was built prior to 1950. Within the remaining HOME Consortium counties (Washington, Jefferson, and Ozaukee), the share of pre-1950 housing is even higher, together totaling 17,768 owner-occupied homes and 5,708 rental units built before 1950. Many of the homes have begun to show signs aging of aging, and are also not running energy efficient systems that allow for the monthly utility bill to remain affordable.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health. HUD regulations regarding lead-based paint apply to all federally funded housing programs. The major source of lead exposures comes from lead-contaminated dust found in deteriorating buildings. Many residential properties built prior to 1978 contain lead-based paint. Accurately gauging a number for exactly how many housing units have lead-based paint is difficult. Any housing unit that was built prior to 1978 and is scheduled to have rehabilitation work done, including demolition, must be tested for lead-based paint before the work can begin. Lead is a highly toxic metal that may cause a range of health problems for adults and/or children. Looking at age of housing and presence of children in a households, an estimated 11,212 households in Waukesha County represent a potential risk for lead exposure. These housing units represent 8% of owner-occupied units and 6% of renter-occupied units.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

This section provides a summary of the public and assisted housing available throughout the Waukesha County Consortia. While the HUD required portion of this section focuses on Public Housing and Housing Choice Vouchers, other types of subsidized/assisted housing, particularly Low-Income Housing Tax Credit developments, are an important component of the County's affordable housing stock.

Generally, in public housing and subsidized housing (such as HUD Section 202 developments) tenants pay only 30% of their income towards rent and the development receives an operating subsidy to cover the balance of the operating costs. In these developments there is generally no fixed rent because people pay a percentage of their income. In tax credit developments, the developer receives a capital subsidy to assist with construction costs but no operating subsidy. The capital subsidy allows the developer to charge a rent that is below market rate, but that rent cost is a fixed amount and not a percentage of the household's income.

The public housing authorities located within the Consortium manage over 800 public housing units and over 2,891 housing choice vouchers. The following tables will summarize information on the total number of public housing and Section 8 units available in the jurisdiction, the number of accessible units in each of these categories.

Totals Number of Units

| Program Type | | | | | | | | | |
|-------------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|-----------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project - based | Tenant - based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled* |
| # of units vouchers available | 0 | 0 | 2,002 | 591 | | | 0 | 0 | 678 |
| # of accessible units | | | | | | | | | |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 34– Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Public housing is concentrated in the counties of Waukesha, Jefferson, and Washington. There are a total of 591 subsidized units available in these communities with the Waukesha County having the largest number (264). Other subsidized housing, such as low income tax credit projects and units for elderly and disabled adults are available throughout the jurisdiction.

| Name | Public Housing | Housing Choice Vouchers | |
|-------------------|----------------------------|----------------------------|------------|
| | Subsidized units available | Subsidized units available | % Occupied |
| Jefferson County | 205 | 69 | 81 |
| Ozaukee County | 0 | 130 | 81 |
| Washington County | 122 | 473 | 82 |
| Waukesha County | 264 | 1,330 | 85 |
| TOTALS | 591 | 2,002 | |

Source: HUD Picture of Subsidized Housing PIC (PIH Information Center), <http://www.huduser.org/portal/datasets/picture/yearlydata.html>

Low Income Housing Tax Credit (LIHTC) Inventory

| Project Name | City | Total Units | Low Income Units | Year Placed in Service |
|---------------------------|-----------------|-------------|------------------|------------------------|
| Waukesha County | | | | |
| Arboretum | Menomonee Falls | 117 | 24 | 1990 |
| Pine Pointe Apts | Waukesha | 80 | 28 | 1991 |
| Summit Woods | Waukesha | 104 | 21 | 1991 |
| Breezewood Village II | Hartland | 65 | 65 | 1994 |
| Sussex Mill | Sussex | 60 | 60 | 1995 |
| Stonegate | Sussex | 91 | 91 | 1996 |
| Jolly-Aire Apts | Menomonee Falls | 83 | 83 | 1998 |
| Birchrock Apts | Mukwonago | 48 | 27 | 1999 |
| Hillside Woods Apts | Delafield | 59 | 59 | 2000 |
| Silvernail | Waukesha | 90 | 82 | 2000 |
| Woodview Senior Apts | Muskego | 24 | 24 | 2000 |
| Deer Creek Village Apts | New Berlin | 145 | 101 | 2001 |
| Foxbrook Senior Community | Brookfield | 71 | 71 | 2002 |
| Hillside Woods Apts | Delafield | 59 | 59 | 2002 |
| Highlands South Apts | Waukesha | 61 | 53 | 2003 |
| Capitol Hill Senior Apts | Brookfield | 69 | 66 | 2004 |
| Berkshire at Sunset | Waukesha | 77 | 77 | 2005 |
| Hampton Regency | Butler | 120 | 118 | 2009 |

| Project Name | City | Total Units | Low Income Units | Year Placed in Service |
|------------------------------------|-----------------|-------------|------------------|------------------------|
| Waukesha County (continued) | | | | |
| Buena Vista Senior Housing | Menomonee Falls | 57 | 56 | 2010 |
| Berkshire at Kensington | Waukesha | 177 | 158 | 2010 |
| Wilkinson Manor | Oconomowoc | 76 | 76 | 2011 |
| Hillcrest Apartments | Waukesha | 60 | 60 | 2012 |
| City Center at Deer Creek | New Berlin | 102 | 87 | 2012 |
| Oconomowoc School Apts | Oconomowoc | 55 | 50 | 2014 |
| <i>Meadow Ridge</i> | <i>Waukesha</i> | <i>70</i> | <i>61</i> | <i>(2013)</i> |
| Ozaukee County | | | | |
| River Oaks | Mequon | 8 | 8 | 1990 |
| Wyndmere Apts | Port Washington | 32 | 32 | 1990 |
| Harvest Meadows | Saukville | 62 | 62 | 1991 |
| Breeze Cove Apts | Port Washington | 64 | 64 | 1994 |
| Maple Crest | Port Washington | 112 | 112 | 1994 |
| Cedarburg Senior Apts | Cedarburg | 48 | 48 | 1997 |
| Cedarburg Senior Apts II | Cedarburg | 46 | 42 | 2000 |
| Mequon Court | Mequon | 43 | 35 | 2002 |
| The Berkshire | Grafton | 65 | 59 | 2002 |
| Lincoln Village Senior Apts | Port Washington | 49 | 43 | 2003 |
| Jefferson County | | | | |
| Grove Street Townhomes | Fort Atkinson | 10 | 10 | 1994 |
| Lake Mills Townhomes | Lake Mills | 17 | 17 | 1994 |
| Hawthorne Apts | Waterloo | 24 | 24 | 1997 |
| Jefferson Senior Housing | Jefferson | 48 | 48 | 1997 |
| North Pointe Apts | Fort Atkinson | 23 | 23 | 1998 |
| Blackhawk Ridge Senior Apts | Fort Atkinson | 36 | 33 | 1999 |
| School House Apts | Jefferson | 34 | 30 | 2001 |
| Riverview Romeis | Fort Atkinson | 184 | 5 | 2007 |
| Jefferson Apts | Jefferson | 64 | 64 | 2010 |
| The Globe Apartments | Watertown | 48 | 44 | 2014 |
| <i>Monroe Street Apts</i> | <i>Waterloo</i> | <i>24</i> | <i>22</i> | <i>(2014)</i> |
| Washington County | | | | |
| Paradise Place | West Bend | 64 | 64 | 1991 |
| City View Apts | West Bend | 60 | 60 | 1994 |
| Stonefield Manor | West Bend | 49 | 49 | 1995 |
| Hillside Village Apts | Slinger | 23 | 23 | 1998 |
| Prairie Meadows Apts | Germantown | 40 | 40 | 1998 |

| Project Name | City | Total Units | Low Income Units | Year Placed in Service |
|--------------------------------------|------------|-------------|------------------|------------------------|
| Washington County (continued) | | | | |
| River Bend Senior Village | West Bend | 51 | 51 | 1999 |
| Parkside Village | Hartford | 49 | 49 | 2000 |
| Prairie Meadows Apts II | Germantown | 40 | 40 | 2000 |
| Amity Apartments | West Bend | 35 | 31 | 2002 |
| Prairie Meadows Apts III | Germantown | 34 | 34 | 2003 |
| Washington Heights | Hartford | 50 | 38 | 2004 |
| Arbor Trace Apts | West Bend | 74 | 73 | 2011 |
| River Bluff Townhomes | West Bend | 36 | 36 | 2011 |
| Auxiliary Court | West Bend | 59 | 53 | 2012 |

Source: Wisconsin Housing and Economic Development Authority, Low Income Housing Tax Credit Projects – Awarded or Allocated

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MFH Inventory Survey of Units for the Elderly and Disabled

| Property Name | Address | Phone | Section of the Act | Occupancy Eligibility | Total Units | Total Assisted Units | Total Units Designated for Elderly | Total Units Designated for the Disabled | Total Units with Accessible Features | Available Bedroom Sizes | Survey Date |
|----------------------------------|---|----------------|---------------------------|-----------------------|-------------|----------------------|------------------------------------|---|--------------------------------------|-------------------------|-------------|
| ALVERNO HOUSING | 128 S KRANZ AVE JEFFERSON, WI 53549-2140 | (262)798-9509 | 202 | Disabled | 30 | 26 | 0 | 30 | 23 | 1-BR | 5/11/2009 |
| EAST TERRACE APARTMENTS | 801 N. East Ave. WAUKESHA, WI 53186-4834 | 262-544-9757 | | Elderly and Disabled | 129 | 128 | 116 | 16 | 129 | 1-BR | 1/14/2009 |
| JEFFERSON OAKS WEST APARTMENTS | 622 COLLINS RD JEFFERSON, WI 53549-2920 | 920-674-4450 | | Family | 40 | 40 | 0 | 2 | 2 | 1-BR, 2-BR | 7/14/2009 |
| LA CASA VILLAGE APT | 1431 Big Bend WAUKESHA, WI 53186-2133 | 262-547-2856 | | Elderly and Disabled | 47 | 46 | 39 | 7 | 8 | 0-BR, 1-BR, 2-BR | 7/15/2009 |
| LA CASA VILLAGE II | 1441 BIG BEND RD WAUKESHA, WI 53189-5701 | (262) 547-2856 | 202 | Elderly | 20 | 19 | 20 | 2 | 2 | 1-BR, 2-BR | 10/28/2008 |
| MONTEREY AND HILLCREST | 1804 S Grand Ave #2 WAUKESHA, WI 53186-7457 | 262-549-1212 | 223(a)(7)/2 21(d)(4)M | Family | 60 | 60 | 0 | 3 | 3 | 2-BR, 3-BR | 7/13/2009 |
| ORCHARD HOLLOW APARTMETNS | 1015 Collins Drive, JEFFERSON, WI 53549-0000 | 920-674-2180 | 202 | Elderly | 20 | 19 | 19 | 0 | 1 | 1-BR, 2-BR | 4/16/2009 |
| ROCK VIEW APARTMENTS | 207 E HENRY ST JEFFERSON, WI 53549-2059 | 888-421-0880 | 236(j)(1) | Family | 0 | 0 | 0 | 0 | 0 | - | 3/13/2009 |
| SENIOR HOUSE | 825 Pleasant ST , WAUKESHA, WI 531865078 | 262-446-9144 | 221(d)(3)M KT | Elderly | 32 | 32 | 32 | 0 | 0 | 1-BR | 12/5/2008 |
| SUNSET HEIGHTS | 1926 MADERA ST, WAUKESHA, WI 53186-7571 | 262-240-9406 | 202 | Elderly | 18 | 17 | 17 | 0 | 1 | 1-BR, 2-BR | 10/16/2008 |
| Tau Crossing I | South Highland, JEFFERSON WI, 53549-0000 | 920-674-8378 | 811 | Disabled | 8 | 8 | 0 | 8 | 8 | 1-BR | 7/9/2009 |
| Tau Crossing II | 640 E Theodore St JEFFERSON WI, 53549-0000 | | 811 | Disabled | 8 | 8 | 0 | 8 | 8 | 1-BR | 7/9/2009 |
| WESTPORT MEADOWS | 1200 OAK CT PORT WASHINGTON, WI 53074-2448 | 414-352-2300 | 207/223(f) | Elderly | 48 | 48 | 43 | 0 | 5 | 1-BR | 7/1/2009 |
| WESTWOOD HEIGHTS | 1705 ELDER ST WAUKESHA, WI 53188-3265 | 262-547-6216 | | Family | 40 | 40 | 0 | 4 | 4 | 2-BR | 9/9/2008 |
| WILLOW PARK | 1017 DELAFIELD ST WAUKESHA, WI 53188-3439 | 262-548-9786 | | Family | 146 | 145 | 0 | 0 | 0 | 1-BR, 2-BR, 3-BR | 3/13/2009 |
| NORPORT GROUP | 411 E NORPORT DR PORT WASHINGTON, WI 53074-1122 | 262-284-9656 | 202 | Disabled | 4 | 4 | 0 | 4 | 0 | 1-BR | 7/8/2009 |
| GERMANTOWN | N116 W16105 MAIN ST GERMANTOWN, WI 53022-0000 | 262-335-4585 | 202 | Elderly and Disabled | 4 | 4 | 0 | 4 | 4 | 1-BR | 6/17/2009 |
| WASHINGTON HEIGHTS/BECKER MANOR | N114 W10620 SYLVAN CIR GERMANTOWN, WI 53022-0000 | (414) 267-3100 | | Family | 65 | 61 | 40 | 4 | 4 | 1-BR, 2-BR, 3-BR | 6/1/2009 |
| THE TERRACES AT BROOKFIELD HILLS | 1080 Greenway Terrace BROOKFIELD, WI 53045-6912 | 262-786-9100 | 207/223(f) | Family | 135 | 0 | 0 | 0 | 0 | 1-BR, 2-BR, 3-BR | 6/19/2008 |
| WILLOW BROOK COURT | 17285 W River Birch Dr Brookfield, WI 53045-3483 | 262-780-1000 | 223(a)(7)/2 21 | Elderly | 120 | 0 | 120 | 0 | 0 | 1-BR, 2-BR | 9/21/2009 |
| TOTAL | | | | | 974 | 705 | 446 | 92 | 202 | | |

Source: HUD Multifamily Inventory of Units for the Elderly and Persons with Disabilities, http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/hto/inventorysurvey

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. About 20,000 such inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. Information on the condition of the jurisdiction's inventory of public housing units is based on inspections conducted in 2009, as noted in the HUD Public Housing Property Physical Inspection Data. Subsequent improvements undertaken at some of the properties are not reflected in these scores.

Public Housing Condition

| Public Housing Development | City | County | Average Inspection Score |
|--|------------|------------|--------------------------|
| SCENIC VIEW APARTMENTS | Slinger | Washington | 96 |
| JOHNSON ARMS & SCAT SITES | Watertown | Jefferson | 96 |
| MEADOW BROOK MANOR I | West Bend | Washington | 99 |
| RIVER CREST & SCAT SITES | Jefferson | Jefferson | 99 |
| ROCK LAKE MANOR | Lake Mills | Jefferson | 100 |
| WAUKESHA REHAB-1003 Pearl St | Waukesha | Waukesha | 85 |
| WAUKESHA-NEW -1306 Camden Way | Waukesha | Waukesha | 80 |
| WAUKESHA-REHABI-II- 315 N Grandview Blvd | Waukesha | Waukesha | 91 |
| SCATTERED SITES WAUKESHA - 1908B Woodburn Rd | Waukesha | Waukesha | 91 |
| SCATTERED SITES WAUKESHA -104 Cecilia Ct | Waukesha | Waukesha | 99 |
| SARATOGA HEIGHTS | Waukesha | Waukesha | 99 |

Source: HUD Public Housing Property Physical Inspection Data

http://portal.hud.gov/hudportal/HUD?src=/topics/physical_inspection_scores/public_housing_property_physical_inspection_data

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

All public housing units in the jurisdiction have progress annual maintenance performed. The revitalization efforts coupled with asset perseveration allow jurisdiction's public housing sites to be in good order in regards to the exterior and interior condition.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All residents are offered a well-managed living environment. The needs of both the resident and property are addressed in an expeditious fashion, and all available resources from outside agencies that offer social services are consistently promoted to residents.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

This section summarizes homeless facilities and services. It was completed with data from the Wisconsin Balance of State Continuum of Care (WIBOSCOC) for Waukesha County and its consortium members.

Facilities and Housing Targeted to Homeless Households

The table on the following page identifies emergency and transitional housing providers in Waukesha County. There a total of 113 year round emergency shelter beds in the County, 46.9% of which are family beds (53 beds) and 53.1% of which are individual beds (60 beds). An additional 35 beds provided emergency shelter on a seasonal basis. The County's homeless facilities also includes 41 transitional housing beds and 28 permanent housing beds.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

There are a variety of mainstream services that are used to complement targeted services for homeless persons. The goal is to ensure that there is coordination and collaboration among these systems so that homeless persons are able to easily access mainstream resources that will assist them in transitioning to and remaining stable in permanent housing.

