



2020-2024 Consolidated Plan and 2020 Annual Action Plan

**For Waukesha County and
The HOME Consortium**

November 2019

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FIVE-YEAR CONSOLIDATED PLAN FOR WAUKESHA COUNTY AND THE HOME CONSORTIUM

For Program Years 2020 to 2024

ANNUAL ACTION PLAN

For Program Year 2020

WAUKESHA COUNTY, WISCONSIN

Department of Parks and Land Use, Community Development
Division

November 2019

Prepared for Waukesha County by
Mosaic Community Planning, LLC



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2020-2024 Five-Year Consolidated Plan

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

Waukesha County and the HOME Consortium's 2020-2024 Consolidated Plan is a comprehensive planning document promoting a coordinated approach to housing and community development needs using U.S. Department of Housing and Urban Development (HUD) grant funds. It provides guidance on the investment of HUD dollars, and outlines priorities for using Waukesha County's Community Development Block Grant (CDBG) funds and the HOME Consortium's HOME grant funds over the next five years. Each year the County and HOME Consortium (which includes Waukesha, Jefferson, Ozaukee, and Washington Counties) will produce an Annual Action Plan to detail specific activities to carry out the Five-Year Consolidated Plan's priorities and goal.

2. Summary of the Objectives and Outcomes Identified in the Plan Needs Assessment Overview

Priority needs were developed based on citizen participation, stakeholder consultation, and analysis of top housing and homelessness needs in Waukesha, Jefferson, Ozaukee, and Washington Counties and non-housing community development and special needs population needs in Waukesha County. Priorities to be addressed over the next five years include:

Homeownership Assistance and Housing Rehabilitation

- Extend the useful life of existing homeownership housing units through rehabilitation, repair, weatherization, and accessibility improvements.
- Support the development of affordable for-sale housing, including projects located near job centers that will be affordable to low- and moderate-income households.
- Support homeownership opportunities through down payment assistance, purchase rehab, and homebuyer housing counseling.

Affordable Rental Housing

- Support the development or rehabilitation of affordable rental housing, including projects located near job centers that will be affordable to low- and moderate-income households.
- Consider opportunities to partner with a local agency to provide short-term rental assistance to households at risk of homelessness.

Public Services

- Fund projects that provide supportive services to low- and moderate-income households, specifically including transportation for low-income households and seniors.

NRSA Revitalization

- Provide focused funding to the three NRSA within the city of Waukesha.

- Encourage revitalization through a mix of strategies including economic development, housing development, public services, and facilities improvements.

Homeless Housing and Services

- Fund projects that provide supportive services and shelter to persons who are homeless or at risk of homelessness.
- Continue supporting Housing Action Coalition as a collaborative organization to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort and advocate for affordable housing and homeless resources in Waukesha County.

Non-Homeless Special Needs Housing and Services

- Fund projects that will provide supportive services and shelter to persons with special needs, including but not limited to seniors, victims of domestic violence, and people with disabilities.

Facility and Infrastructure Improvements

- Fund public facility improvements that benefit low- and moderate-income households or persons, homeless individuals and families, or other special needs populations.
- Public facility improvements may include but are not limited to senior centers, neighborhood centers, parks and recreation facilities, childcare centers, youth centers, health facilities, homeless facilities, facilities for abused and neglected children, or ADA accessibility improvements.
- Consider funding for infrastructure improvements that eliminate a threat to public health and safety, including but not limited to, water/sewer, sidewalks, streets and streetscaping, lighting, and beautification projects.

Economic Development

- Provide assistance to businesses to create and/or retain jobs for low- and moderate-income persons.
- Provide workforce development programs and job search assistance to low- and moderate-income persons.
- Support business development in mixed-use environments with access to affordable and/or accessible housing and transportation.

Fair Housing

- Provide fair housing education and enforcement activities to residents, housing providers, and local agencies.

Administration and Planning

- Funding for administration, implementation, and planning requirements of the CDBG and HOME programs.

3. Evaluation of Past Performance

Each year, Waukesha County and the HOME Consortium report their progress in meeting their five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of a new program year. Copies of recent CAPERs are

available for review at Waukesha County's Division of Community Development or online at: <https://www.waukeshacounty.gov/landandparks/community-development/learn-more-about/>.

4. Summary of Citizen Participation Process and Consultation Process

Waukesha County and the HOME Consortium conducted significant consultation with residents, county staff, government agencies, nonprofit agencies, housing and homeless service providers, fair housing representatives, and others. Waukesha County and the HOME Consortium held five community meetings at various locations in the region. The meetings began with presentations on the 2020-2024 Consolidated Plan process and then solicited meeting attendees' input on needs and priorities. Twenty-one people attended these meetings.

In addition to public meetings, a focus group for Waukesha Housing Authority residents was held and personal interviews were conducted with key stakeholders and groups representing a variety of viewpoints relevant to the development of the Consolidated Plan. Input for the Consolidated Plan was also gathered from the Waukesha County CDBG Board, the HOME Consortium Board, and the Housing Action Coalition at their regularly scheduled meetings.

Waukesha County and the HOME Consortium also conducted a community survey, which had 258 respondents. Input received through the meeting, focus groups, and survey is summarized in the Citizen Participation and Needs Assessment sections of this document. Community input was also used to determine needs and priorities.

In October 2019, a public comment period and public hearing were held to solicit input on the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan. No comments were received during this time period. The final 2020-2024 Consolidated Plan and 2020 Annual Action Plan were approved by the Waukesha County CDBG and HOME Consortium Boards in November 2019.

5. Summary of Public Comments

Comments received through the public meetings, public hearing, focus group, community survey, and one-on-one interviews are summarized in the Citizen Participation section of this Plan and incorporated in individual sections as relevant.

6. Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

Waukesha County and the HOME Consortium took all comments into consideration in preparing this Consolidated Plan and Annual Action Plan. The counties reviewed all comments for common and recurring themes to help establish goals and priorities. No comments or views were not accepted.

7. Summary

This five-year plan identifies the community's affordable housing, homeless, community development, and economic development needs, as well as outlines a comprehensive and coordinated strategy for implementation of programs. The counties will use its CDBG funding to leverage other public and private investment in order to address its goals and priorities.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES - 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.

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department / Agency
Lead Agency	Waukesha County	
CDBG Administrator	Waukesha County	Department of Parks and Land Use / Community Development Division
HOME Administrator	Waukesha County	Department of Parks and Land Use / Community Development Division

Narrative

The Waukesha County Department of Parks and Land Use's Community Development Division administers the County's Community Development Block Grant (CDBG) program and the HOME Consortium's HOME Investment Partnerships (HOME) program. The HOME Consortium includes Jefferson, Ozaukee, Washington, and Waukesha Counties, which participate together to receive HUD grant funds for affordable housing.

Consolidated Plan Public Contact Information

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PR-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

Waukesha County and the HOME Consortium conducted a variety of public outreach to garner input from county and municipal staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, residents, and others in preparing this Plan. The County held five community meetings open to the general public; conducted a focus group with public housing residents; met with the local Continuum of Care; and interviewed key stakeholders in person and by phone. Additionally, local residents and other stakeholders completed surveys regarding community development and housing priorities. A total of about 50 people attended a meeting or focus group, 258 people completed the survey, and 45 people participated in an interview. Results of these outreach efforts are summarized in the Community 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)).

Waukesha County and the HOME Consortium work closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning.

In developing this Consolidated Plan, the County strove to include input from housing providers and health, mental health, and other service agencies. More than 170 stakeholders were invited to participate in an interview, attend a public meeting, and/or take the Housing and Community Needs Survey. These stakeholders included elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, workforce development organizations, mortgage lenders, and others. The public meetings and focus groups included group discussions of the connections between housing and other community needs. This Consolidated Plan is designed to promote enhanced coordination amongst local housing and service organizations and overcome gaps and inefficiencies in the local service delivery system over the next five years.

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.

Waukesha County and the HOME Consortium fall within the Wisconsin Balance of State Continuum of Care (WIBOSCOC). WIBOSCOC is comprised of 21 local COCs representing 69 of the state's 72 counties; it allocates Emergency Solutions Grant (ESG) funds to assist with emergency shelter, transitional housing, and homelessness prevention, outreach, and supportive services. Waukesha County participates in a local Continuum of Care called the Housing Action Coalition, which is a part of WIBOSCOC and seeks to address and meet the need of homeless individuals and families through permanent, transitional, and emergency housing; supportive services; and methods to accurately capture the number of homeless individuals. The Waukesha County Executive appoints four people to Board positions on the Housing Action Coalition, and

two are currently County employees – the Community Development Manager, and the Human Services Supervisor.

While neither Waukesha County nor the HOME Consortium receive ESG funding, many agencies that meet the needs of homeless populations receive CDBG 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.