Facilities and Housing Targeted to Homeless Households

| Provider | Facility | Family Beds | Family Units | Individual Beds | Total Year Round Beds | Total Seasonal Beds | Total in Use | Singles | Persons in Families |
|-------------------------------------|------------------------|-------------|--------------|-----------------|-----------------------|---------------------|--------------|-----------|---------------------|
| Community Action Coalition | Emergency Shelter Plus | | | | | | 5 | 0 | 5 |
| Hebron House | Hebron House Shelter | 20 | 6 | 10 | 30 | 0 | 17 | 7 | 10 |
| Hebron House | Siena Housing Shelter | 17 | 6 | 4 | 21 | 0 | 19 | 0 | 19 |
| Hebron House | Overflow Shelter | | | | | | | | |
| Hebron House | Men's Overflow Shelter | | | | | | | | |
| Mukwonago Food Pantry | Motel Voucher Program | | | | | | | | |
| St. Dismis Jail Ministry | Motel Voucher Program | | | | | | 1 | 1 | |
| St. Vincent de Paul | Motel Voucher Program | | | | | | | | |
| Sussex Outreach | Motel Voucher Program | | | | | | | | |
| Salvation Army | Emergency Lodge | | | 30 | 30 | | 37 | 37 | |
| Women's Center | Sister House | 16 | 4 | 16 | 32 | | 8 | 4 | 4 |
| Non Domestic Violence Totals | | 37 | 12 | 44 | 81 | 35 | 109 | 75 | 34 |
| TOTALS | | 53 | 16 | 60 | 113 | 35 | 117 | 79 | 38 |
| Richard's Place | Transitional Housing | 0 | 0 | 4 | 4 | | 4 | 4 | 0 |
| Safe Babies, Healthy Families | Transitional Housing | 8 | 4 | 0 | 8 | | 8 | 0 | 8 |
| Women's Center | Transitional Housing | 27 | 7 | 2 | 29 | | 32 | 0 | 32 |
| Non Domestic Violence Totals | | 8 | 4 | 4 | 12 | | 12 | 0 | 8 |
| TOTALS | | 35 | 11 | 6 | 41 | | 44 | 4 | 40 |
| Hebron House | Gander Housing-Alex A | 0 | 0 | 6 | 6 | | 11 | 6 | 5 |
| Hebron House | Gander Housing-Alex B | 12 | 4 | 0 | 12 | | 8 | 1 | 7 |
| Hebron House | Hillside Apartments | 4 | 2 | 2 | 6 | | 6 | 2 | 4 |
| Richard's Place | Permanent Housing | 0 | 0 | 4 | 4 | | 4 | 4 | 0 |
| TOTALS | | 16 | 6 | 12 | 28 | | 29 | 13 | 16 |
| Hebron House | Jeremy House | | | 7 | 7 | | 7 | 7 | |
| Hebron House | Rapid Rehousing | 20 | 8 | 2 | 20 | | 13 | 2 | 11 |

Table 35- Facilities and Housing Targeted to Homeless Households

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The jurisdiction allocates funding to the following agencies that each work to prevent homelessness by providing resources and services to at-risk individuals and families.

| Agency | Services | Target population |
|---------------------------------------|--|----------------------------------|
| Hope Center Outreach Meals | Transitional housing and food pantry | All homeless |
| Food Pantry Food Distribution | Transitional housing and food pantry | All homeless |
| Salvation Army Community Meal Program | Transitional housing and food pantry | All homeless |
| La Casa Childcare | Childcare | Women and children |
| Women's Center Sexual Abuse Services | Permanent supportive housing | Women |
| Interfaith Collaborative Trans. | Outreach and education | All homeless |
| Women's Center Family Support | Permanent supportive housing | Women |
| PPAC Parent's Place | Prevention, intervention and education | Children |
| SBHF Case Mgmt. | Permanent supportive housing | All homeless |
| Family Services Care Center | Outreach, job training, food pantry | All homeless |
| Women's Center Crisis Line | Outreach, job training, food pantry | Women and children |
| Hebron House of Hospitality | Permanent housing support | Homeless men, women and children |
| Salvation Army Men | Permanent housing support | Single men |
| Women's Center Domestic abuse | Permanent housing support | Women |
| HOPE Center | Emergency shelter | All homeless |
| Richard's Place HIV/AIDS hospice | Transitional housing and food pantry | HIV/AIDS persons |
| Family Promise | Permanent supportive housing | All homeless families |

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The jurisdiction receives Emergency Shelter Grant (ESG) funding through the state of Wisconsin and coordinates with regional partners to increase services for persons living with AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail Elderly

The jurisdiction's elderly and frail elderly are served by an extensive range of supportive housing and service network. There are 446 subsidized housing units to help address their supportive housing needs. Senior facilities and units tend to be scattered around. There seems to be adequate supply of higher level supported housing but it may need to grow as the population ages. Advocates for seniors often point out the need for affordable assisted living where people are provided meals, transportation, and assistance with activities of daily living.

Disabled Persons

Providers usually offer services for children, adults, and seniors separately, with different facilities and programs. The most common services include housing, emergency shelter, education, day care, employment training and placement, and schooling on transitioning to adult life. There are additional programs which offer independent living skills which enhance the quality of life for developmentally disabled individuals. The Jurisdiction has 92 subsidized housing units available for disabled persons. There is a lack of services regarding education for children with developmental disabilities. There is a growing concern about the care of individuals once they transition from adolescence to adulthood. There is a need for more employment placements, and housing options to meet the medical and preferential needs of persons with developmental disabilities. Affordable housing is needed for assisted living, independent living, and dormitory arrangements.

Persons with Drug or Alcohol Addictions

The primary options for persons suffering from alcohol or drug addictions are through homeless providers. Transitional housing typically provides support for 6 to 18 months, which is usually enough time for recovering addicts to transition into permanent housing and link up to the necessary treatment and other resources. If an individual is still not stable during this recovery period, they have the option to be referred to permanent supportive housing agencies within the Jurisdiction. There are many treatment and inpatient centers for persons with addictions, but few housing options for those leaving these facilities. This leads to unnecessary relapses, as persons recovering from addictions return to environments with easy access to substances and addicts. More halfway houses and permanent scattered site housing are needed. These housing programs result in higher success rates in breaking addictions, and lower the high costs on society of relapses. Many organizations in the region provide extensive services for persons with drug or alcohol

addictions, including case management, abuse treatment centers, programs addressing mental health and drug abuse issues simultaneously, and supportive housing facilities for recovering addicts.

Persons with HIV/AIDS

The greatest obstacle regarding serving persons with HIV/AIDS is the lack of providers and the limited collaboration among them. There needs to be better coordination among health care, mental health, substance abuse, criminal justice, and transportation providers. Funding for persons with HIV/AIDS under the federal Housing Opportunities for Persons with AIDS (HOWPA) is allocated under a regional basis with funds directed to the AIDS Resource Center in Milwaukee. Richards Place provides case management and supportive services for persons with HIV/AIDS in Waukesha County. Service and housing needs for persons with AIDS will likely increase, as the population is living longer and more people are requesting services. Funding for case management is a high priority.

Public Housing Residents

The public housing authorities in the region also offers a family self-sufficiency program that helps residents to create a plan to gain employment and accumulate savings. The major service gaps included employment and educational services. Public housing residents continue to struggle to gain access to jobs, and the lack of education remains a large barrier.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Services for persons with mental disabilities are provided by a mixture of private, public, and non-profit institutions. The majority of public institutions are funded by the state or county. Mental health providers often also offer substance abuse services, and most providers serve both children and adults. More affordable housing, peer-related services, and monitoring are necessary.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Waukesha County Community Development Block Grant (CDBG) Board and the HOME Board have developed their recommendations for the allocation of 2015 Community Development Block Grant funds for the following organizations that will address housing and supportive service needs.

| Full Agency Title | Project | Amount |
|--|---|----------|
| Family Promise of Western Waukesha Co. | Family Promise | \$9,000 |
| Family Service Agency | C.A.R.E Center | \$8,000 |
| Food Pantry of Waukesha County Inc. | Food Allocation Improvement Project | \$8,500 |
| Hebron House | Emergency Shelter | \$75,000 |
| Hebron House | Jeremy House | \$8,500 |
| Hebron House | Capital Project | \$77,930 |
| Hope Center | Outreach Meal Program | \$34,000 |
| Hope Center | Day Center | \$13,500 |
| Housing Resources Inc | Homebuyer Education & Counseling | \$15,000 |
| Interfaith Senior Programs | Transportation Collaborative | \$5,500 |
| Interfaith Senior Programs | Housing Support for Seniors & Disabled Adults | \$7,500 |
| La Casa de Esperanza, Inc. | Early Childhood Education and Summer Food | \$20,000 |
| Lake Area Free Clinic | Medication Assistance | \$6,500 |
| Lake Country Cares Cab, Inc | Ambulatory Senior and Disabled | \$8,000 |
| Literacy Council of Greater Waukesha | Outreach & Recruitment | \$6,000 |
| Metropolitan Milwaukee Fair Housing | Fair Housing Services | \$15,000 |
| Oconomowoc Silver Streak | Taxi Replacement | \$8,000 |
| Parent's Place | Community Education Program | \$5,000 |
| Richard's Place, Inc. | HIV/AIDS Support | \$6,000 |
| Safe Babies Healthy Families, Inc. | Case Mgmt. Program | \$19,000 |
| Salvation Army | Emergency Lodge | \$8,500 |
| Salvation Army | Community Meal Program | \$18,000 |
| Seniors on the Go! Taxi Service Inc | Taxi Replacement | \$8,000 |
| St. Joseph's Medical Clinic | Prescription Payment Assist. | \$10,500 |
| The Caring Place, Inc. | Meals-On-Wheels | \$6,000 |
| The Women's Center | Family Support | \$5,000 |
| The Women's Center | Emergency Shelter | \$30,000 |

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Several barriers were identified regarding the development of new affordable housing units and residential investment. One of the primary barriers identified in each of the four counties were negative community perceptions of what constitutes affordable housing. Many stakeholders indicated a misconception that affordable housing was aimed at only very-low and low-income residents. Such housing is believed to decrease property values, increase crime rates, and reduce the performance of local schools. These negative connotations have made it difficult to acquire community and political support for affordable housing initiatives. During the planning process, many of those interviewed described significant challenges from the public regarding the development of affordable housing units. It was further reported that some planned affordable housing projects were abandoned due to public opposition. Many stakeholders expressed an interest in increased education of the public regarding affordable and fair housing policies and requirements throughout the four county region.

Several stakeholders identified policies related to income requirements, credit score requirements, and prohibitions against residents with prior criminal convictions as barriers to acquiring affordable housing units even if qualified. During the planning process, stakeholders also stated that current policies that provide assistance based on wait lists that have gathered names for 6-8 years are prohibitive of service provision to residents most in need. Many stakeholders from Jefferson County identified policies requiring making repairs, some of which are minor, to homes prior to receiving financial down payment assistance as a significant barrier to purchasing affordable housing for low- to moderate-income residents.

Developing affordable workforce housing near current and planned industrial and business parks was described as essential to economic growth and development. However, there was not a clear definition in either county of what constituted workforce housing with the definition changing between government agencies, developers, and service providers. While most interviewees agreed that workforce housing policy should allow workers to live and work in the same region, agreement regarding salary ranges and overall cost of rental and single family homes varied, making it difficult to implement development in this area. Stakeholders reported policies requiring the development of affordable housing at a ratio of 60% single family units versus 40% multi-family units despite an increased need for affordable multi-family units.

Several barriers related to affordable housing and residential investment were also identified. Land acquisition, zoning laws, and leveraging public and private funds in order to garner the necessary resources to build affordable units were identified as barriers to expanding affordable housing. Land costs were described as high. Construction costs were also described as high. The high costs of land and construction serve as barriers to acquisition and residential building. There were also perceptions amongst stakeholders that zoning and planning throughout the regions was inconsistent. Stakeholders indicated difficulty in planning for affordable housing due to the vastness of the region. Stakeholders reported differing affordable housing needs for rural residents versus residents in more urban and sub-urban areas, and variations in zoning laws. Additionally, within the varying counties, especially Jefferson and Washington Counties, there are smaller communities located 10-20 miles apart with varying affordable housing needs and zoning requirements. In relation to zoning, many cities, towns, and villages establish their own zoning regulations that impact the development of single family units, multi-family units, lot sizes, etc. According to community stakeholders interviewed during the planning process, the varied affordable housing needs of residents and

perceived differences in zoning laws served as a barrier to planning for needed supply affordable housing units. Stakeholders also questioned whether zoning laws prevented affordable housing for elderly and disabled residents and residents in need of a group home settings. Many felt these facilities were built in specific areas, thus segregating these population and reducing mainstreaming.

DRAFT

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section outlines the employment, labor force, and educational attainment data which informed the priorities in this Plan. Data provided in this section is for Waukesha County only as the remaining Consortium counties do not receive CDBG funds with which to complete economic development activities, or public infrastructure improvement, public facility, or public service activities which may impact economic development opportunities.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 424 | 411 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 16,510 | 18,303 | 9 | 8 | -1 |
| Construction | 7,916 | 11,616 | 4 | 5 | 1 |
| Education and Health Care Services | 32,554 | 28,206 | 18 | 13 | -5 |
| Finance, Insurance, and Real Estate | 13,995 | 14,589 | 8 | 7 | -1 |
| Information | 4,792 | 5,883 | 3 | 3 | 0 |
| Manufacturing | 32,732 | 44,174 | 18 | 20 | 3 |
| Other Services | 7,222 | 8,548 | 4 | 4 | 0 |
| Professional, Scientific, Management Services | 17,644 | 19,998 | 10 | 9 | 0 |
| Public Administration | 3 | 2 | 0 | 0 | 0 |
| Retail Trade | 20,684 | 26,271 | 11 | 12 | 1 |
| Transportation and Warehousing | 5,478 | 7,093 | 3 | 3 | 0 |
| Wholesale Trade | 11,786 | 16,319 | 6 | 8 | 1 |
| Total | 171,740 | 201,413 | -- | -- | -- |

Table 36 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

| | |
|---|---------|
| Total Population in the Civilian Labor Force | 215,842 |
| Civilian Employed Population 16 years and over | 204,339 |
| Unemployment Rate | 5.33 |
| Unemployment Rate for Ages 16-24 | 13.80 |
| Unemployment Rate for Ages 25-65 | 3.87 |

Table 37 - Labor Force

Data 2007-2011 ACS
Source:

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 60,094 |
| Farming, fisheries and forestry occupations | 7,861 |
| Service | 15,119 |
| Sales and office | 55,811 |
| Construction, extraction, maintenance and repair | 13,298 |
| Production, transportation and material moving | 9,555 |

Table 38 – Occupations by Sector

Data 2007-2011 ACS
Source:

Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------|
| < 30 Minutes | 131,410 | 69% |
| 30-59 Minutes | 53,146 | 28% |
| 60 or More Minutes | 6,884 | 4% |
| Total | 191,440 | 100% |

Table 39 - Travel Time

Data 2007-2011 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 4,067 | 594 | 1,775 |
| High school graduate (includes equivalency) | 36,292 | 2,263 | 8,606 |
| Some college or Associate's degree | 54,096 | 3,174 | 9,683 |
| Bachelor's degree or higher | 76,754 | 2,165 | 12,004 |

Table 40 - Educational Attainment by Employment Status

Data 2007-2011 ACS
Source:

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
| Less than 9th grade | 67 | 122 | 488 | 824 | 2,428 |
| 9th to 12th grade, no diploma | 2,711 | 1,373 | 946 | 2,683 | 3,911 |
| High school graduate, GED, or alternative | 8,409 | 7,693 | 9,641 | 29,857 | 21,622 |
| Some college, no degree | 11,181 | 8,695 | 10,549 | 26,934 | 10,228 |
| Associate's degree | 1,385 | 3,990 | 5,210 | 11,678 | 2,627 |
| Bachelor's degree | 3,420 | 13,123 | 18,101 | 30,321 | 8,302 |
| Graduate or professional degree | 79 | 4,447 | 8,364 | 16,677 | 5,034 |

Table 41 - Educational Attainment by Age

Data 2007-2011 ACS
Source:

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 23,394 |
| High school graduate (includes equivalency) | 32,607 |
| Some college or Associate's degree | 40,278 |
| Bachelor's degree | 56,959 |
| Graduate or professional degree | 75,715 |

Table 42 – Median Earnings in the Past 12 Months

Data 2007-2011 ACS
Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors are education and healthcare and manufacturing, each with 18% of workers within the Waukesha County. The professional, scientific, and management sector accounts for 10% of employers.

Describe the workforce and infrastructure needs of the business community:

During the planning process, interviews indicated that jobs in manufacturing decreased during the 2007-2009 recession. Most of the new jobs are in professional services that require job training, and in some cases higher levels of education beyond high school, such as, vocational classes, post-secondary coursework, or a college degree. Many stakeholders reported a need for workforce development beyond job training including economic development initiatives that would draw new commercial businesses into the area to supply jobs.

A lack of public transportation to business and industrial parks, as well as, to create opportunities to work in neighboring counties was also presented as a need. Development of workforce housing was also indicated. However, the definition of what constitutes affordable housing within the county varied greatly across agencies and stakeholders.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

WCEDC will continue to respond to businesses interested in opening or expanding within Waukesha County. WCEDC is currently working on several funding initiatives to attract new business and jobs to Waukesha County. For example, WCEDC offers low interest loans to businesses interested in expansion or new business opportunities in Brookfield and Hartland. A revolving loan fund for the Village of Menomonee Falls aimed at job creation and retention targets businesses that will provide at least 51% of jobs to low- and moderate-income residents. Other projects include efforts to increase the tax base and expand small businesses in the City of Muskego, increase capital investment and revitalization in the City of Oconomowoc, and increase the construction of old and revitalization of older vacant properties in the Village of Pewaukee. These investments in attracting new businesses can positively impact job creation and retention for the County and generate increased resident expenditures and tax revenue.

The Year 2014-2016 Strategic Plan for Waukesha County contains the Department of Parks and Land Use Objective 2.1: *“Create an environment that promotes County-wide economic development through most efficient leveraging of County fiscal resources.”* Within the planning period, Waukesha County will analyze economic development strategies used by national and in-State benchmark counties. In addition, outcomes will be defined for the County financial contribution to the contracted economic development organization. Also during the planning period, Waukesha County will continue to work with businesses, business organizations and local units of government to coordinate economic development and redevelopment strategies. Economic development and redevelopment strategies will continue to be tied to local comprehensive development planning.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

During the planning process, stakeholder interviews indicated that prior to the 2007-2009 recession, many jobs in Waukesha County were based in manufacturing. The 2013 Waukesha County and Workforce Profile published by the State of Wisconsin’s Department of Workforce Development indicated that a loss of 13.6% of fabricated metal product manufacturing jobs and a loss of 35.9% machinery manufacturing jobs between 2007 and 2012. The profile indicates that many of the new jobs that have been added to the Waukesha economy are divided between manufacturing jobs and jobs in business and professional services. According to the profile, the jobs in business and professional services require job training, and in some cases higher levels of education beyond high school, such as, vocational classes, post-secondary coursework, or a college degree. Stakeholder interviews indicated a need to increase job training and workforce development towards jobs in the professional and service sectors.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Waukesha County Economic Development Corporation (WCEDC) is a non-profit that utilizes public and private partnerships between Waukesha County government, private business, and Waukesha County Technical College to encourage economic growth and business growth strategies within the region. Waukesha County Technical College has two campuses and works with regional employers to provide workforce training and additional opportunities are available for continued education at Carroll University, University of Wisconsin at Waukesha, and Ottawa University. Waukesha, Ozaukee, and Washington Counties have workforce development centers that offer career exploration services, career assessment, work readiness training, etc.