For this Consolidated Plan, the County reached out directly to several organizations that serve residents who are homeless or at-risk residents to better understand the needs of the clients they serve. Representatives from The Women’s Center, Housing Action Coalition, Waukesha County Human Services, People Against Domestic and Sexual Abuse, St. Joseph’s Medical Clinic, Hope Center, Waukesha County Community Dental Clinic, The Salvation Army, Family Promise of Washington County, Hebron House of Hospitality, and Ozaukee Family Services participated in interviews. Additionally, input for the Plan was received from Housing Action Coalition members at one of their monthly provider collaborative meetings.

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.

The Community Development Manager is the County Executive's appointee to the Board of Directors for the Housing Action Coalition, the local continua that is part of the Balance of State Continuum of Care. As such, Waukesha County is represented in the decision making for ESG funds and helps to oversee the management of those funds, including developing performance standards, monitoring, evaluating outcomes, and administering HMIS. Additionally, input for the Consolidated Plan was sought from Housing Action Coalition members at one of the agency’s monthly provider collaborative meetings.

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.

Agencies, groups, organizations, and others who participated in the Consolidated Plan planning process are shown in the table on the following pages.

Identify any agency types not consulted and provide rationale for not consulting.

Efforts were made to consult as broad a group of community stakeholders in Waukesha, Jefferson, Ozaukee, and Washington Counties as possible. Flyers regarding the planning process were emailed to more than 170 individuals, who were also asked to share the information about the project with their networks. Flyers asked residents and stakeholders to participate by attending one of five public meetings held in different locations in the four counties or completing an anonymous online survey. Additionally, more than 70 stakeholders from government, nonprofit, and other agencies were emailed and asked to participate in an in-person or phone interview. No agency types were excluded from participation.

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1 Balance, Inc.	<ul style="list-style-type: none"> • Housing • Services – persons with disabilities • Services – children 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
2 Bridge the Divide	<ul style="list-style-type: none"> • Other – community organization 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs 	<ul style="list-style-type: none"> • Community meeting
3 Capri Senior Communities	<ul style="list-style-type: none"> • Housing • Services – elderly persons 	<ul style="list-style-type: none"> • Housing need assessment • Non-homeless special needs • Non-housing community development needs • Market analysis • Non-housing community development strategy 	<ul style="list-style-type: none"> • Interview
4 City of Fort Atkinson	<ul style="list-style-type: none"> • Other government – local 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Interview
5 City of Jefferson	<ul style="list-style-type: none"> • Other government – local 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Interview
6 City of New Berlin	<ul style="list-style-type: none"> • Other government – local 	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	<ul style="list-style-type: none"> • Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name		Type	Section of Plan Addressed	Consultation Method
7	City of Oconomowoc	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
8	City of Pewaukee	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
9	City of Waukesha	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
10	City of Whitewater Community Development Authority	<ul style="list-style-type: none"> Other government – local Other – economic development 	<ul style="list-style-type: none"> Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Community meeting
11	Commerce State Bank	<ul style="list-style-type: none"> Housing Private sector banking/financing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis 	<ul style="list-style-type: none"> Interview
12	Eras Senior Network	<ul style="list-style-type: none"> Services – elderly persons 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Non-homeless special needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
13	Family Promise of Washington County	<ul style="list-style-type: none"> Services – homeless Services – children Services – employment 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Interview
14	Friends, Inc.	<ul style="list-style-type: none"> Housing Services – victims of domestic violence 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Other – fair housing 	<ul style="list-style-type: none"> Community meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
15 Habitat for Humanity Ozaukee County	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
16 Habitat for Humanity Washington County	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
17 Hebron House of Hospitality	<ul style="list-style-type: none"> Services – homeless Services – children Services – employment 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy Non-housing community development needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
18 HOME Consortium Board of Directors	<ul style="list-style-type: none"> Regional organization Other – civic leaders 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Board meeting
19 Hope Center	<ul style="list-style-type: none"> Services – homeless Services – children 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Interview
20 Housing Action Coalition	<ul style="list-style-type: none"> Continuum of Care Regional organization 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Provider collaborative meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
21 Jefferson County	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
22 Jefferson County Board of Supervisors	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Non-housing community development needs Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
23 Jefferson County Economic Development	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
24 Jefferson County Planning and Zoning	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Interview
25 Metro Milwaukee Fair Housing Council	<ul style="list-style-type: none"> Services – fair housing 	<ul style="list-style-type: none"> Housing need assessment Market analysis Non-housing community development needs Non-housing community development strategy Other – fair housing 	<ul style="list-style-type: none"> Interview
26 Movin’ Out Inc.	<ul style="list-style-type: none"> Housing Services – persons with disabilities 	<ul style="list-style-type: none"> Housing need assessment Non-homeless special needs Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
27 Ozaukee County	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
28 Ozaukee County Economic Development Council	<ul style="list-style-type: none"> Planning organization Civic leaders 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
29 Ozaukee County UW Extension	<ul style="list-style-type: none"> Other – community and economic development agency 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
30 Ozaukee Family Services	<ul style="list-style-type: none"> Services – homeless Services – children Services – employment 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Interview
31 People Against Domestic and Sexual Abuse	<ul style="list-style-type: none"> Housing Services – children Services – domestic violence victims Services – homeless Services – employment 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – families with children Homelessness strategy Non-homeless special needs Non-housing community development needs Special needs facilities and services 	<ul style="list-style-type: none"> Interview
32 Port Washington State Bank	<ul style="list-style-type: none"> Housing Private sector banking/financing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis 	<ul style="list-style-type: none"> Interview
33 Premier Bank	<ul style="list-style-type: none"> Housing Private sector banking/financing 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis 	<ul style="list-style-type: none"> Community meeting