The Waukesha Business Alliance is a private membership agency that offers advocacy, networking, and development opportunities to local businesses and residents. Residents are offered professional opportunities geared towards increasing leadership skills. Waukesha Business Alliance also offers monthly professional workshops to aid local business in developing employees professional skills and partners with local and state higher education institutions, including, Ottawa University and the Medical College of Wisconsin. Specific professional development opportunities are offered to women and young professionals.

Waukesha's Workforce Development Center offers career exploration, training, education, and job search services to residents who are seeking employment or career development. Education and training includes, English a Second Language, high school completion, adult education and literacy, occupational and on the job training, and trade adjustment assistance. Special programming and internships are offered to help you gain job skills. Workshops on job search strategies are offered to residents.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Waukesha County does not participate in a CEDS.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

Within the Consolidated Plan period, Waukesha County will analyze economic development strategies used by national and in-State benchmark counties. In addition, outcomes will be defined for the County financial contribution to the contracted economic development organization. Also during the planning period, Waukesha County will continue to work with businesses, business organizations and local units of government to coordinate economic development and redevelopment strategies. Economic development and redevelopment strategies will continue to be tied to local comprehensive development planning.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas of housing problem concentrations include household that expend more than 30% of their income on housing related costs. The most critical housing problem in Waukesha County is the extent to which low and moderate-income residents are cost burdened.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In Waukesha County, minority residents comprise 6.1% of the County’s population. HUD’s defines areas of racial or ethnic concentration as geographical areas where the percentage of residents who are racial or ethnic minorities is 10 percentage points higher than the percentage in the county overall. As noted in the following table, the County has seven census tracts with high concentrations of racial and ethnic minority populations. Hispanic residents account for the majority of minority population in 6 out of the 7 census tracts, with Asian residents being the majority minority population in one census tract. Low income concentrations and related needs are discussed with graphic depiction in section NA-30 of this planning document. Below is a graphic representation of concentration of racial and ethnic minority groups, according to FFIEC Census reports:

| Tract | Tract Pop. | Tract Minority % | Non-Hisp White Pop. | Tract Minority Pop. | American Indian Pop. | Asian/Hawaiian/Pacific Islander Pop. | Black Pop. | Hispanic Pop. | Other Races/Two or More Races |
|---------|------------|------------------|---------------------|---------------------|----------------------|--------------------------------------|------------|---------------|-------------------------------|
| 2001.01 | 4480 | 6.94 | 4169 | 311 | 7 | 88 | 48 | 101 | 67 |
| 2001.02 | 4852 | 6.41 | 4541 | 311 | 7 | 63 | 59 | 133 | 49 |
| 2001.03 | 3122 | 9.51 | 2825 | 297 | 0 | 72 | 64 | 96 | 65 |
| 2002.01 | 3595 | 5.67 | 3391 | 204 | 8 | 77 | 59 | 37 | 23 |
| 2002.02 | 4206 | 9.46 | 3808 | 398 | 10 | 143 | 146 | 59 | 40 |
| 2003.00 | 4178 | 8.88 | 3807 | 371 | 10 | 128 | 95 | 87 | 51 |
| 2004.00 | 6582 | 14.05 | 5657 | 925 | 18 | 316 | 370 | 134 | 87 |
| 2005.00 | 5667 | 12.99 | 4931 | 736 | 10 | 364 | 207 | 94 | 61 |
| 2006.00 | 1841 | 10.54 | 1647 | 194 | 8 | 24 | 53 | 89 | 20 |
| 2007.00 | 3808 | 11.27 | 3379 | 429 | 9 | 205 | 67 | 85 | 63 |
| 2008.01 | 5114 | 7.12 | 4750 | 364 | 6 | 203 | 34 | 74 | 47 |
| 2008.03 | 4493 | 8.57 | 4108 | 385 | 4 | 218 | 43 | 69 | 51 |
| 2008.04 | 3624 | 12.31 | 3178 | 446 | 3 | 270 | 39 | 89 | 45 |
| 2009.01 | 3932 | 8.34 | 3604 | 328 | 4 | 185 | 49 | 49 | 41 |
| 2009.02 | 4005 | 9.11 | 3640 | 365 | 10 | 199 | 31 | 71 | 54 |
| 2010.00 | 6027 | 6.29 | 5648 | 379 | 7 | 155 | 37 | 118 | 62 |
| 2011.01 | 4656 | 13.21 | 4041 | 615 | 8 | 332 | 46 | 149 | 80 |
| 2011.02 | 2867 | 11.68 | 2532 | 335 | 0 | 144 | 26 | 120 | 45 |
| 2012.01 | 2119 | 12.65 | 1851 | 268 | 2 | 139 | 55 | 44 | 28 |
| 2012.02 | 6032 | 16.78 | 5020 | 1012 | 3 | 681 | 115 | 140 | 73 |

| Tract | Tract Pop. | Tract Minority % | Non-Hisp White Pop. | Tract Minority Pop. | American Indian Pop. | Asian/Hawaiian/Pacific Islander Pop. | Black Pop. | Hispanic Pop. | Other Races/Two or More Races |
|---------|------------|------------------|---------------------|---------------------|----------------------|--------------------------------------|------------|---------------|-------------------------------|
| 2013.00 | 4855 | 10.48 | 4346 | 509 | 4 | 210 | 48 | 184 | 63 |
| 2014.02 | 4656 | 9.32 | 4222 | 434 | 14 | 186 | 37 | 153 | 44 |
| 2014.03 | 4265 | 10.95 | 3798 | 467 | 20 | 195 | 47 | 145 | 60 |
| 2014.04 | 3844 | 7.10 | 3571 | 273 | 8 | 121 | 30 | 76 | 38 |
| 2015.03 | 6647 | 9.54 | 6013 | 634 | 8 | 358 | 47 | 167 | 54 |
| 2015.04 | 6210 | 8.60 | 5676 | 534 | 9 | 279 | 47 | 146 | 53 |
| 2015.05 | 2936 | 4.84 | 2794 | 142 | 9 | 57 | 7 | 48 | 21 |
| 2015.06 | 4697 | 6.45 | 4394 | 303 | 10 | 141 | 23 | 97 | 32 |
| 2016.00 | 5117 | 5.18 | 4852 | 265 | 21 | 72 | 27 | 108 | 37 |
| 2017.01 | 4594 | 3.87 | 4416 | 178 | 11 | 29 | 4 | 110 | 24 |
| 2017.03 | 6097 | 4.48 | 5824 | 273 | 9 | 39 | 16 | 156 | 53 |
| 2017.04 | 5206 | 4.49 | 4972 | 234 | 9 | 29 | 27 | 120 | 49 |
| 2018.00 | 1503 | 4.59 | 1434 | 69 | 2 | 14 | 4 | 32 | 17 |
| 2019.00 | 5169 | 5.11 | 4905 | 264 | 3 | 106 | 8 | 97 | 50 |
| 2020.01 | 4995 | 4.18 | 4786 | 209 | 10 | 39 | 24 | 86 | 50 |
| 2020.02 | 4030 | 4.86 | 3834 | 196 | 8 | 20 | 33 | 98 | 37 |
| 2021.01 | 4094 | 10.16 | 3678 | 416 | 14 | 199 | 17 | 133 | 53 |
| 2021.02 | 4650 | 11.16 | 4131 | 519 | 12 | 137 | 45 | 273 | 52 |
| 2021.03 | 3409 | 11.09 | 3031 | 378 | 7 | 163 | 41 | 138 | 29 |
| 2022.01 | 4329 | 9.75 | 3907 | 422 | 4 | 81 | 43 | 248 | 46 |
| 2022.02 | 5774 | 26.67 | 4234 | 1540 | 17 | 209 | 189 | 1015 | 110 |
| 2023.01 | 4494 | 15.00 | 3820 | 674 | 15 | 88 | 99 | 413 | 59 |
| 2023.02 | 6832 | 31.50 | 4680 | 2152 | 20 | 61 | 339 | 1569 | 163 |
| 2024.00 | 5003 | 11.57 | 4424 | 579 | 7 | 70 | 47 | 397 | 58 |
| 2025.00 | 3998 | 16.28 | 3347 | 651 | 8 | 20 | 57 | 499 | 67 |
| 2026.00 | 3498 | 18.35 | 2856 | 642 | 12 | 40 | 82 | 460 | 48 |
| 2027.00 | 1552 | 24.16 | 1177 | 375 | 8 | 47 | 63 | 227 | 30 |
| 2028.00 | 4219 | 36.34 | 2686 | 1533 | 17 | 88 | 78 | 1297 | 53 |
| 2029.01 | 4452 | 22.91 | 3432 | 1020 | 19 | 517 | 80 | 329 | 75 |
| 2029.02 | 3513 | 11.87 | 3096 | 417 | 1 | 225 | 34 | 113 | 44 |
| 2030.00 | 2641 | 17.68 | 2174 | 467 | 8 | 27 | 145 | 263 | 24 |
| 2031.01 | 6536 | 13.26 | 5669 | 867 | 9 | 363 | 72 | 326 | 97 |
| 2031.02 | 6701 | 11.36 | 5940 | 761 | 14 | 133 | 84 | 473 | 57 |
| 2031.03 | 4528 | 20.47 | 3601 | 927 | 20 | 74 | 80 | 683 | 70 |
| 2032.00 | 4106 | 4.97 | 3902 | 204 | 4 | 78 | 16 | 60 | 46 |
| 2033.03 | 3749 | 4.11 | 3595 | 154 | 7 | 47 | 17 | 51 | 32 |
| 2033.04 | 4037 | 9.66 | 3647 | 390 | 4 | 216 | 43 | 91 | 36 |
| 2033.05 | 4328 | 6.19 | 4060 | 268 | 6 | 79 | 25 | 99 | 59 |
| 2033.06 | 5889 | 12.50 | 5153 | 736 | 33 | 254 | 120 | 246 | 83 |
| 2034.02 | 4011 | 5.41 | 3794 | 217 | 15 | 92 | 7 | 72 | 31 |
| 2034.03 | 5504 | 5.00 | 5229 | 275 | 8 | 102 | 25 | 102 | 38 |
| 2034.04 | 3035 | 8.37 | 2781 | 254 | 7 | 43 | 50 | 100 | 54 |
| 2034.05 | 4139 | 5.94 | 3893 | 246 | 5 | 80 | 28 | 88 | 45 |
| 2034.06 | 6425 | 3.24 | 6217 | 208 | 19 | 42 | 26 | 87 | 34 |

| Tract | Tract Pop. | Tract Minority % | Non-Hisp White Pop. | Tract Minority Pop. | American Indian Pop. | Asian/Hawaiian/Pacific Islander Pop. | Black Pop. | Hispanic Pop. | Other Races/Two or More Races |
|---------|------------|------------------|---------------------|---------------------|----------------------|--------------------------------------|------------|---------------|-------------------------------|
| 2035.00 | 6563 | 3.90 | 6307 | 256 | 2 | 77 | 18 | 97 | 62 |
| 2036.01 | 4102 | 6.02 | 3855 | 247 | 13 | 71 | 23 | 101 | 39 |
| 2036.02 | 5897 | 6.24 | 5529 | 368 | 26 | 95 | 41 | 144 | 62 |
| 2037.02 | 5046 | 9.22 | 4581 | 465 | 3 | 61 | 213 | 154 | 34 |
| 2037.03 | 3819 | 7.86 | 3519 | 300 | 12 | 69 | 34 | 148 | 37 |
| 2037.04 | 4469 | 5.10 | 4241 | 228 | 23 | 46 | 23 | 89 | 47 |
| 2038.02 | 6145 | 4.46 | 5871 | 274 | 12 | 42 | 19 | 140 | 61 |
| 2038.03 | 3945 | 3.02 | 3826 | 119 | 9 | 6 | 8 | 76 | 20 |
| 2038.04 | 7210 | 5.78 | 6793 | 417 | 12 | 147 | 40 | 160 | 58 |
| 2039.01 | 4532 | 5.67 | 4275 | 257 | 10 | 34 | 10 | 157 | 46 |
| 2039.02 | 4308 | 5.43 | 4074 | 234 | 10 | 44 | 10 | 136 | 34 |
| 2040.02 | 5479 | 3.85 | 5268 | 211 | 13 | 27 | 16 | 125 | 30 |
| 2040.03 | 3826 | 6.30 | 3585 | 241 | 28 | 30 | 15 | 136 | 32 |
| 2040.04 | 4379 | 3.61 | 4221 | 158 | 13 | 26 | 30 | 57 | 32 |
| 2041.00 | 5032 | 5.48 | 4756 | 276 | 12 | 45 | 37 | 122 | 60 |
| 2042.00 | 7197 | 5.97 | 6767 | 430 | 14 | 62 | 32 | 247 | 75 |
| 2043.01 | 4852 | 4.00 | 4658 | 194 | 11 | 63 | 12 | 81 | 27 |
| 2043.02 | 3755 | 7.30 | 3481 | 274 | 7 | 14 | 22 | 178 | 53 |
| 2044.00 | 2079 | 4.47 | 1986 | 93 | 2 | 18 | 6 | 40 | 27 |
| 2045.01 | 2495 | 4.77 | 2376 | 119 | 6 | 13 | 10 | 54 | 36 |
| 2045.02 | 6061 | 3.45 | 5852 | 209 | 8 | 38 | 31 | 91 | 41 |

Source: FFIEC, <http://www.ffiec.gov/census/default.aspx>

What are the characteristics of the market in these areas/neighborhoods?

According to FFIEC Census reports, Waukesha County does not have areas that meet the definition of distressed areas. However, stakeholder reports did indicate older housing stock in need of repairs and rehabilitation, higher vacancy rates, high income and credit requirements for rentals, inability to rent for residents with criminal records, areas of low- and moderate- income concentration, and some instances of substandard housing stock in areas with higher racial and ethnic minority concentrations. Stakeholders also indicated limited public transportation and low-income residents being unable to afford public transportations.

Are there any community assets in these areas/neighborhoods?

In low- and moderate- income communities, racial, ethnic, and socio-economic diversity could provide an opportunity for enhancing the quality of life for residents. The County has three Neighborhood Revitalization Strategy Areas. Phoenix Heights, Haertel Field, and West Side. These areas are developed around low-to moderate income Census block groups, contain high concentration of racial and ethnic minorities (primarily Hispanic), and seek to engage community residents and target asset based community development in these regions.

Are there other strategic opportunities in any of these areas?

During this Consolidated Plan period, the County will continue to encourage funding alternatives to increase strategic opportunities in low- and moderate- income communities.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlined in the following sections addresses market conditions, the availability of expected resources to meet community needs, the current structure for delivering services, goals, barriers to meeting specified goals, and how these barriers may be overcome. Market conditions in the County include some areas of disproportionately greater needs for low-to moderate income households and communities and racial and ethnic minority groups. The strategic plan will discuss areas of concentration of low-to moderate income communities, concentrations of racial and ethnic minority groups, and County plans to address these needs. Service provision to and the needs of special population, such as, the elderly, frail elderly, victims of domestic violence, veterans, and residents with HIV/AIDS will be discussed.

The Strategic Plan also includes a discussion of public housing, homelessness, and lead-based paint and describes Waukesha County's anti-poverty initiatives and plans to monitor performance and compliance. The priorities are based on the previous needs assessment, market analysis, and CDBG eligibility requirements. The County will focus their priorities on projects and programs that meet program eligibility requirements, have long term impacts on low- and moderate- income residents, and help address other federal, state, and local priorities, such as fair housing choice and sustainability.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

In allocating CDBG investments throughout Waukesha County, areas with relatively higher concentrations of low-income households will be prioritized for place-based community development strategies. As the map on the following page shows, these areas include parts of Waukesha (including the three Neighborhood Revitalization Strategy Areas), Pewaukee, Oconomowoc, and the Menomonee Falls area. Input from local service providers and other stakeholders indicate support for revitalization in these areas.