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
34	The Salvation Army	<ul style="list-style-type: none"> • Services – homeless • Services – children • Services – employment 	<ul style="list-style-type: none"> • Interview
35	School District of Fort Atkinson	<ul style="list-style-type: none"> • Services – education • Other – local school system 	<ul style="list-style-type: none"> • Interview
36	Stewards of Prophetic Hopeful Intentional Action (SOPHIA)	<ul style="list-style-type: none"> • Other – community organization 	<ul style="list-style-type: none"> • Community meeting
37	St. Joseph’s Medical Clinic	<ul style="list-style-type: none"> • Services – medical 	<ul style="list-style-type: none"> • Interview
38	St. Vincent de Paul	<ul style="list-style-type: none"> • Services – children • Services – homeless 	<ul style="list-style-type: none"> • Community meeting
39	UW Extension Ozaukee County	<ul style="list-style-type: none"> • Other – community and economic development agency 	<ul style="list-style-type: none"> • Community meeting
40	UW Extension Washington County	<ul style="list-style-type: none"> • Other – community and economic development agency 	<ul style="list-style-type: none"> • Community meeting
41	UW Extension Waukesha County	<ul style="list-style-type: none"> • Services – education 	<ul style="list-style-type: none"> • Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
42 Village of Grafton	• Other government – local	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	• Interview
43 Village of Menomonee Falls	• Other government – local	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	• Interview
44 Village of Mukwonago	• Other government – local	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy • Anti-poverty strategy 	• Interview
45 Washington County	• Other government – local	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy 	• Interview
46 Watertown Redevelopment Authority	• Other government – local	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy 	• Interview
47 Waukesha County Board of Supervisors	• Other government – local	<ul style="list-style-type: none"> • Housing need assessment • Non-housing community development needs • Market analysis • Non-housing community development strategy 	• Interview
48 Waukesha County Community Dental Clinic	• Services – medical/ dental	<ul style="list-style-type: none"> • Non-housing community development needs • Non-housing community development strategy • Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth 	• Interview

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED (CONTINUED)

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
49 Waukesha County CDBG Board of Directors	<ul style="list-style-type: none"> Other government – county 	<ul style="list-style-type: none"> Housing need assessment Market analysis Non-housing community development strategy Anti-poverty strategy 	<ul style="list-style-type: none"> Board meeting
50 Waukesha County Human Services	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Non-housing community development needs Non-housing community development strategy Non-homeless special needs Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Interview
51 Waukesha County Parks and Land Use	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Housing need assessment Non-housing community development needs Market analysis Non-housing community development strategy Other – environmental resiliency 	<ul style="list-style-type: none"> Interview
52 Waukesha Housing Authority	<ul style="list-style-type: none"> Housing PHA 	<ul style="list-style-type: none"> Housing need assessment Public housing needs Anti-poverty strategy Other – broadband access 	<ul style="list-style-type: none"> Interview Focus group
53 Waukesha Workforce Development Board	<ul style="list-style-type: none"> Other government – local 	<ul style="list-style-type: none"> Non-housing community development needs Non-housing community development strategy Other – broadband access 	<ul style="list-style-type: none"> Interview
54 West Bend Housing Authority	<ul style="list-style-type: none"> Housing PHA 	<ul style="list-style-type: none"> Housing need assessment Public housing needs Anti-poverty strategy 	<ul style="list-style-type: none"> Community meeting
55 Wisconsin Women’s Business Initiative	<ul style="list-style-type: none"> Services – employment 	<ul style="list-style-type: none"> Non-housing community development needs Non-housing community development strategy 	<ul style="list-style-type: none"> Interview
56 The Women’s Center	<ul style="list-style-type: none"> Services – homeless Services – children Services – employment 	<ul style="list-style-type: none"> Housing need assessment Homeless needs – chronically homeless, families with children, veterans, unaccompanied youth Homelessness strategy 	<ul style="list-style-type: none"> Interview

Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Jefferson, Ozaukee, Washington, and Waukesha Continuum of Care	Wisconsin Balance of State Continuum of Care	Point in time homeless counts prepared by the Continuum of Care are reported in the Needs Assessment.
A Regional Housing Plan for Southeast Wisconsin: 2035	Southeastern Wisconsin Regional Planning Commission	Overlapping goals include providing decent, safe, sanitary, and financially sustainable housing for current and future residents; improving jobs-housing links through affordable housing near employment centers; maintaining and expanding the stock of subsidized housing; and providing accessible housing choices.
A Comprehensive Development Plan for Waukesha County	Waukesha County Department of Parks and Land Use	Overlapping goals include the provision of decent, safe, and sanitary housing to meet need and market demand within the county and the provision of adequate locational choice of housing.
City of Waukesha Comprehensive Plan	City of Waukesha	Overlapping goals include increased availability of affordable housing, increased diversity of housing stock, and increased access to workforce development and training programs.
Jefferson County Comprehensive Plan	Jefferson County	Overlapping goals include providing education opportunities for employees of Jefferson County businesses to further develop skills of the existing workforce and providing access to workforce development in coordination with education and economic development initiatives.
A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035	Washington County Planning and Parks Department, Southeastern Wisconsin Regional Planning Commission	Overlapping goals include promoting safe and affordable housing choices for all income levels and age groups, “life-cycle” housing, maintenance of existing housing stock, housing options for aging and disabled residents, and variety of housing structure types and sizes, along with programs and services that will contribute to the physical, psychological, and emotional well-being of residents.
A Multi-Jurisdictional Comprehensive Plan for Ozaukee County: 2035	Ozaukee County Planning and Parks Department, Southeastern Wisconsin Regional Planning Commission	Overlapping goals include promoting affordable housing choices for all income levels and household sizes, housing options for aging and disabled residents, and variety in housing structure types and sizes, along with ensuring that public services offered in the County meet the needs of all residents.
Waukesha County 2016 All Hazard Mitigation Plan	Waukesha County Office of Emergency Management	Provides strategies to reduce or eliminate long-term risk to people and property from natural disasters and other hazards. The Waukesha County Hazard Mitigation Plan identifies hazards that have occurred or could occur in the county and possible steps to mitigate these hazards as a basis for developing emergency management plans.

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)).

As Waukesha County and the HOME Consortium implement this 5-Year Consolidated Plan, they will continue to work with other public entities, including regional organizations, each of the four HOME Consortium counties, and the state of Wisconsin. Several public entities provided input during the development of this Plan, including Jefferson County Administration, Economic Development, Planning and Zoning, and Board of Supervisors; Ozaukee County Economic Development; Washington County; Waukesha County Administration, Board of Supervisors, Human Services, Parks and Land Use, and Workforce Development Board; the Cities of Waukesha, Jefferson, Fort Atkinson, Oconomowoc, Pewaukee, and New Berlin; and the Villages of Grafton, Menomonee Falls, and Mukwonago. Other public agencies that serve the region, including the CDBG Board, HOME Consortium Board, local housing authorities, UW Extension offices, and local economic development agencies also provided input for this Consolidated Plan and will be key in its implementation.

PR-15 CITIZEN PARTICIPATION - 91.401, 91.105, 91.200(C)

1. Summary of Citizen Participation and Efforts to Broaden Citizen Participation

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

Residents of Waukesha, Jefferson, Ozaukee, and Washington Counties were invited to provide input for this Consolidated Plan by attending one of five public meetings or taking a community-wide survey. The public meetings were held at various times and locations in the region from May 20 to May 23. A Housing and Community Needs Survey was available to residents via a weblink and in hard copy. Paper copies of the survey were available at the public meetings and focus group, through several local agencies and Waukesha County. The survey was available from May 16 to July 19, 2019, and a total of 258 responses were received.