As an exception grantee, CDBG regulations limit Waukesha County to investment in areas where at least 30.34% of the households earn less than 80% of the area median income, which is determined annually by HUD at the block group level. Block groups which meet this eligibility requirement are shown in the table below.

| Census Tract, Block Group | Low/Moderate Income Population Share | Census Tract, Block Group | Low/Moderate Income Population Share | Census Tract, Block Group | Low/Moderate Income Population Share |
|---------------------------|--------------------------------------|---------------------------|--------------------------------------|---------------------------|--------------------------------------|
| 201600, 1 | 30.4% | 204200, 1 | 35.3% | 204300, 4 | 42.1% |
| 201402, 1 | 31.2% | 202100, 3 | 35.5% | 204300, 3 | 43.0% |
| 203601, 3 | 31.4% | 204300, 6 | 35.7% | 202302, 4 | 44.7% |
| 201402, 4 | 31.5% | 202500, 1 | 36.6% | 202600, 3 | 46.0% |
| 202900, 3 | 31.6% | 200200, 3 | 36.8% | 203404, 1 | 46.8% |
| 201702, 2 | 31.8% | 202302, 7 | 36.8% | 202800, 4 | 47.3% |
| 202100, 2 | 32.1% | 202302, 1 | 37.0% | 202202, 1 | 47.7% |
| 203900, 3 | 32.4% | 200600, 1 | 37.1% | 203102, 3 | 48.1% |
| 203900, 4 | 32.5% | 203101, 1 | 37.4% | 200103, 2 | 49.8% |
| 204500, 7 | 32.5% | 202400, 4 | 37.5% | 203103, 4 | 52.3% |
| 201300, 2 | 32.6% | 202900, 4 | 37.5% | 202500, 5 | 52.4% |
| 202202, 3 | 32.8% | 203601, 2 | 38.1% | 202202, 4 | 52.8% |
| 204200, 4 | 33.2% | 202302, 6 | 38.4% | 202900, 7 | 53.3% |
| 202301, 1 | 33.5% | 203103, 2 | 38.9% | 200600, 3 | 54.3% |
| 202900, 5 | 33.5% | 203000, 2 | 39.1% | 204200, 3 | 55.4% |
| 204500, 6 | 33.6% | 200101, 4 | 40.2% | 202302, 5 | 55.9% |
| 200101, 2 | 33.7% | 203103, 3 | 40.2% | 202302, 3 | 60.0% |
| 202302, 2 | 33.8% | 200102, 2 | 40.3% | 202600, 1 | 60.2% |

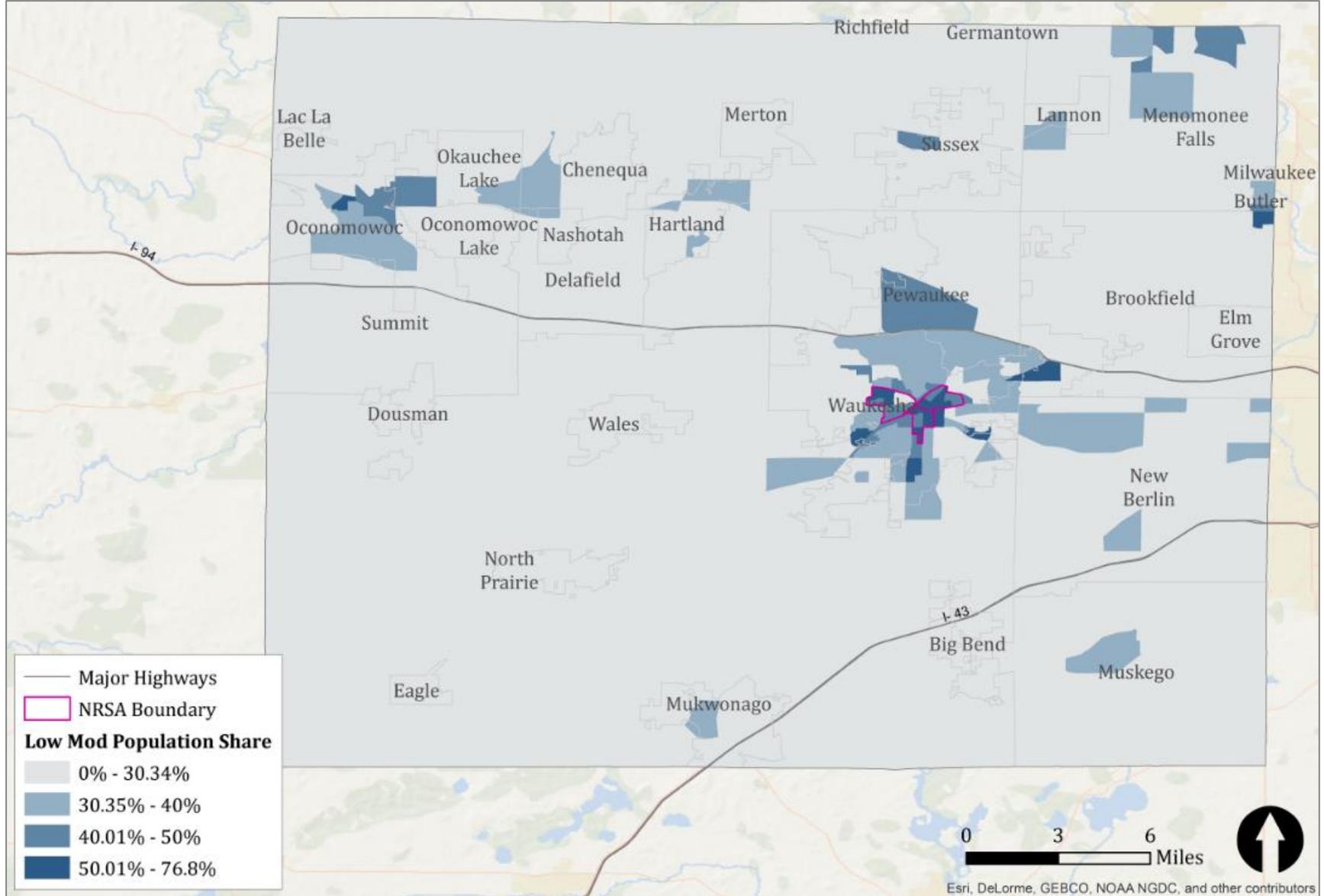
| Census Tract, Block Group | Low/Moderate Income Population Share | Census Tract, Block Group | Low/Moderate Income Population Share | Census Tract, Block Group | Low/Moderate Income Population Share |
|---------------------------|--------------------------------------|---------------------------|--------------------------------------|---------------------------|--------------------------------------|
| 200101, 1 | 34.5% | 203000, 1 | 40.5% | 202800, 2 | 65.9% |
| 200300, 2 | 34.7% | 203302, 1 | 40.8% | 202600, 2 | 66.8% |
| 202900, 6 | 34.7% | 202202, 2 | 40.9% | 203102, 2 | 66.8% |
| 203602, 2 | 35.0% | 203102, 1 | 41.6% | 202700, 2 | 67.0% |
| 202500, 4 | 35.1% | 200600, 2 | 42.0% | 202700, 1 | 70.3% |
| 201401, 1 | 35.3% | 202600, 4 | 42.0% | 202800, 3 | 76.8% |

Source: HUD FY14 Low to Moderate Income Estimates from www.hud.gov/offices/cpd/systems/census/wi/index.cfm

Table 43 - Geographic Priority Areas

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Low and Moderate Income Population as a Share of Total by Block Group, FY 2014



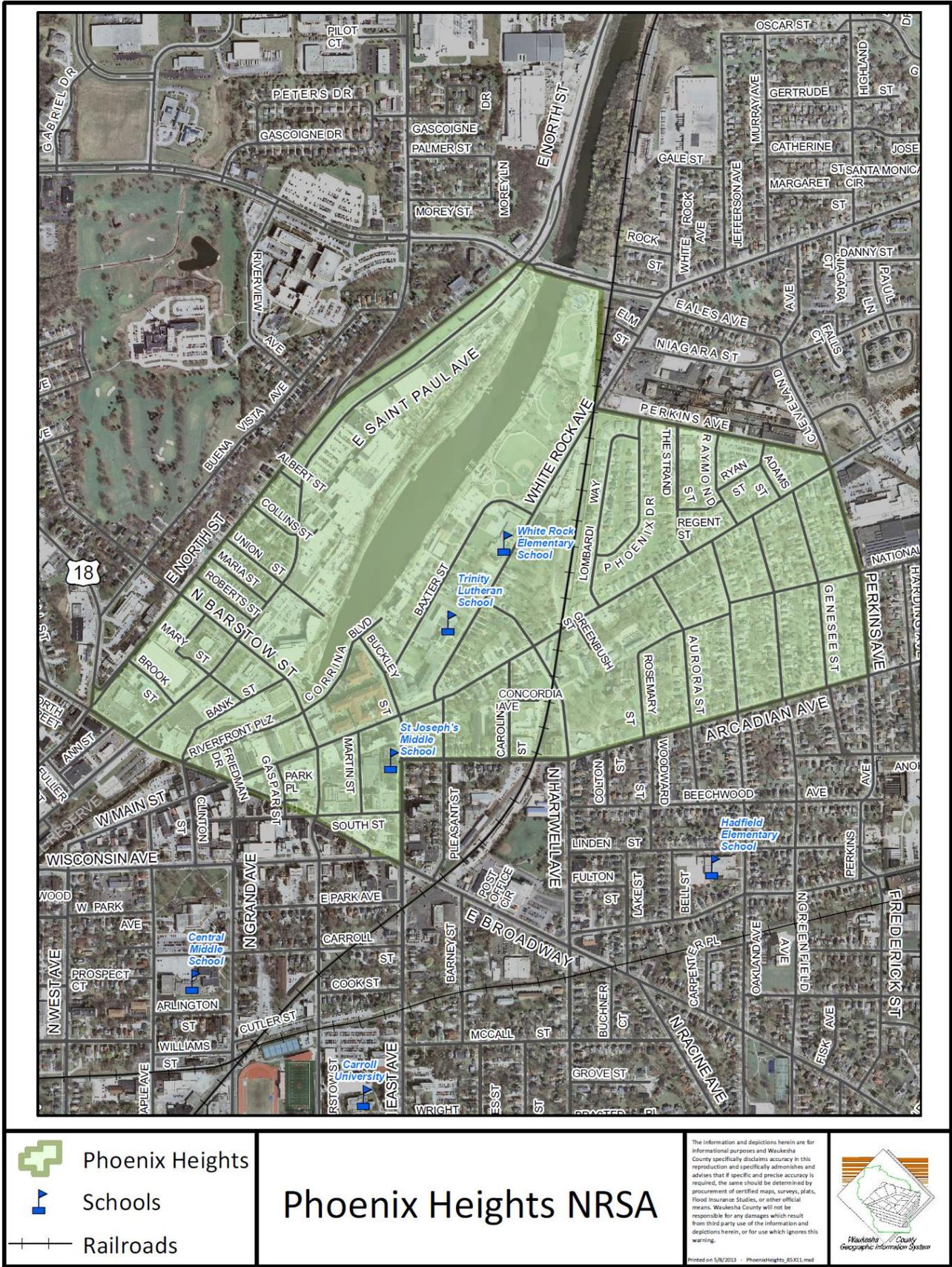
Neighborhood Revitalization Strategy Areas (NRSAs)

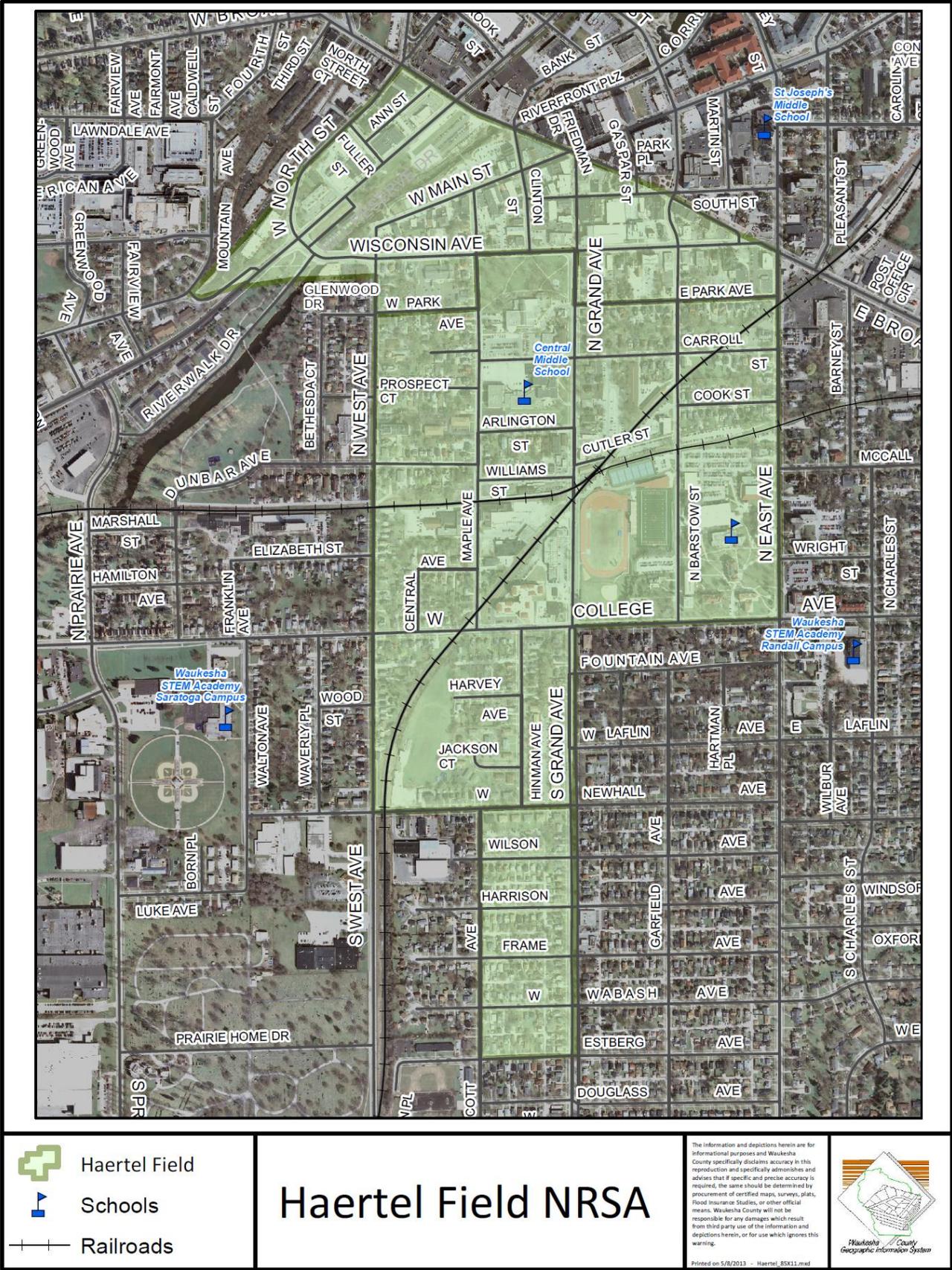
Waukesha County identified three NRSAs in the City of Waukesha in 1999. The County will continue to designate the three NRSAs as high priority areas for funding and community development, and does not plan to change the strategies used to combat poverty and increase economic development previously identified. Up to 10% of the total CDBG allocation each year is targeted toward Community Based Development Organizations (CBDOs) who concentrate their services in one of these three areas. Economic development is the highest priority for funding in the NRSAs, including services that assist low and moderate income families in finding and maintaining jobs.

The Phoenix Heights, Haertel Field, and West Side Neighborhood Revitalization Strategy Areas (NRSAs) include downtown Waukesha and the surrounding Central City. Please see the maps of each NRSA on the pages that follow. Almost 9,000 residents live in these three neighborhoods, encompassing about 12% of the entire population of the City of Waukesha. Recent trends within these neighborhoods include a growing diverse population of Latino and African American residents and an increasing concentration of residents age 65 and over.

The revitalization strategies for all of the NRSAs include the following economic development and neighborhood revitalization initiatives:

- Connecting residents to job training and education resources;
- Linking families to neighborhood resources that support sustained employment;
- Housing revitalization and homeownership;
- Crime prevention; and
- Resident empowerment.





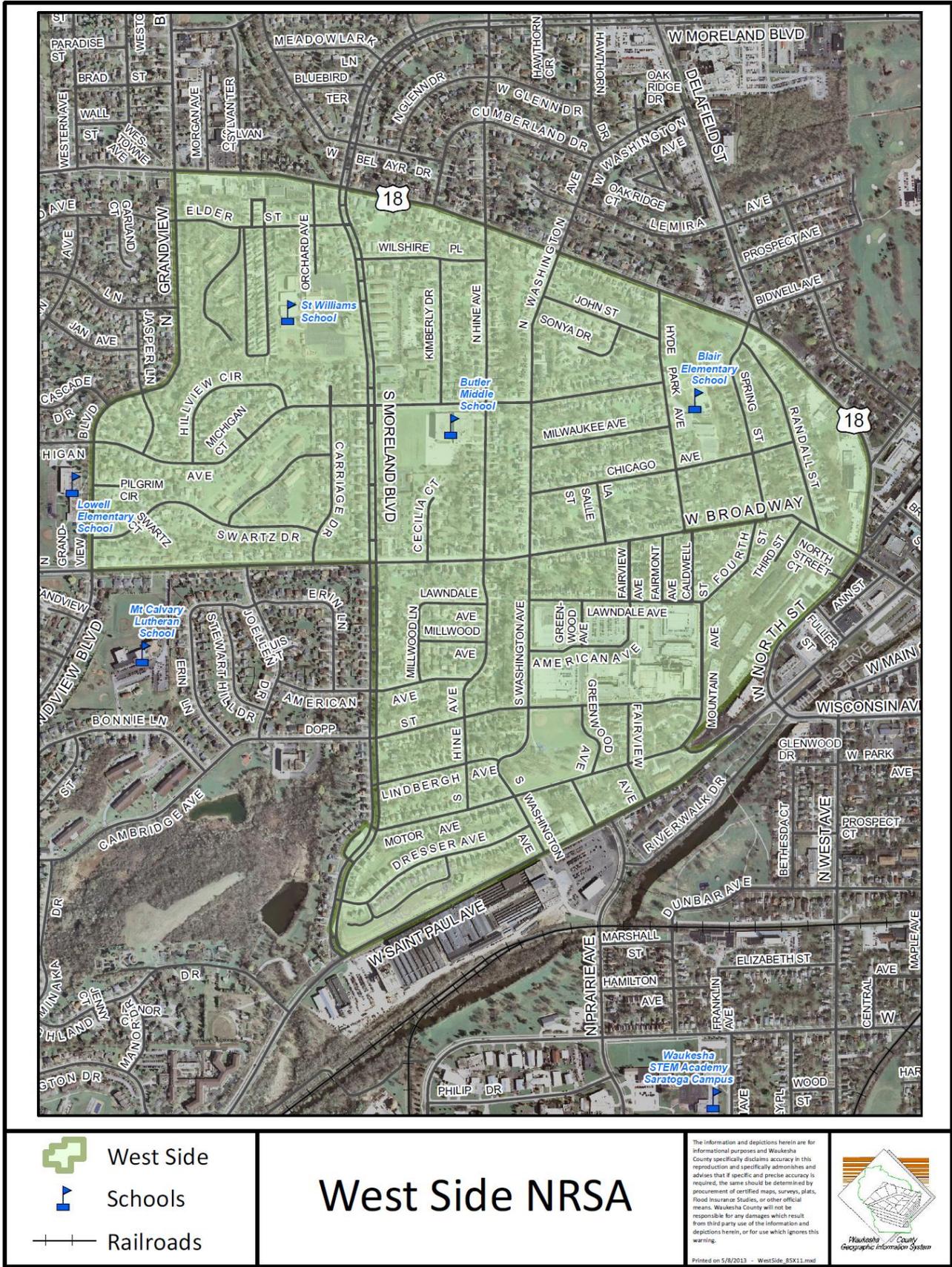
-  Haertel Field
-  Schools
-  Railroads

Haertel Field NRSA

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SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

During the development of the Consolidated Plan, a number of priority needs were identified. The funding priorities and guidelines for addressing these priority needs are summarized below. For each CDBG spending category, a projected share of the total allocation is provided.