Advertisement for the public meetings and survey targeted the general public, as well as nonprofits, service providers, housing providers, and others working with low- and moderate-income households and special needs populations. Notice was given to residents through an announcement in the *Waukesha Freeman*, *Ozaukee Press*, and *Daily Jefferson County Union*, and through flyers placed in public places. Flyers were emailed to more than 170 local housing and service providers and community development practitioners, both as outreach to these stakeholders and for distribution to their clients. Language interpretation and translation services were available at all meetings if needed, but no requests for language or other accommodations were received.

In addition to public meetings, a focus group for Waukesha Housing Authority residents was held and personal interviews were conducted with key stakeholders and groups representing a variety of viewpoints relevant to the development of the Consolidated Plan. Invitations were extended to more than 70 representatives, and 45 participated in interviews. Input for the Consolidated Plan was also gathered

from the Waukesha County CDBG Board, the HOME Consortium Board, and the Housing Action Coalition at their regularly scheduled meetings.

Dates, times, and locations for the public meetings and focus group are shown below:

Public Meeting #1

Monday, May 20, 2019
6 PM
Delafield Public Library
500 N. Genesee Street, Delafield

Public Meeting #2

Tuesday, May 21, 2019
6 PM
Jefferson Workforce Development, Room 8-9
864 Collins Road, Jefferson

Public Meeting #3

Tuesday, May 21, 2019
7 PM
Waukesha Public Library
321 Wisconsin Avenue, Waukesha

Public Meeting #4

Wednesday, May 22, 2019
5:30 PM
USS Liberty Memorial Public Library
1620 11th Avenue, Grafton

Public Meeting #5

Wednesday, May 22, 2019
6 PM
West Bend Community Memorial Library
630 Poplar Street, West Bend

Waukesha Housing Authority Focus Group

Wednesday, May 22, 2019
9:30 AM
Saratoga Heights Community Room
120 Corrina Boulevard, Waukesha

Waukesha County and the HOME Consortium held a 30-day public comment period to receive input on the draft 2020-2024 Consolidated Plan and 2020 Annual Action Plan from October 1 to October 31, 2019. During this time, the draft report was available online and at the Waukesha County Community Development Division for public inspection. Residents and stakeholders had the opportunity to provide comments in writing throughout the public comment period or in person at a public hearing on October 10, 2019 at 10 am. No comments were received on the draft Consolidated Plan or Annual Action Plan.

A summary of community outreach efforts and responses is shown below, with complete survey results and evidence of outreach materials available as an appendix.

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
1	Public notices	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Public notices advertising the community meetings and survey in the <i>Waukesha Freeman</i> and other local papers	N/A
2	Flyers and web postings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Flyers and website posts advertising the community meetings and survey	N/A
3	Public meetings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	21 attendees	<p><u>Housing needs</u> identified by meeting participants include:</p> <ul style="list-style-type: none"> • Affordable housing for lower-wage workers to address jobs-housing mismatch • Increased housing supply and increased affordability • Rents from \$600-\$800 that would be affordable but still profitable • More small homes, townhomes, and multifamily housing units to increase affordability • Apartments need to have set-asides of affordable units • Units with more bedrooms for larger families • Need to communicate affordable housing opportunities that do exist 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
				<ul style="list-style-type: none"> • Affordable housing that is not targeted only to seniors • Need to build political will around workforce housing by communicating that it so families can afford to live where they work • Need more involvement of people at the ground level on HOME Board, which now is mostly elected officials • Affordable housing needs to be available across the region so people can live anywhere • Affordable housing like Habitat for Humanity is being prevented from being built in some areas • Large share of population is one crisis away from losing housing • Housing for people with intellectual/ developmental disabilities • Affordable housing needs to be located geographically close to community amenities • Secure long-term affordability of developments aging out of their affordability periods <p><u>Community development needs</u> identified by meeting participants include:</p> <ul style="list-style-type: none"> • United Way Visioning Council has identified housing, transportation, and mental health as top issues • Transportation for labor force in Milwaukee to access jobs in the counties • Some homeless shelters have long waiting lists • Only 1 free dental/ medical clinic • Mental health care needs to be available • Employment training • Workforce training for released prisoners 	