Funding Priorities and Guidelines

- High priorities are those activities that will be considered for funding with CDBG funding during the five-year consolidated plan period of 2015 through 2019 prior to low priority projects.
- Low priorities are those activities that will be considered for funding with CDBG funding during the five-year consolidated plan period of 2015 through 2019 following the consideration of high priorities.
- Waukesha County will consider providing certification of consistency and supporting applications submitted by other entities for non-County funds for projects not funded with CDBG or HOME funding during the five-year consolidated plan period of 2015 through 2019.

| Priority Needs by Spending Category | Priority Level | Projected Share of CDBG Allocation |
|---|----------------|------------------------------------|
| Housing | | 18% |
| Housing Rehabilitation <ul style="list-style-type: none"> • Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs. | High | |
| Housing Affordability <ul style="list-style-type: none"> • Support the development of affordable rental and owned housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce. • Support homeownership opportunities for households throughout the HOME Consortium through downpayment assistance. | High High | |
| Homelessness & Homelessness Prevention <ul style="list-style-type: none"> • Assist persons who are homeless through the development and rehabilitation of transitional and permanent housing. • Assist households at risk of homelessness with short-term rental payment and other assistance. | High High | |
| Services | | 15% |
| <ul style="list-style-type: none"> • Fund projects that provide supportive services to low and moderate income household as well as persons with special needs, specifically including transportation assistance to low income households. | High | |
| <ul style="list-style-type: none"> • Fund projects that provide supportive services and shelter to persons who are homeless. | High | |
| <ul style="list-style-type: none"> • Support efforts to develop a social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort. | High | |

| | | |
|--|------|------------|
| Public Facility & Infrastructure Improvements | | 11% |
| Public Facility Improvements <ul style="list-style-type: none"> Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, homeless facilities, abused and neglected children facilities, parks to include community gardens, recreational facilities, and other facilities not listed here. | High | |
| Infrastructure Improvements <ul style="list-style-type: none"> Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer improvements, flood /drainage improvements, sidewalks, street improvements including streetscaping, sidewalks, and lighting, beautification projects/tree planting, and other improvements not listed here. | Low | |
| Economic Development | | 26% |
| <ul style="list-style-type: none"> Provide assistance to businesses to create and/or retain jobs for low and moderate income persons. | High | |
| <ul style="list-style-type: none"> Support business development in mixed-use environments with access to affordable and/or accessible housing. | High | |
| Neighborhood Revitalization Strategy Areas (NRSAs) | | 10% |
| <ul style="list-style-type: none"> Provide focused funding to the three NRSAs within the City of Waukesha. Encourage a mix of strategies for revitalization in the NRSAs including economic development, housing development, public services, and facilities improvements. | High | |
| CDBG Program Administration | | 20% |

Table 44 - Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | The high level of cost burden among many low-income households and risk of homelessness; waiting lists at existing public and subsidized housing; and the concentrations of public and subsidized housing. |
| TBRA for Non-Homeless Special Needs | The high level of cost burden among many low-income households, including non-homeless special needs populations; waiting lists at existing public and subsidized housing; as well as the concentrations of public and subsidized housing. |
| New Unit Production | The age of the housing stock, the low vacancy, and the waiting lists at existing public and subsidized housing in the County and HOME Consortium. |
| Rehabilitation | Age of housing stock |
| Acquisition, including preservation | The number of tax delinquent and foreclosed properties; age of housing stock. |

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

The 5-year Consolidated Plan for 2015 – 2019 must identify the federal, state, local, and private resources expected to be available to Waukesha County to address priority needs and specific objectives identified in the Strategic Plan. The County is a direct entitlement community for the following HUD-funded programs: the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program. Below is a breakdown of these anticipated funding resources.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|-------------|-----------------|--|----------------------------------|--------------------|--------------------------|-------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public-federal | Admin & Planning , Public Facilities, Public Services, Housing Rehab, Historic Preservation, Fair Housing Services | \$1,334,028 | \$600,000 | \$0.00 | \$1,934,028 | \$9,670,140 | In 2014, the County's CDBG allocation was increased by less than 1%. With the complexity of the political and economic environment at the federal level, it is difficult to project the exact amount of CDBG funds that will be received for the next Action Plan period. |
| HOME | Public-federal | Admin & Planning, Homebuyer assistance, Homeowner rehab, Housing development | \$1,104,785 | \$200,000 | \$0.00 | \$1,304,785 | \$6,523,925 | In 2014, the County's HOME allocation was increased by less than 3.8%, in which the county will continue to provide affordable housing options throughout the Consortium. |

Table 46 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Waukesha County has prepared funding allocations for 2015, which will leverage other public and private investments for a higher return on investment. Program income funds generated during this 2015 will be leveraged to increase services to low and moderate residents within the jurisdiction in future years of this Consolidated Planning cycle.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Waukesha County does not intend to address the needs identified in this plan with publically owned land or property located with the jurisdiction.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Throughout this planning periods, Waukesha County will continue its work with various local agencies to ensure that services offered through entitlement grant programs receive exposure and benefit residents to the maximum extent possible.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--------------------|-------------------------|--|--|
| Waukesha County | Government Agency | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental Neighborhood improvements Public facilities Public services | Waukesha County (CDBG) Waukesha, Jefferson, Ozaukee, and Washington Counties (HOME) |

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Waukesha County works with the CDBG Board and the HOME Investment Board in the administration of its CDBG program which is implemented in Waukesha County and its HOME program funding which is implemented in the four county consortium. Project funding for both grant programs is based on a Request for Funding (RFP) process and require a Sub Grantee Agreement if funded. A strength of this process is that it has allowed collaboration with and funding to a variety of non-profit and social service agencies that serve a variety of community residents, such as, the elderly, the homeless, those with HIV/AIDS, the physically disabled, and residents dealing with issues of domestic violence. In addition, a broad constituency of community stakeholders also receive the benefit of funding and collaboration including non-profits, government agencies, local businesses, and health care clinics or centers.

Interviews with key community stakeholders indicated that transportation prevented some residents from accessing services and that development of mass transit and affordable housing along major transit corridors would improve upon resident’s ability to access services particularly in rural regions and areas of Jefferson, Ozaukee, and Washington County where there are increasing needs to access services related to mental health, substance abuse and/or housing rehabilitation needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | | X |
| Legal Assistance | X | X | |
| Mortgage Assistance | | | |
| Rental Assistance | X | X | |
| Utilities Assistance | | | |
| Street Outreach Services | | | |
| Law Enforcement | X | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | | X | X |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | X |
| Child Care | X | X | |
| Education | X | | |
| Employment and Employment Training | X | X | |
| Healthcare | X | | |
| HIV/AIDS | X | | X |
| Life Skills | | X | |
| Mental Health Counseling | X | X | X |
| Transportation | X | | |
| Other | | | |
| Other | | | |

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Waukesha County participates in a Continuum of Care that seeks to address and meet the needs of homeless populations through the provision of permanent, transitional, and emergency housing, supportive services, and methods to accurately capture the number of homeless individuals. Through the funding process for CDBG funds many agencies that meet the needs of homeless populations receive funding including emergency shelters, shelters for women and families, organizations that provide food and nutritional

assistance, agencies that provide case management and supportive services, and health and medication assistance. The Community Action Coalition for South Central Wisconsin, Inc. (CAC) and the Supportive Services for Veteran Families (SSVF) programs operate in Waukesha and Jefferson Counties and supply services, such as, assistance obtaining shelter, health care, transportation, child care, and other veteran benefits to homeless veterans and their families. Stakeholders report limited homeless shelter facilities, Jefferson, Ozaukee, and Washington Counties having only one homeless shelter, and vouchers for motel assistance being extremely limited and fiscally inadequate. Several stakeholders reported that waiting lists for shelter and voucher services were limited and that space openings prioritization of first come first serve often mean that the most needy do not receive assistance in a timely fashion.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Through the CDBG funding process several agencies serving special needs populations receive funding. The Women's Center provides housing, counseling, and supportive services to women who have experienced domestic and sexual violence and their families. Interfaith Senior Programs provide housing and transportation assistance to both elderly and disabled residents. Seniors on the Go, Oconomowoc Silver Streak, Lake Country Cares Cab, Inc., New Berlin Senior Taxi, Elmbrook Senior Taxi, and Muskego Senior Taxi provide ambulatory service for both the elderly and the disabled. Richard's Place provides housing and supportive services to residents with HIV/AIDS. Stakeholder interviews indicated a misconception that transportation and housing services for the elderly are not open and available to meet the needs of younger disabled residents requiring assistance. Additionally, some stakeholders reported younger disabled residents feeling a stigma utilizing accommodation services that serve primarily elderly residents. While housing units and assistance for the elderly and disabled were described as adequate, stakeholders noted that an increasing aging population will require continued planning for service provision in this area. Specifically, as most elderly and disabled residents live on a fixed income that could result in an increased risk for homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Waukesha County will utilize its network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, Waukesha County will diligently work to overcome gaps in the institutional structure and delivery system by:

- Working with the Aging and Disability Resource Center to facilitate resident and service provider training on services available for younger disabled residents.
- Monitoring the count of homeless and chronically homeless residents and planning for ongoing service provision based on need, as an active participant in the Housing Action Coalition (Waukesha County Continuum of Care).
- Continuing as a lead member of the Thriving Waukesha Initiative, whose main purpose is to facilitate training and capacity building for non-profit organizations.
- Monitoring programs to identify inefficiencies, improve performance, and ensure compliance with applicable regulations.

- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households, the homeless, and special needs population.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Goals Summary Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator | 5-Year Projected Goal |
|--------------------------|---|------------|----------|---|------------------|---|--|--|---------------------------------|
| 1 | Homeless | 2015 | 2019 | Homeless | County-wide | Homeless Outreach Emergency Shelter and Transitional Housing Homeless Prevention | CDBG: \$1,350,000 | Overnight/ Emergency Shelter/ Transitional Housing Beds added | 7,700 persons assisted |
| 2 | Housing Rehabilitation/ Zero Interest Loans | 2015 | 2019 | Affordable Housing | 4-County Area | Rehabilitation of Existing Units | CDBG: \$1,600,000 HOME: \$2,000,000 | Homeowner Housing Rehabilitated | 600 house- holds assisted |
| 3 | Public Improvement | 2015 | 2019 | Non-Housing Community Development | County-wide | Public Improvements and Infrastructure | CDBG: \$280,000 | Street Improvements | 1,000 persons impacted |
| 4 | Public Services | 2015 | 2019 | Public Service | County-wide | Public Service | CDBG: \$995,000 | Number of LMI Persons Served | 25,700 persons assisted |
| 5 | Non-Homeless Special Needs | 2015 | 2019 | Non-Homeless Special Needs | County-wide | ADA Services | CDBG: \$120,000 | Number of LMI Persons Served | 1,940 persons assisted |
| 6 | Public Facilities and Improvements | 2015 | 2019 | Non-Housing Community Development | County-wide | Public Facilities | CDBG: \$355,000 | Facility Renovations | 105 facilities improved |
| 7 | Planning and Administration | 2015 | 2019 | Planning and Administration | County-wide | Administration | HOME: \$550,000 CDBG: \$1,940,000 | Planning & Administration | Not Applicable |
| 8 | Fair Housing Services | 2015 | 2019 | Fair Housing Services | County-wide | Fair Housing | CDBG: \$75,000 | Fair Housing Education & Outreach | 720 persons assisted |
| 9 | Special Economic Development | 2015 | 2019 | Non-Housing Community Development | County-wide | Jobs/Small Business/Revolving Loan | CDBG: \$2,325,000 | Jobs created/retained | 155 jobs created |

Table 49 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------------------|--|
| 1 | Goal Name | Homeless |
| | Goal Description | Homeless Prevention, Rapid Re-housing, Shelter, Homeless Housing, Transitional Housing |
| 2 | Goal Name | Housing Rehabilitation/Zero Interest Loans |
| | Goal Description | Homeowner Housing Rehabilitated |
| 3 | Goal Name | Non-Homeless Special Needs |
| | Goal Description | Also includes various CDBG programs for elderly and disabled people. |
| 4 | Goal Name | Public Services |
| | Goal Description | Public Service providing a low/moderate-income housing benefit or serving other needs. |
| 5 | Goal Name | Public Improvement |
| | Goal Description | Public Improvements and Infrastructure for landmarks, historic properties, & playgrounds |
| 6 | Goal Name | Public Facilities and Improvements |
| | Goal Description | Public Facility or Infrastructure Activities other than low/moderate-income housing benefit. |
| 7 | Goal Name | Planning and Administration |
| | Goal Description | Planning and Administration |
| 8 | Goal Name | Fair Housing Services |
| | Goal Description | Fair Housing Education and Outreach |
| 9 | Special Economic Development | Small Business Development, Commercial Façade Repair, Public Improvements |

Table 50 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The HOME Consortium estimates that the following number of persons/households will be provided affordable housing through the HOME program from 2015 to 2019.

| Program | Income Level | | |
|--------------------------|----------------------|------------|-----------------|
| | Extremely Low Income | Low Income | Moderate Income |
| Downpayment Assistance | 10 | 40 | 200 |
| Homeowner Rehabilitation | 25 | 25 | 25 |
| Purchase/ Rehabilitation | 5 | 10 | 25 |
| Housing Development | 25 | 25 | 0 |
| Total | 65 | 100 | 250 |

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of the City of Waukesha and Waukesha County does not intend to construct additional public housing units during this consolidated plan period. However, the Housing Authority does maintain a list of additional private subsidized housing resources that offer accessible units.

Activities to Increase Resident Involvements

The housing authorities for Waukesha, Jefferson and Washington have resident counsels to ensure resident involvement in the housing authority's decision-making process. The Waukesha County Housing Authority also has a Family Self Sufficiency program that assists families to become economically and socially independent. The program provides the following services: job training, educational, child care, medical or mental health services, transportation, life skills, legal information, emergency services, and housing services. Families are also provided information to assist in their quest to transition from subsidized housing to eventual homeownership. The FSS program provides financial incentives through an escrow saving account for continual participation and investment in the program.

Is the public housing agency designated as troubled under 24 CFR part 902?

According to HUD's 2013 Public Housing Assessment System (PHAS), Jefferson County Housing Authority received a score of 93 out of 100 and is not designated as troubled. The Waukesha County Housing Authority received a score of 68 out of 100 and is designated as a troubled PHA with substandard management.

Plan to remove the 'troubled' designation

In 2014, the Waukesha County Housing Authority will implement measures to increase programmatic administrative efficiencies and consolidate Section 8 vouchers through the City of Waukesha Housing Authority. These efforts will assist the Waukesha Housing Authority in raising its current status of substandard to a high performing agency. The Housing Authority has also implemented various changes related to timely reporting, streamlining expenditures, and decreasing vacancies.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As noted in the 2014 Analysis of Impediments to Fair Housing Choice, the affordable housing barriers for Waukesha, Jefferson, Washington, and Ozaukee Counties include the following:

- Several stakeholder interviews indicated a lack of knowledge regarding how to access fair housing counseling, testing, education, advocacy, and where to direct complaints regarding housing discrimination. Many reported escalation to the county level without first using process and agency designed to address such issues.
- During the planning and stakeholder interview process, lack of multi-family units in all regions were identified. In addition, new properties that were recently built were described as having rental rates that exceeded affordability based on worker's wages and strict credit and income requirements that many low-income residents could not meet. Residents with limited English proficiency do not have adequate access to county programs and services.
- There is limited affordable housing for larger families, i.e. 4-5 bedroom units. Stakeholder input indicated that landlords with 3-bedroom rentals often do not rent to larger families.
- Jefferson, Washington, and Ozaukee Counties are not served by a large, fixed-route transit provider. The stakeholder interview process indicated limited public transportation within the city of Waukesha has well.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Waukesha County participated in the preparation of the *Regional Housing Plan for Southeastern Wisconsin: 2035* ("Regional Housing Plan") by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The updated Regional Housing Plan was prepared after the completion of the 2009 amendments to *A Comprehensive Development Plan for Waukesha County* ("Comprehensive Development Plan"). In accordance with the Monitoring and Updating the Plan section of the Comprehensive Development Plan, the refinements from the Regional Housing Plan were adopted by the Waukesha County Board as part of the Year 2014 amendments to the Comprehensive Development Plan.

The Regional Housing Plan refines the residential component of the Regional Land Use Plan, and provides an additional element of the regional comprehensive plan. The final Regional Housing Plan recommendations from *A Regional Housing Plan for Southeastern Wisconsin: 2035* were prepared based on the objectives, principles, and standards outlined in Chapter II of the Regional Housing Plan (<http://www.sewrpc.org/SEWRPCFiles/Publications/pr/pr-054-regional-housing-plan-2035.pdf>) together with public comments, study findings, and a socio-economic impact analysis.