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
4	Waukesha Housing Authority focus group	Public housing residents	8 participants	Needs identified by focus group participants include: <ul style="list-style-type: none"> • A low-barrier homeless shelter • New and/or updated low-income apartments • Technology classes for seniors • A day center for people who are homeless • Food pantries • Caregivers for elderly/disabled persons needing personal services • Vouchers to reduce the cost of taxi fare • Financial assistance to help with prescription costs • Housing vouchers; the Section 8 waiting lists are so long • A free or donation-only breakfast and lunch program • Shuttle bus for transporting WHA residents 	None
5	Community survey	Residents, including minority residents, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	258 respondents	Top <u>housing and homeless needs</u> identified by survey respondents include: <ul style="list-style-type: none"> • Family housing • Permanent housing • Transitional/supportive housing programs • Programs to prevent homelessness • Energy efficiency improvements to current housing • New construction of affordable rental units • Housing for people with disabilities • Homeowner rehabilitation grants or loans Top <u>community and economic development needs</u> identified by survey respondents include: <ul style="list-style-type: none"> • Drug education/crime prevention • Street, road, and sidewalk improvements • Transportation/shared ride taxis • Domestic abuse services 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
				<ul style="list-style-type: none"> • Youth services • Child abuse prevention/parenting classes • Childcare and childcare centers • Homeless services • Employment training • Senior services • Financial assistance to entrepreneurs/job creators • Financial assistance to community organizations 	
6	Stakeholder interviews	Housing and service providers; community development practitioners; lending and real estate professionals	45 interviewees	<p><u>Housing needs</u> identified by interviewees include:</p> <ul style="list-style-type: none"> • Workforce housing; employers need affordable housing near jobs to attract workers • Need for increased housing supply, housing at almost every price point • Rental housing affordable at 60-80% of AMI and homeownership affordable at 100% AMI and below • Rental housing in the gap between Section 8 and about \$1,000/month • Single family homes priced from \$150,000-\$250,000 • Programs to help with security deposits for rental properties • Younger and older population need rental apartments • Zero-interest loans to rehab smaller housing types for sale to workforce individuals • Need for more starter homes; they exist in the housing inventory are never available due to low turnover • Homeowner rehab • Lifecycle and intergenerational housing initiatives should be considered • Need for homeless and specialized senior housing • More diverse housing stock 	None

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
				<ul style="list-style-type: none"> • Need for multifamily housing, apartments, and condominiums in walkable areas • Builders aren't willing to try non-traditional housing types like homes with detached garages, small building footprints, or mixed use • Need to redevelop underutilized properties • Support to update and maintain old housing stock • Zoning in some areas prevents affordable homes from being built because lots are required to be too large • Better leveraging of HOME funds in supportive housing • Supportive housing should be a permitted use with lower #s of parking • Need for policies so that when HOME funds are used long-term affordability is ensured • Leverage funds for development of multifamily housing • Need to build political will/coalition around affordable housing • Education on affordable housing for residents and elected officials • Need for comprehensive housing needs assessment/ planning to provide information on funding needs for affordable housing for decision-making, led by a housing strategy committee/policy advisory committee • Infrastructure for social investing for private sector capital to support affordable housing, provide technical assistance costs to set it up <p><u>Community development needs</u> identified by meeting participants include:</p> <ul style="list-style-type: none"> • Transportation to jobs and affordable housing near jobs 	

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
				<ul style="list-style-type: none"> • Density is too low to support much increased bus service, roadways are not bike/ pedestrian friendly • Seniors and youth do not have a way to get around and rely on nonprofits to transport them • Technical assistance for nonprofit housing sector • Small business development • Employment training, existing center is difficult to access • Businesses need assistance getting space, updating and getting move-in ready • Improved lighting/safety measures in LMI Census Tracts • Blight reduction • Homeless outreach • Shelter or emergency housing, especially for men • Case management for a year after people leave a shelter • Mental health services and substance abuse treatment • Marketing mental health services so people are aware • Affordable healthcare for seniors • Nursing homes closing and more people moving into assisted living, which is becoming more expensive • Non-medical support for seniors (grooming, dinner, getting ready for bed) • Long-term options for people with cognitive disabilities • Affordable daycare • Childcare center for families with children with disabilities • More of an emphasis on wellness/fitness/overall health • Support for connections between social services 	

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
7	Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	No comments received	N/A	N/A
8	Public hearing	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	No comments received	N/A	N/A