The recommendations are intended to provide a guide for future housing development to meet the current and future housing needs of the Region's residents. More specifically, the recommendations are intended to address the balance between jobs and housing in the Region; the provision of housing affordable to existing and future households in the Region (including subsidized and non-subsidized housing), the concentration of minority and low-income persons in and near the Region's central cities; and the availability of housing accessible to persons with disabilities.

Waukesha County will, during the Consolidated Plan period, work to implement the various recommendations from the Regional Housing Plan adopted into the Waukesha County Comprehensive Development Plan. Specifically, the County will ensure that comprehensive neighborhood plans and zoning ordinances/regulations will encourage a variety of housing types including single and multi-family homes, apartments, townhomes, duplexes, and live-work units. During the Consolidated Plan period, the County will seek strategies, as appropriate, to evaluate standards and processes to determine if amendments could be made to reduce of housing to residents without reducing safety, functionality, or aesthetic quality.

The CDBG Office will evaluate the extent to which County programs and services meet the needs of populations with limited English proficiency by conducting the four-factor analysis.

Waukesha County will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes, in order to ensure that to the maximum extent possible residents of protected classes have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, Waukesha County should work with its community partners to increase its availability and use.

Waukesha County will support education and outreach efforts by community partners regarding needs assessments for affordable housing and subsidized housing.

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SP-60 Homelessness Strategy – 91.215(d)

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

Generally, the strategy promoted by the Continuum of Care agency (Waukesha County CoC) for reaching out to homeless persons is to simplify and broaden outreach efforts. The desired result is that more clients will be able to receive benefits and services for which they are eligible. To achieve this desired result, there are a number of methods that need to be implemented. Creating a better communication system is needed for service providers to stay in contact with both schools and hospitals to avoid homeless persons (or those at risk of homelessness) from falling through the cracks of the system. More outreach and assessment is necessary, particularly for the unsheltered homeless population. In addition, the creation of one-stop centers to help clients access more services would be very beneficial in eliminating barriers like transportation and language.

Addressing the emergency and transitional housing needs of homeless persons

The County's emergency and transitional housing needs of homeless persons are met through a wide range of service providers funded through the Waukesha County CoC that assist homeless persons with food distribution, childcare, sexual abuse services, transportation, family support, and case management.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The top strategy for helping homeless individuals make the transition to permanent housing and independent living is prioritizing safe and stable housing and making affordable housing options more accessible to homeless individuals. Many homeless that struggle to transition into permanent housing and independent living suffer from mental illness and substance addiction. Recent trends through the Homeless Prevention and Rapid Re-housing program prioritize placing homeless individuals and families in permanent housing quickly, and then linking them to supportive services in the community. Particularly for those with substance abuse, this leads to stability and, studies have shown, decreases alcohol use. But this model is effective for the non-substance abuse homeless population because having stable housing reduces problems which are created from sustained homelessness. The Waukesha County Continuum of Care, which includes a consortium of agencies, receives Emergency Solutions Grant to provide Homeless Prevention and Rapid Re-housing assistance to homeless or near homeless persons in the County. Thriving Waukesha, in which the County plays a lead role, is investigating the Housing First model for the community, and expects this strategy will play a key role in helping homeless persons make the transition to stable, permanent housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Waukesha County Continuum of Care has outlined its discharge policy for assisting persons aging out of foster care, and being release from health care facilities, mental health facilities, and correction facilities.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The reduction of Lead Based Paint (LBP) hazards is an annual objective for Waukesha County. The County has a lead based paint compliance program for all housing rehabilitation programs funded with CDBG and HOME funds, which ensures that requirements are met and state certified contractors complete all work.

The County also contracts with two lead certified inspectors to perform home inspections using CDBG/HOME funds. When any units test positive for lead, certified contractors are hired for remediation and abatement of the lead.

How are the actions listed above related to the extent of lead poisoning and hazards?

Lead exposure is a leading environmental health hazard for children (especially young children) and can create irreversible health problems. This problem is due to high lead content used in paint up until 1978, and is most prevalent in homes built before 1950 or recently remodeled homes built before 1978. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure due to the generally lower levels of home maintenance among lower income households. This is an important factor since it is not the presence of lead itself that causes health hazards, but instead the deterioration of paint that releases lead-contaminated dust or peels producing lead-contaminated flakes, both of which may be ingested by children. According to 2007-2011 ACS and CHAS data, there are an estimated 9,147 owner-occupied units in Waukesha with a risk of lead-based paint hazards, and 2,065 renter-occupied units.

How are the actions listed above integrated into housing policies and procedures?

Any units built prior to 1978 are assumed to contain lead based paint, and any work in these units funded with CDBG and HOME funds is closely monitored. Waukesha County adopted the recommendations from SEWRPC's *Regional Housing Plan* into the Housing Element of its Comprehensive Development Plan, one of which recommends the continued use of lead based paint abatement programs as a mechanism for preserving aging housing and maintaining lower- and moderate-cost housing stock.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2013 American Community Survey 1-year estimate, Waukesha County's poverty rate is estimated at 5.7%, considerably below the statewide poverty rate of 13.5%. Comparable rates for the other HOME Consortium Counties are 11.2% in Jefferson, 6.3% in Ozaukee, and 7.5% in Washington. Waukesha and Jefferson County both saw small declines in poverty since the 2010 1-year estimates, which were 6.3% and 12.0%, respectively. In contrast, poverty rates in Ozaukee and Washington Counties increased slightly since 2010, going from 6.0% to 6.3% in the former and 5.9% to 7.5% in the latter.

To combat poverty and reduce the number of poverty-level families, each county has a workforce development center designed to help in all aspects of employment, including training, job referrals, resume writing, and other assistance designed to elevate job opportunities for low wage workers and those in poverty.

This Plan continues to identify economic development as a key goal for the CDBG program, with an estimated 26% of funds planned to be allocated to economic revitalization efforts over the next five years. In Waukesha County, the Waukesha County Economic Development Corporation maintains a revolving loan fund to assist businesses increase job opportunities for low and moderate income jobs. The Wisconsin Women's Business Initiative also works to attract and support small businesses in the City of Waukesha, and is in the process of expanding to the City of Oconomowoc.

In addition to economic development programs, many homeless programs/homeless service providers also address expanded employment opportunities as an avenue for combating poverty. The HOPE Center Day Center, for example, provides job search assistance and resume building, among other services. Programs aimed at educating youth and young adults or illiterate adults also combat poverty by developing skills that will allow residents to secure better jobs at higher wages.

This plan also calls for continued support for the City of Waukesha Neighborhood Revitalization Strategy Areas, which seek to combine funding for a variety of needs – housing, services, economic development – to address targeted parts of the City where poverty is more severe.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

Goals, programs, and policies for reducing poverty are coordinated with this affordable housing plan in that a key priority for the plan is to develop affordable housing in and around job centers, addressing the jobs/housing imbalance discussed in SEWRPC's *Regional Plan*. This goal is echoed in the Analysis of Impediments to Fair Housing Choice developed concurrently with this plan. An impediment identified in that analysis addressed the issues of job center proximity to affordable housing, and recommended actions to encourage a mix of uses and home types in and around major job centers.

SP-80 Monitoring – 91.230

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

CDBG and HOME funded projects are monitored by the County’s fiscal staff, the Director of Parks and Land Use, and the CDBG and HOME Program Boards to ensure long-term compliance and review policy decisions.

At the beginning of each Program Year, Waukesha County enters into a sub-recipient agreement with each of its social service providers and subgrantees. These Subrecipient Agreements are prepared by County staff and reviewed for compliance with HUD regulations. Subgrantees are required to submit progress reports during each program year as well as a final report detailing the specific program accomplishments.

The County’s monitoring process includes reviewing timeliness of expenditures on a monthly basis for each subgrantee to ensure activities remain on track. Waukesha County establishes an annual monitoring schedule, in which at least 20% of all subgrantees will be monitored. County staff will also maintain quarterly and final project reports in conjunction with all monitorings. The monitoring process will include on-site and desk reviews of the sub-recipient’s performance to ensure compliance with the goals and objectives of the program and federal regulations.

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Expected Resources

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

The 5-year Consolidated Plan for 2015 – 2019 must identify the federal, state, local, and private resources expected to be available to Waukesha County to address priority needs and specific objectives identified in the Strategic Plan. The County is a direct entitlement community for the following HUD-funded programs: the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program. Below is a breakdown of these anticipated funding resources.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|-------------|-----------------|---|----------------------------------|--------------------|--------------------------|-------------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | Public-federal | Admin & Planning, Public Facilities, Public Services, Housing Rehab, Historic Preservation, Fair Housing Services | \$1,334,028 | \$600,000 | \$0.00 | \$1,934,028 | \$9,670,140 | In 2014, the County's CDBG allocation was increased by less than 1%. With the complexity of the political and economic environment at the federal level, it is difficult to project the exact amount of CDBG funds that will be received for the next Action Plan period. |
| HOME | Public-federal | Admin & Planning, Homebuyer assistance, Homeowner rehab, Housing development | \$1,104,785 | \$200,000 | \$0.00 | \$1,304,785 | \$6,523,925 | In 2014, the County's HOME allocation was increased by less than 3.8%, in which the county will continue to provide affordable housing options throughout the Consortium. |

Table 51 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Due to the strategic decision-making reflected in the allocations for 2015, the County anticipates leveraging other public and private investments for a higher return on investment. Program income funds generated during this Action Plan period will be leveraged to increase services to low and moderate residents within the jurisdiction.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Waukesha County does not intend to address the needs identified in this plan with publically owned land or property located with the Jurisdiction.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

| Goals Summary Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|--------------------------|---|------------|----------|---|-----------------|---|------------------------------------|---|
| 1 | Homeless | 2015 | 2016 | Homeless | County-wide | Homeless Outreach Emergency Shelter and Transitional Housing Homeless Prevention | CDBG: \$269,930 | Overnight/ Emergency Shelter/ Transitional Housing Beds added |
| 2 | Housing Rehabilitation/ Zero Interest Loans | 2015 | 2016 | Affordable Housing | 4-County Area | Rehabilitation of Existing Units | CDBG: \$319,925 HOME: \$400,000 | Homeowner Housing Rehabilitated |
| 3 | Public Improvement | 2015 | 2016 | Non-Housing Community Development | County-wide | Public Improvements and Infrastructure | CDBG: \$56,549 | Street Improvements |
| 4 | Public Services | 2015 | 2016 | Public Service | County-wide | Public Service | CDBG: \$198,903 | Number of LMI Persons Served |
| 5 | Non-Homeless Special Needs | 2015 | 2016 | Non-Homeless Special Needs | County-wide | ADA Services | CDBG: \$24,000 | Number of LMI Persons Served |
| 6 | Public Facilities and Improvements | 2015 | 2016 | Non-Housing Community Development | County-wide | Public Facilities | CDBG: \$71,000 | Facility Renovations |
| 7 | Planning and Administration | 2015 | 2016 | Planning and Administration | County-wide | Administration | HOME: \$110,478 CDBG: \$388,000 | Planning & Administration |
| 8 | Fair Housing Services | 2015 | 2016 | Fair Housing Services | County-wide | Fair Housing | CDBG: \$15,000 | Fair Housing Education & Outreach |
| 9 | Special Economic Development | 2015 | 2016 | Non-Housing Community Development | County-wide | Jobs/Small Business/Revolving Loan | CDBG: \$465,000 | Jobs created/retained |

Table 52 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------------------|--|
| 1 | Goal Name | Homeless |
| | Goal Description | Homeless Prevention, Rapid Re-housing, Shelter, Homeless Housing, Transitional Housing |
| 2 | Goal Name | Housing Rehabilitation/Zero Interest Loans |
| | Goal Description | Homeowner Housing Rehabilitated |
| 3 | Goal Name | Non-Homeless Special Needs |
| | Goal Description | Also includes various CDBG programs for elderly and disabled people. |
| 4 | Goal Name | Public Services |
| | Goal Description | Public Service providing a low/moderate-income housing benefit or serving other needs. |
| 5 | Goal Name | Public Improvement |
| | Goal Description | Public Improvements and Infrastructure for landmarks, historic properties, & playgrounds |
| 6 | Goal Name | Public Facilities and Improvements |
| | Goal Description | Public Facility or Infrastructure Activities other than low/moderate-income housing benefit. |
| 7 | Goal Name | Planning and Administration |
| | Goal Description | Planning and Administration |
| 8 | Goal Name | Fair Housing Services |
| | Goal Description | Fair Housing Education and Outreach |
| 9 | Special Economic Development | Small Business Development, Commercial Façade Repair, Public Improvements |

Table 53 – Goals Summary

Projects

AP-35 Projects – 91.220(d)

Introduction

The County will undertake activities that will address priority needs and objectives established as adopted by the Waukesha County Community Development Block Grant (CDBG) and HOME Boards. Section AP-38 provides a summary of proposed activities including local objectives and priority needs, proposed accomplishments, and a target date for completion.

Projects

| # | Full Agency Title | Project |
|---------------------|--|---|
| CDBG Program | | |
| 1 | 180° Juvenile Diversion | Creating Lasting Families |
| 2 | Carroll University | Haertel Field |
| 3 | City of Waukesha | Homeowner Loan Program |
| 4 | City of Waukesha | Landmark Paint/Repair |
| 5 | City of Waukesha | Historic Springs Restoration |
| 6 | City of Waukesha | Adaptive Recreational Programs |
| 7 | City of Waukesha | Sentinel Park Summer Program |
| 8 | City of Waukesha | Haertel Park Summer Playground |
| 9 | City of Waukesha | Senior Activity Coordinator |
| 10 | City of Waukesha | HRAP - Citywide Housing Rehab |
| 11 | City of Waukesha | City of Waukesha Façade Grant |
| 12 | City of Waukesha | ADA/Street Reconstruction |
| 13 | Community Outpatient Health Services | Medication Assistance Program |
| 14 | Family Promise of Western Waukesha Co. | Family Promise |
| 15 | Family Service Agency | C.A.R.E Center |
| 16 | Food Pantry of Waukesha County Inc. | Food Allocation Improvement Project |
| 17 | Hebron House | Emergency Shelter |
| 18 | Hebron House | Jeremy House |
| 19 | Hebron House | Capital Project |
| 20 | Hope Center | Outreach Meal Program |
| 21 | Hope Center | Day Center |
| 22 | Housing Resources Inc | Homebuyer Education & Counseling |
| 23 | Interfaith Senior Programs | Transportation Collaborative |
| 24 | Interfaith Senior Programs | Housing Support for Seniors & Disabled Adults |
| 25 | La Casa de Esperanza, Inc. | Early Childhood Education and Summer Food |
| 26 | Lake Area Free Clinic | Medication Assistance |

| # | Full Agency Title | Project |
|---------------------|---------------------------------------|---|
| 27 | Lake Country Cares Cab, Inc | Ambulatory Senior and Disabled |
| 28 | Literacy Council of Greater Waukesha | Outreach & Recruitment |
| 29 | Metropolitan Milwaukee Fair Housing | Fair Housing Services |
| 30 | Oconomowoc Silver Streak | Taxi Replacement |
| 31 | Parent's Place | Community Education Program |
| 32 | Richard's Place, Inc. | HIV/AIDS Support |
| 33 | Safe Babies Healthy Families, Inc. | Case Mgmt. Program |
| 34 | Salvation Army | Emergency Lodge |
| 35 | Salvation Army | Community Meal Program |
| 36 | Seniors on the Go! Taxi Service Inc | Taxi Replacement |
| 37 | St. Joseph's Medical Clinic | Prescription Payment Assist. |
| 38 | The Caring Place, Inc. | Meals-On-Wheels |
| 39 | The Women's Center | Family Support |
| 40 | The Women's Center | Emergency Shelter |
| 41 | The Women's Center | Sexual Abuse Counseling |
| 42 | Unallocated | TBD |
| 43 | Waukesha County Community Art Project | Free Art & Leadership After School Programs |
| 44 | Wauk. Co. Community Dental Clinic | Healthy Smiles for Tots & Teens |
| 45 | Wauk. Co. Community Dental Clinic | Adult Dental Clinic |
| 46 | Wauk. Co. Econ. Development Corp. | Revolving Loan Fund Re-Cap. |
| 47 | WI Partnership | Housing Rehabilitation |
| 48 | Wisconsin Women's Business Initiative | Downtown Waukesha Business Attraction |
| HOME Program | | |
| 1 | HOME Program | Administration |
| 2 | CHDO Reserve | TBD |
| 3 | CORE Programs | Downpayment Assistance Program Housing Rehabilitation Program Purchase Rehabilitation Program |
| 4 | Unallocated | TBD |
| 5 | Estimated Program Income | TBD |

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For the Con Plan, the results of citizen input strongly supported homeownership and housing stock rehabilitation as well as social and supportive services for low to moderate income individuals and families. The County has maintained a broad priority of encouraging new homeownership, preserving existing homeownership, increasing economic development, enhancing public services, and public facility improvements.

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AP-38 Project Summary

180° Juvenile Diversion: Creating Lasting Families

Description: 180° Juvenile Diversion provides a valuable program opportunity for positive change in the lives of young adults who have had contact with law enforcement and the legal system.

Funding Requested: \$4,500

Annual Goals: Potentially all services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: Access for all at-risk youth

Carroll University: Haertel Field

Description: Carroll University acquired Haertel Field and will maintain and improve the land so the community youth can continue to use the field. The existing field will be replaced with synthetic turf during phase I of the improvements. Phase II includes the installation of a score board, fencing, netting, a building, bleachers, a walkway, additional lighting, and a pavilion.

Funding Requested: \$30,000

Annual Goals: Potentially all services

Target Areas: Waukesha County

Priority Needs Addressed: Public Facility

Goal Outcome Indicator: Public Facilities/Improvements

City of Waukesha: Homeowner Loan Program

Description: The City of Waukesha Redevelopment Authority will continue to fund its White Rock/Main Street program to provide rehab loans to homeowners for façade and code improvements in a targeted neighborhood.

Funding Requested: \$82,149

Annual Goals: Rehabilitation of existing units

Target Areas: City of Waukesha

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 8 income eligible households

City of Waukesha: Landmark Paint/Repair

Description: Financial and administration/design assistance to owners of qualified historic properties for the care and maintenance of their properties.

Funding Requested: \$8,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 5 facilities improved

City of Waukesha: Historic Springs Restoration

Description: Repairs to and eventual restoration of at least one spring house or spring remnant, depending on the extent of the deterioration.

Funding Requested: \$10,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 1 facility improved

City of Waukesha: Adaptive Recreational Programs

Description: This program provides recreation opportunities and community outings for youth and young adults with physical and cognitive disabilities.

Funding Requested: \$9,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 50 low income persons to benefit

City of Waukesha: Sentinel Park Summer Program

Description: A comprehensive recreation summer playground program at Sentinel Park. It is an eight week, high quality program that is free of charge to neighborhood children.

Funding Requested: \$8,000

Annual Goals: Public Services

Target Areas: City of Waukesha

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 150 low income persons to benefit

City of Waukesha: Haertel Park Summer Playground

Description: A comprehensive recreation summer playground program at Saratoga School and Park (formerly Haertel Field). It is an eight week, high quality program that is free of charge to neighborhood children.

Funding Requested: \$8,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 150 low income persons to benefit

City of Waukesha: Senior Activity Coordinator

Description: A comprehensive senior program primarily based at the Schuetze Recreation Center with an emphasis on senior activities.

Funding Requested: \$13,000

Annual Goals: Public Services

Target Areas: City of Waukesha

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 50 seniors to benefit

City of Waukesha: HRAP - Citywide Housing Rehab

Description: The program provides city-wide funding and project management for repair and rehabilitation of eligible owner-occupied housing.

Funding Requested: \$85,541

Annual Goals: Rehabilitation of existing units

Target Areas: City of Waukesha

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 8 income eligible households

City of Waukesha: City of Waukesha Façade Grant

Description: The project serves downtown and nearby property owners by providing matching funds for upgrading building facades, awning, and storefront signage.

Funding Requested: \$15,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure
Goal Outcome Indicator: 15 facilities improved

City of Waukesha: ADA/Street Reconstruction

Description: Three projects including installation of a wheelchair lift at the Les Paul Bandshell in Cutler Park, new equipment and surface for the Schuetze Building playground, and continuation of the signage upgrade project.

Funding Requested: \$56,549

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 200 persons to benefit from public improvement

Community Outpatient Health Services: Medication Assistance Program

Description: Maintaining health and managing chronic disease by enrolling patients in pharmaceutical companies' benefit programs, and providing medications and supplies directly to patients from the Clinic's own inventory.

Funding Requested: \$6,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 239 low income persons to benefit

Family Promise of Western Waukesha Co.: Family Promise

Description: The project is an interfaith hospitality network that provides homeless families, who have children, with three meals a day, a safe place to sleep at night, and comprehensive assistance and case management during the day.

Funding Requested: \$9,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 15 low income persons to benefit

Family Service Agency: C.A.R.E Center

Description: The purpose is to coordinate the response of medical, legal, law enforcement and social service providers to ensure that victims of child abuse in Waukesha County are not re-traumatized by the very systems in place to protect and empower them.

Funding Requested: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 40 low income persons to benefit

Food Pantry of Waukesha County Inc.: Food Allocation Improvement Project

Description: This project is designed to improve the nutritional content of the food available to all Food Pantry of Waukesha County clients and to equalize the volume of food available, per person, to each registered client.

Funding Requested: \$8,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 1,000 low income persons to benefit

Hebron House: Emergency Shelter

Description: The purpose of this project is to temporarily house people experiencing homelessness by providing emergency shelter, food, and the support services needed to enter into and maintain permanent housing.

Funding Requested: \$75,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 275 homeless persons to benefit

Hebron House: Jeremy House

Description: The purpose of this project is to provide transitional living space for a person experiencing homelessness and mental health issues. The housing, meals, and other services are provided while focusing on the person's mental health treatment and recovery.

Funding Requested: \$8,500

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 6 homeless persons to benefit

Hebron House: Capital Project

Description: To provide improvements and repairs to the emergency shelters and Jeremy House that include windows, doors, flooring, painting, roofs and gutters, etc.

Funding Requested: \$77,930

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 225 low income persons to benefit

Hope Center: Outreach Meal Program

Description: Meals provided to the homeless, those living in rooming houses or shelters, families trying to stretch their budget, and elderly persons on a fixed income.

Funding Requested: \$34,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 350 homeless persons to benefit

Hope Center: Day Center

Description: A non-exclusive center open to anyone. There are no requirements or qualifications necessary to partake in the activities of the shelter. Job search and medical attention are made available to one and all, as is any assistance they can provide in housing and transportation.

Funding Requested: \$13,500

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 450 homeless persons to benefit

Housing Resources Inc: Homebuyer Education & Counseling

Description: Housing Resources is seeking funding to support our Homebuyer Education and Counseling Program for first-time homebuyers in Waukesha County. The primary target populations assisted is low and moderate income and other underserved populations.

Funding Requested: \$15,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 275 low income persons to benefit

Interfaith Senior Programs: Transportation Collaborative

Description: The Transportation Collaborative is a partnership of nonprofit agencies, transportation providers, and funders that respond to immediate transportation needs for a variety of client populations throughout Waukesha County.

Funding Requested: \$5,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 160 low income persons to benefit

Interfaith Senior Programs: Housing Support for Seniors & Disabled Adults

Description: The purpose of this project is to provide support services for senior citizens and adults with disabilities to help them live independently, avoiding premature nursing home placement and homelessness, emergency room visits, falls in the home, and malnutrition.

Funding Requested: \$5,500

Annual Goals: Non-homeless Special Needs

Target Areas: Waukesha County

Priority Needs Addressed: ADA Services

Goal Outcome Indicator: 190 persons to benefit

La Casa de Esperanza, Inc.: Early Childhood Education and Summer Food

Description: La Casa de Esperanza serves very low-income and low-income children, ages 6 weeks to 12 years, through its children's education programs. They also provide nutritious meals to children and youth from the community, ages 1 year through 18 years, through its summer food service program.

Funding Requested: \$20,000
Annual Goals: Public Services
Target Areas: Waukesha County
Priority Needs Addressed: Public Services
Goal Outcome Indicator: 400 low income persons to benefit

Lake Area Free Clinic: Medication Assistance

Description: Providing free medications to low-income patients in need.

Funding Requested: \$6,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 190 low income persons to benefit

Lake Country Cares Cab, Inc: Ambulatory Senior and Disabled

Description: This grant will help with the purchase of a replacement cab to provide rides for their aged/disabled clients.

Funding Requested: \$8,000

Annual Goals: Non-homeless Special Needs

Target Areas: Waukesha County

Priority Needs Addressed: Senior/ADA Services

Goal Outcome Indicator: 140 persons to benefit

Literacy Council of Greater Waukesha: Outreach & Recruitment

Description: The purpose of this project is to meet the needs of people who are low-to-moderate income and need to improve their basic skills including reading, writing, math and speaking.

Funding Requested: \$6,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 9 low income persons to benefit

Metropolitan Milwaukee Fair Housing: Fair Housing Services

Description: The purpose of the proposed activities is for all people to have equal access to housing in Waukesha County through the provision of comprehensive fair housing enforcement and education services.

Funding Requested: \$15,000

Annual Goals: Fair Housing Services

Target Areas: Waukesha County

Priority Needs Addressed: Fair Housing Services

Goal Outcome Indicator: 144 persons to benefit

Oconomowoc Silver Streak: Taxi Replacement

Description: This grant will help with the purchase of a replacement cab to provide rides for their aged/disabled clients.

Funding Requested: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 150 low income persons to benefit

Parent's Place: Community Education Program

Description: The primary focus of the Community Education program is to prevent child maltreatment; to that end, it offers accessible, comprehensive and coordinated services that meet the specific needs of each participating family.

Funding Requested: \$5,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 60 low income persons to benefit

Richard's Place, Inc.: HIV/AIDS Support

Description: Richard's Place Transitional Housing program for homeless individuals with HIV/AIDS is designed to help the individuals who reside at the home to accept their HIV status and the lifestyle changes necessary to maintain good health and live a long, productive life.

Funding Requested: \$6,000

Annual Goals: Non-homeless Special Needs

Target Areas: Waukesha County

Priority Needs Addressed: Non-homeless Special Needs

Goal Outcome Indicator: 58 persons to benefit

Safe Babies Healthy Families, Inc.: Case Mgmt. Program

Description: Providing a Continuum of Care where each family has one Case Manager who bonds and works with them to improve circumstances from prenatal phase up to age 5 of the child.

Funding Requested: \$19,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 28 low income persons to benefit

Salvation Army: Emergency Lodge

Description: The Salvation Army Emergency Lodge is the only year-round emergency shelter for men in Waukesha County. Shelter is provided to men with barriers such as unemployment, mental health issues, and alcohol or drug usage resulting in homelessness.

Funding Requested: \$8,500

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 67 homeless persons to benefit

Salvation Army: Community Meal Program

Description: The Community Meal Program provides nutritionally balanced evening meals three days a week for low income individuals and families in Waukesha County.

Funding Requested: \$18,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 320 homeless persons to benefit

Seniors on the Go! Taxi Service Inc: Taxi Replacement

Description: This grant will help with the purchase of a replacement cab to provide rides for their aged/disabled clients.

Funding Requested: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 1,200 low income persons to benefit

St. Joseph's Medical Clinic: Prescription Payment Assistance

Description: The Prescription Payment Assistance Project includes: outreach, screening and triage, intake/assessment, processing, referral, and payment.

Funding Requested: \$10,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 80 low income persons to benefit

The Caring Place, Inc.: Meals-On-Wheels

Description: Meals-On-Wheels provides specialized meals that can be provided by the Dietary Department at Waukesha Memorial Hospital to senior citizens, disabled adults, an people in need.

Funding Requested: \$6,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 168 low income persons to benefit

The Women's Center: Family Support

Description: The Family Support Project is the agency's child abuse prevention program with a goal to reduce the likelihood of family violence, child abuse and neglect by providing a comprehensive set of support services for families.

Funding Requested: \$5,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services
Goal Outcome Indicator: 75 low income persons to benefit

The Women's Center: Emergency Shelter

Description: The Emergency Shelter is Waukesha County's only shelter for women who are victims of domestic violence and have a safety issue or concern. In addition to safe housing, the shelter provides for the basic needs of residents and their children.

Funding Requested: \$30,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 90 homeless persons to benefit

The Women's Center: Sexual Abuse Counseling

Description: This project provides assistance to child victims of sexual assault and abuse and their parents in coping with the painful experiences.

Funding Requested: \$10,403

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 70 persons to benefit

Waukesha County Community Art Project: Free Art & Leadership After School Programs

Description: This project provides free art and leadership after school programming for middle school students.

Funding Requested: \$3,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 200 low income persons to benefit

Waukesha County Community Dental Clinic: Healthy Smiles for Tots & Teens

Description: This project provides access to comprehensive dental care that includes screening, emergency treatment, exams, preventative care, restorative care, and periodontal care to low-income children in Waukesha County.

Funding Requested: \$15,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 100 low income persons to benefit

Waukesha County Community Dental Clinic: Adult Dental Clinic

Description: This project provides access to comprehensive dental care that includes emergency treatment, exams, preventative care, and restorative care to low-income, uninsured adults in Waukesha County.

Funding Requested: \$15,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 33 low income persons to benefit

Waukesha County Economic Development Corp.: Revolving Loan Fund Re-Cap

Description: WCEDC will administer the Waukesha County revolving loan fund to make loans to businesses creating low and moderate income jobs.

Funding Requested: \$410,000

Annual Goals: Special Economic Development

Target Areas: Waukesha County

Priority Needs Addressed: Special Economic Development

Goal Outcome Indicator: 11 jobs created/retained

WI Partnership: Housing Rehabilitation

Description: This program provides no interest loans to LMI owners of single family housing in Waukesha County, and small grants to households where home modifications designed to improve accessibility will allow individuals to remain in their home.

Funding Requested: \$152,235

Annual Goals: Rehabilitation of existing units

Target Areas: Waukesha County

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 10 income eligible households

Wisconsin Women's Business Initiative: Downtown Waukesha Business Attraction

Description: This project will recharge economic development activities for Downtown Waukesha by combining public, private and non-profit business resources to attract and support small business success.

Funding Requested: \$55,000

Annual Goals: Special Economic Development

Target Areas: Waukesha County

Priority Needs Addressed: Special Economic Development

Goal Outcome Indicator: 20 jobs created/retained

Unallocated: TBD

Description: Unallocated

Funding Requested: \$87,311

Annual Goals: TBD

Target Areas: Waukesha County

Priority Needs Addressed: TBD

Goal Outcome Indicator: TBD

HOME Program: Administration

Description: Program administration.

Funding Requested: \$110,478

Annual Goals: Planning and Administration

Target Areas: Waukesha County

Priority Needs Addressed: Planning and Administration

Goal Outcome Indicator: Not Applicable

CHDO Reserve: TBD

Description: CHDO reserve

Funding Requested: \$165,718

Annual Goals: Increase Access to Affordable Housing

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 4 low income housing units created

CORE Programs: Downpayment Assistance Program

Description: Downpayment assistance program.

Funding Requested: \$300,000

Annual Goals: Increase Access to Affordable Housing

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 60 income eligible households

Housing Rehabilitation Program

Description: Housing rehabilitation.

Funding Requested: \$225,000

Annual Goals: Rehabilitation of existing units

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 20 income eligible households

Purchase Rehabilitation Program

Description: Purchase rehabilitation program.

Funding Requested: \$175,000

Annual Goals: Rehabilitation of existing units

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 10 income eligible households

Unallocated: TBD

Description: Unallocated HOME funds

Funding Requested: \$128,589

Annual Goals: Increase Access to Affordable Housing

Target Areas: Waukesha County Consortia

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: Not Applicable

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| City of Waukesha | 19.3% |

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Affordable housing and community development needs are present in areas throughout Waukesha County and the HOME Consortium. CDBG funds for direct benefit categories are allocated based on the percentage of LMI persons within the LMA neighborhoods. Regarding the Public Services category of the CDBG funds, the proposed projects will focus on the basic needs of the residents such as healthcare, transit services, essential and supportive services, as well as housing services. Special populations such as seniors, homeless, and youth will continue to receive funding for healthcare, child care, nutrition, education, shelter support and recreational needs. Funding will continue for targeted efforts in the Neighborhood Revitalization Strategy Areas. The County will also provide a portion of its allocation to the City of Waukesha, as shown in the table above.

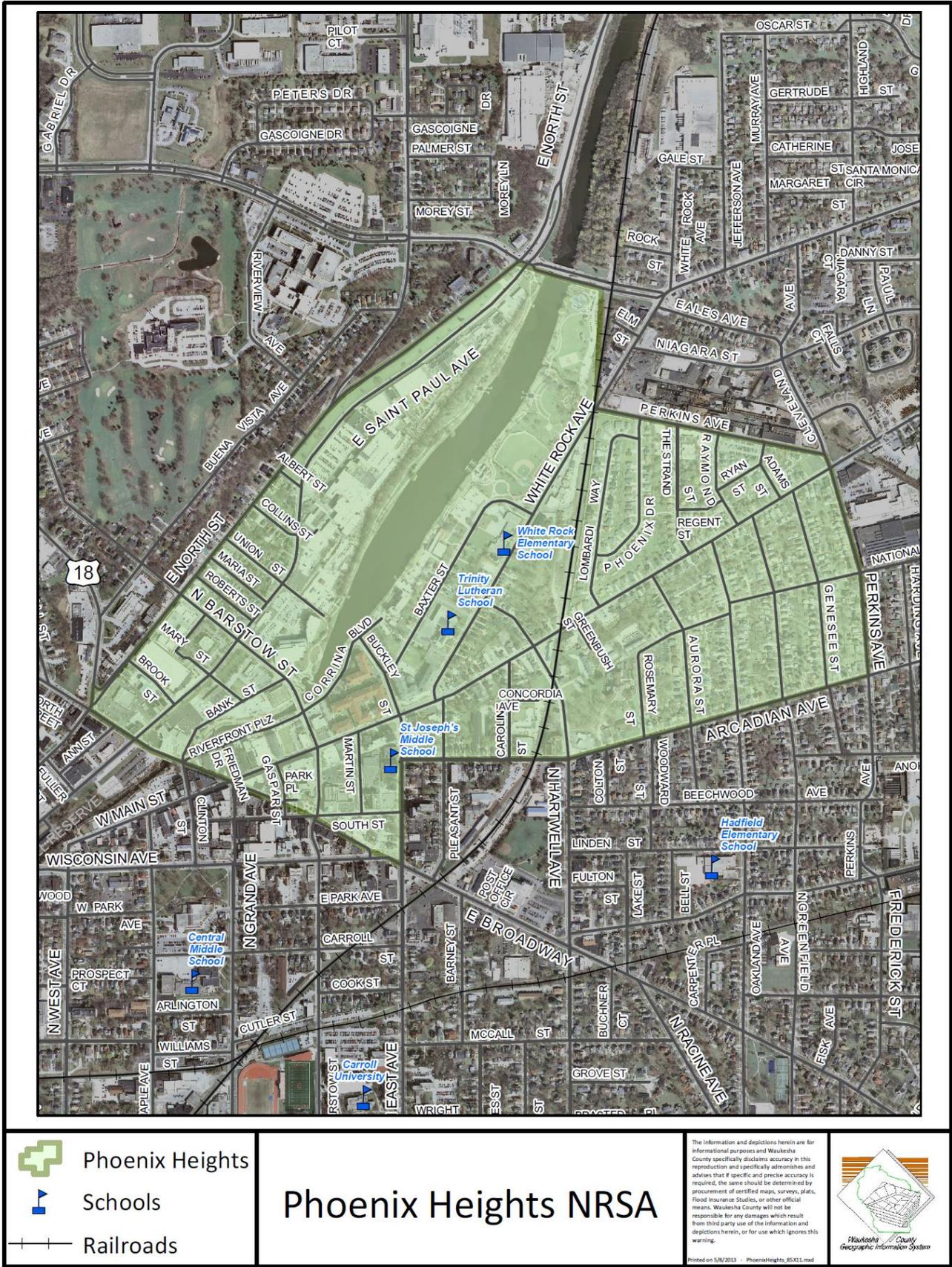
HOME funds will be distributed based on the income eligibility of clients throughout the four-county HOME Consortium.

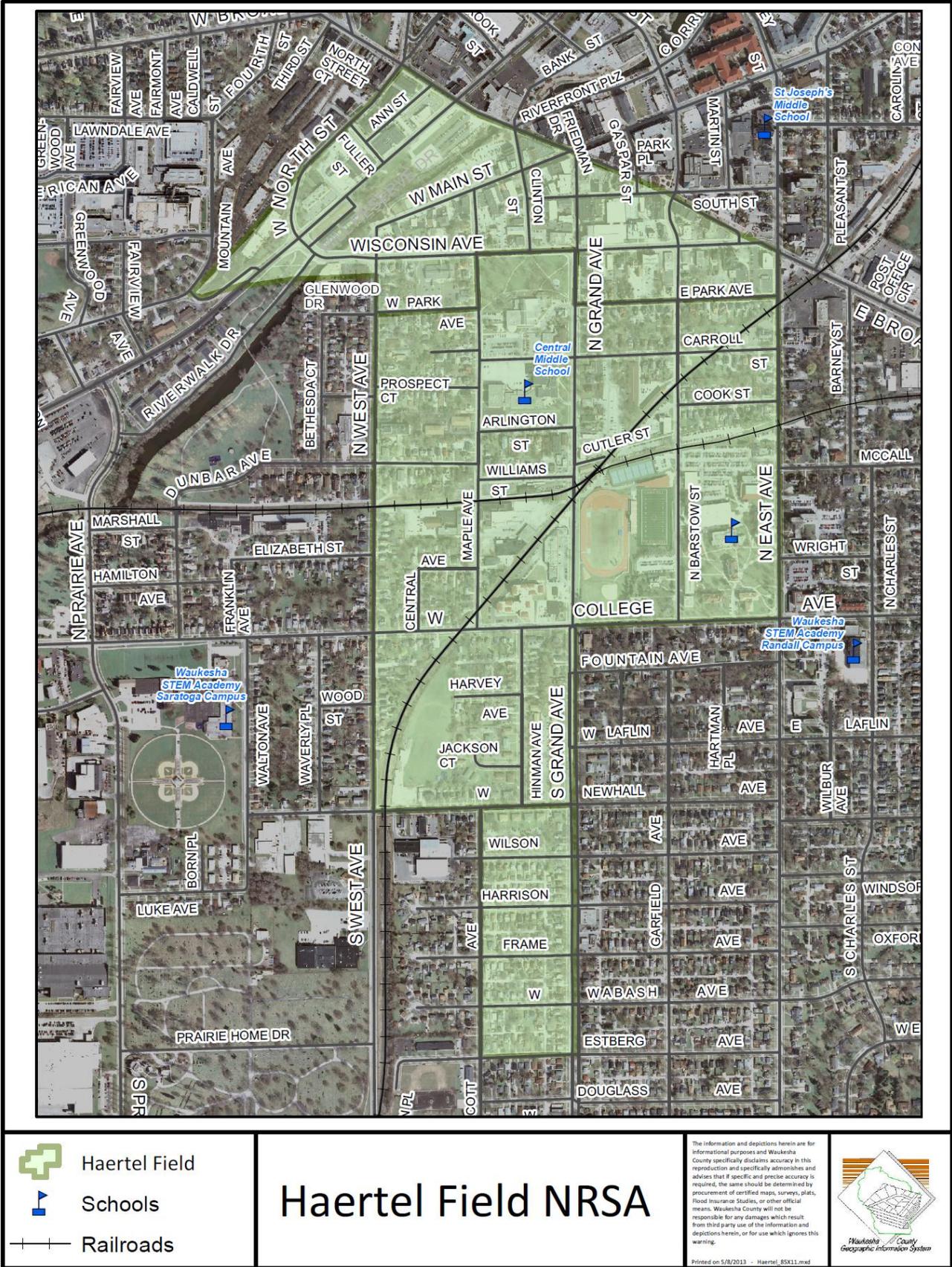
Neighborhood Revitalization Strategy Areas (NRSAs)

Waukesha County identified three NRSAs in the City of Waukesha in 1999 – Phoenix Heights, Haertel Field, and West Side, as shown in the maps on the following pages. The County will continue to prioritize the three NRSAs for funding and community development efforts during 2015. Up to 10% of the total CDBG allocation is targeted toward Community Based Development Organizations (CBDOs) who concentrate their services in one of these three areas. Economic development is the highest priority for funding in the NRSAs, including services that assist low and moderate income families in finding and maintaining jobs.

Strategies for all of the NRSAs include the following economic development and neighborhood revitalization initiatives:

- Connecting residents to job training and education resources;
- Linking families to neighborhood resources that support sustained employment;
- Housing revitalization and homeownership;
- Crime prevention; and
- Resident empowerment.





-  Haertel Field
-  Schools
-  Railroads

Haertel Field NRSA

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-  West Side
-  Schools
-  Railroads

West Side NRSA

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Affordable Housing

AP-55 Affordable Housing – 91.220(g)

| One Year Goals for the Number of Households to be Supported | |
|---|-----|
| Homeless | 348 |
| Non-Homeless | 120 |
| Special-Needs | 338 |
| Total | 806 |

Table 56 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported | |
|---|-----|
| Rental Assistance | 0 |
| The Production of New Units | 4 |
| Rehab of Existing Units | 56 |
| Acquisition of Existing Units | 60 |
| Total | 120 |

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

Waukesha County and the HOME Consortium anticipate supporting 806 households with affordable housing over the next year. Homeless facilities including the Salvation Army Emergency Lodge, Jeremy House, and the Heron House Emergency Shelter are projected to assist 348 homeless individuals or families in Waukesha County. Special needs housing providers are projected to support 338 individuals or families in Waukesha County, including victims of domestic violence, persons with HIV/AIDS, and seniors or disabled adults in need of housing support services. Note that emergency shelters for domestic violence victims are included in the special needs category and not the homeless category to prevent double counting households supported by these facilities.

Affordable housing for non-homeless households is projected to assist 120 households in the HOME Consortium area. Approximately 56 of these households will be supported via rehab of existing units through the HOME purchase and housing rehabilitation programs (estimated to assist a combined total of 30 households), WI Partnership housing rehab program (10 households), and the City of Waukesha housing rehab and homeowner loan programs (combined total of 16 households). Through the HOME program, an estimated 4 new units will be produced by a CHDO and 60 households will be assisted in acquiring homes using the downpayment assistance program.

AP-60 Public Housing – 91.220(h)

Actions planned during the next year to address the needs to public housing

The public housing authorities in the Waukesha County Consortia will continue to provide affordable housing options for residents during this Action Plan period to the greatest extent possible. However it must be noted the authorities have extensive waiting lists and will continue to monitor expenditure of funds to maximize the number of families currently being served.

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

The housing authorities for Waukesha, Jefferson and Washington each have resident counsels to ensure resident involvement in the housing authority's decision-making process. The Waukesha County Housing Authority also has a Family Self Sufficiency program that assists families to become economically and socially independent. The program provides the following services: job training, educational, child care, medical or mental health services, transportation, life skills, legal information, emergency services, and housing services. Families are also provided information to assist in their quest to transition from subsidized housing to eventual homeownership. The FSS program provides financial incentives through an escrow saving account for continual participation and investment in the program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

In 2014, the Waukesha County Housing Authority entered into an Intergovernmental Agreement with the Waukesha Housing Authority to eliminate duplication and create efficiency in the administration of the Section 8 Housing Choice Voucher Program. Through the Agreement, the Waukesha Housing Authority is authorized and designated to carry out the powers of the Waukesha County Housing Authority. Specifically, the Waukesha Housing Authority is granted jurisdictional authority to operate the Section 8 Housing Choice Voucher Program within the geographic area of Waukesha County.

These efforts will assist the Waukesha Housing Authority in raising its current status of substandard to a high performing agency. The Housing Authority has also implemented various changes related to timely reporting, streamlining expenditures, and decreasing vacancies.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Waukesha County is a participant in the Wisconsin Balance of State Continuum of Care Committee on Homelessness. The WIBOSCOC conducts the point-in-time count twice per year in January and July. This count is intended to include persons that are homeless and are living in emergency shelters, transitional housing, safe havens for the homeless, domestic violence shelters, or who are unsheltered living on the streets or any other place not meant for human habitation.

Data provided by the WIBOSCOC shows that a total of 41 homeless persons were counted as chronically homeless in the Counties of Jefferson, Ozaukee, Waukesha and Washington during the 2013 point-in-time counts. Those counted in January 2013 constituted, 11.0% of total sheltered and unsheltered persons in Waukesha County and 8.0% of the total in Washington County. As of the July 2013 PIT, two chronically homeless persons made up 8.0% of the total sheltered/unsheltered population in Jefferson; 22 chronically homeless persons comprised 16.5% of the sheltered/unsheltered population in Waukesha County. No chronically homeless persons were counted in Ozaukee in any of the three point-in-time counts.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The Wisconsin Balance of State Continuum of Care (WBOSCoC) reached out to homeless persons (especially unsheltered persons) through soup kitchens, day programs, drop-in centers, and hospitals. In addition, information is collected annually using the point-in-time survey form and is then summarized. The point-in-time surveys are one-on-one interviews are also held with the consumers. Additionally, outreach teams regularly go under bridges, visit camps, and go to other known homeless areas to tend to the needs of the homeless.

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

Waukesha County will continue to provide financial assistance to nonprofit agencies to develop and implement a coordinated assessment system throughout the jurisdiction.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Waukesha County will continue to support homeless service providers, funders, and stakeholders who recognize the need to shift focus and resources from short-term, emergency shelter to long-term, permanent housing, in order to end homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Waukesha County will continue to support the Wisconsin Balance of State Continuum of Care Regional Plan

to End Homelessness by:

- Supporting non-profit organizations that provide affordable housing opportunities for low- and moderate-income individuals and families.
- Providing CDBG funds for programs that help maintain the County's housing stock, and enable low-income individuals to stay in their homes through the Home-Owner Rehabilitation program.
- Advocating to secure funding for homeless programs and participates in policy development through the Wisconsin Balance of State Continuum of Care.

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

The CoC has outlined its discharge policy for assisting persons aging out of foster care, and being released from health care facilities, mental health facilities, and correction facilities.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing can present in a variety of aspects and multiple entities including, but not limited to government and political agencies, banking and finance institutions, insurance industry regulations, zoning regulations, social and economic variables, neighborhood conditions, public policy legislation, and fair housing enforcement. Sections MA 40 and SP 55 describe barriers to affordable housing within Waukesha County and the Consortium in greater detail. This section will describe specific strategies Waukesha County will employ to address barriers to affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

As indicated in section SP-55, Waukesha County participated in and adopted the Regional Housing Plan recommendations. Waukesha County will continue to work with government, public, private, and nonprofit community agencies to remove or ameliorate the negative effects of public policies that serve as current barriers to affordable housing. Action steps as recommended and accepted by the County are summarized below:

Waukesha County will work to implement the various recommendations from the Regional Housing Plan adopted into the Waukesha County Comprehensive Development Plan. Specifically, the County will work with local municipalities which provide municipal services to encourage that comprehensive neighborhood plans and zoning ordinances/regulations encourage a variety of housing types including single and multi-family homes, apartments, townhomes, duplexes, and live-work units. This year and for the remainder of the Consolidated Plan period, the County will seek strategies, as appropriate, to evaluate standards and processes to determine if amendments could be made to reduce of housing to residents without reducing safety, functionality, or aesthetic quality.

The CDBG Office will evaluate the extent to which County programs and services meet the needs of populations with limited English proficiency by conducting the four-factor analysis.

Waukesha County will evaluate the extent to which housing counseling is available to provide credit repair advice to members of the protected classes and to low- and moderate-income residents, in order to ensure that to the maximum extent possible, residents have access to means of improving their ability to obtain and maintain decent, affordable housing. In the case that counseling is unavailable, inadequate or not well advertised, Waukesha County should work with its community partners to increase its availability and use.

Waukesha County will support education and outreach efforts by community partners regarding needs assessments for affordable housing and subsidized housing.

Waukesha County will encourage neighborhood development plans, zoning ordinances, and regulations that encourage a variety of housing types, lot sizes, and housing values in order to encourage housing affordability.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

To help remove obstacles to meeting underserved needs and improve service delivery, Waukesha County will support the development of a social service collaborative to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs. Waukesha County will also continue to use CDBG funds for taxi services in order to ensure that residents without private transportation are able to access social service providers.

Actions planned to foster and maintain affordable housing

Waukesha County and the HOME Consortium will continue to offer their core programs, including purchase rehab, homeowner rehab, and downpayment assistance, in order to maintain housing affordability. The County will also set aside 15% of HOME funds to support development of affordable housing by a local CHDO. The City of Waukesha will also offer a home rehab program to assist homeowners with maintenance as their housing units age.

In addition to specific programs designed to foster and maintain affordable housing, the County will also encourage participating jurisdictions to review their zoning ordinances for prospective barriers to affordable housing development, and to make amendments as needed. Waukesha County has adopted less restrictive zoning regulations based on SEWRPC's *Regional Housing Analysis* and has adopted the housing recommendations of that document into the Housing Element of the Comprehensive Plan. Some other cities such as Oconomowoc have also taken actions to reduce barriers to affordable housing in their zoning and land use regulations.

Actions planned to reduce lead-based paint hazards

Waukesha County will continue to promote lead based paint inspections and, if a hazard is found, remediation. This action will both reduce lead exposure risks and help to maintain the County's older, lower- and moderately-priced housing. Any housing rehabilitation activities conducted using HOME or CDBG funds will continue to be monitored closely for any potential lead exposure. Waukesha County will also continue to work with the health departments of other Consortium counties to identify possible units with lead based paint hazards.

Actions planned to reduce the number of poverty-level families

Waukesha County will continued to address poverty through its economic development efforts that provide assistance to companies that create low and moderate income jobs and offer small business development programs. Homeless service providers will continue to offer job search and resume assistance. A focus on improving the jobs/housing balance in existing and emerging job centers will aim to help poverty-level families access more employment opportunities, while potentially lowering transportation and housing costs.

Actions planned to develop institutional structure

Waukesha County has been receiving HUD grant funds for a number of years and has developed a robust administrative structure to manage its CDBG and HOME funds. The County's Community Development

Division also offers seminars for potential subrecipients, CHDOs, and contractors to learn more about the CDBG and HOME programs. In addition to working with organizations, the County's Citizen Participation process is designed to make engaged and informed citizens another vital part of the institutional structure.

Actions planned to enhance coordination between public and private housing and social service agencies

Waukesha County is an active participant in the local Continuum of Care, known as the Housing Action Coalition, which has in the last six months taken a more proactive approach to fostering collaboration between public and private housing and social service agencies. Waukesha County is also a founding member of the Thriving Waukesha County Alliance, whose goals include the development of a more sustainable and comprehensive plan for addressing homelessness. Recommendations emerging from the Thriving Waukesha effort which will help enhance coordination include a community outreach and education campaign to provide information about resources available through homeless prevention programs; development of a lead agency to work with homelessness prevention and intervention agencies to produce information for provider networks; and establish a backbone agency that can plan, oversee, and coordinate homeless assistance across the community.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan. | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income | |

Other CDBG Requirements

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
Waukesha County does not use forms of investment not described in §92.205(b).
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 follows. These guidelines will also be used to ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).

The HOME Consortium's Policy and Procedure Manual requires that, for homebuyer activities, the participating jurisdiction (PJ) must impose long-term affordability through resale or recapture provisions:

- Resale ensures that units assisted with HOME funds remain affordable throughout the affordability period. If a unit is sold during the affordability, it must be sold to another low-income homebuyer at an affordable sales price, while also providing a "fair return" for the original homebuyer. The period of affordability is based on the total HOME assistance in the project including direct assistance and development assistance to an owner, developer or sponsor.
- Recapture allows the PJ to recapture all or a portion of the HOME subsidy in a property that is sold or transferred during the affordability period, and subsequently reinvested in other HOME eligible

activities. The amount subject to recapture and the affordability period is based on the amount of direct assistance to the homebuyer. The HOME Consortium usually uses the Recapture provision.

The HOME Consortium's Down Payment Assistance (DPA) program outlines the following resale/recapture provisions in its Homebuyer Grant Agreement:

- Grantee shall be entitled to retain such funds provided the Grantee remains in both ownership and occupancy of the mortgaged premises for a period of five (5) years. In the event the Grantee terminates either ownership or occupancy of the premises within five (5) years, Grantee shall be required to reimburse the HOME Consortium an amount equal to the grant amount less a deduction equal to twenty percent (20%) thereof for each full year Grantee has owned and resided in the mortgaged premises, commencing on the date of the grant.
 - In the event of a voluntary or involuntary transfer of the property during the applicable period of affordability, the Grantor will recapture all or a portion of the direct subsidy provided to the homebuyer. This direct subsidy is provided as downpayment assistance in the form of a deferred 0% interest loan. The loan will be forgiven prorata over the period of affordability (5 years), as long as the home remains the principal residence of the home buyer. If the net proceeds from a voluntary or involuntary sale are insufficient to repay the prorated amount of the HOME subsidy, the Grantor shall recapture the balance due on the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds is defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.
 - If Grantee refinances and the Property remains subject to the encumbrance created by this Agreement, then Grantee shall not be required to repay any portion of the Grant.
3. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Waukesha County does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.

Waukesha County does not administer any ESG funds.