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

To inform development of priorities and goals over the next five years, this section of the Consolidated Plan discusses housing, community development, and economic development needs in Waukesha County. It relies on data from the U.S. Census, the 2011-2015 5-Year American Community Survey (ACS), and a special tabulation of ACS data known as Comprehensive Housing Affordability Strategy (CHAS) data that estimates the number of households with one or more housing needs. Local data regarding homelessness and assisted housing is included. Finally, public input gathered through interviews, focus groups, meetings, and the community survey are coupled with data analysis to identify priority needs related to affordable housing, homelessness, assisted housing, community development, and economic development in both Waukesha County and the HOME Consortium Region.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.405, 24 CFR 91.205 (A,B,C)

Summary of Housing Needs

According to the 2011-2015 5-Year American Community Survey, Waukesha County is home to an estimated 389,891 residents and 148,248 households. It is the third most populous county in Wisconsin. Between 2009 and 2015, the county's population declined slightly by 1%. However, the number of households in the county grew by 2%. The greater four-county HOME Consortium, which includes Jefferson, Washington, Ozaukee and Waukesha Counties, is slightly less than double the size of Waukesha County alone. The four-county region has an estimated 704,575 residents and 276,035 households.

The median income in the four-county region exceeds the national household median income of \$53,889. The region's median incomes by county are \$56,877 for Jefferson County, \$69,237 for Washington County, \$76,433 for Ozaukee County and \$76,545 for Waukesha County. Median incomes increased throughout the four-county region, with increases ranging from 3% for Jefferson and Waukesha Counties to 7% for Washington County since 2009.

TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Demographics	Base Year: 2009	Most Recent Year: 2015	Percent Change
Waukesha County			
Population	389,891	384,535	-1%
Households	148,248	150,630	2%
Median Income	\$74,466	\$76,545	3%
HOME Consortium Region			
Population	672,316	704,575	5%
Households	263,544	276,035	5%
Median Income	N/A	N/A	N/A

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

HUD stratifies household income levels under 80% of the area median income. Households earning 50-80% AMI are classified as “moderate income.” Households earning 30-50% AMI are considered “low income.” Those households earning 0-30% AMI are termed “very low income.” These classifications are used to identify the areas of greatest income-based need using CHAS data. In Waukesha County, households earning \$61,236 or less are those households at or below 80% AMI. Median income in the four-county region is \$69,773, with households in the region earning \$55,818 or less would be considered at or below 80% AMI.

Table 6 segments households by income and household type, including small families (2-4 members), large families (5 or more members), households with seniors, and households with young children. As shown, 42,703 households or just over one-quarter of households in Waukesha County have incomes under 80% AMI. Lower income earning households are slightly more prevalent in the four-county region, where nearly one-third of all households (31%) have very low, low or moderate incomes.

Households with one resident over 62 are more likely to be at or below 80% AMI. In Waukesha County, around half of all households (50.8%) earning less than \$61,236 have at least one resident over 62. Another 23.7% of households in this income group are small families. Households with one resident aged 6 or younger and large family households are less likely to be low income, composing only 10.6% and 4.6% of this group respectively.

Similarly, in the four-county region, 47.9% of households earning less than \$55,818 had one resident over 62. Other family types shown in Table 6 are less likely to earn below 80% AMI. Small families, large families and households with at least one child 6 years or younger respectively constitute 19.8%, 10.7% and 4.6% of households earning less than \$55,818.

Number of Households Table

TABLE 6 - TOTAL HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Waukesha County					
Total Households	9,954	12,399	20,350	15,054	92,885
Small Family Households	2,346	2,416	5,383	4,780	53,950
Large Family Households	294	579	1,146	977	8,110
Household contains at least one person 62-74 years of age	1,979	3,029	4,960	4,226	17,890
Household contains at least one person age 75 or older	2,586	4,308	4,858	2,097	5,397
Households with one or more children 6 years old or younger	1,256	1,217	2,062	1,707	8,969
HOME Consortium Region					
Total Households	20,775	24,366	41,293	29,148	160,440
Small Family Households	4,902	5,275	12,198	10,357	94,289
Large Family Households	661	1,025	2,258	1,973	13,467
Household contains at least one person 62-74 years of age	3,632	5,538	10,139	7,496	30,390
Household contains at least one person age 75 or older	5,184	7,998	8,980	3,607	9,097
Households with one or more children 6 years old or younger	2,362	2,533	4,393	3,977	16,445

Data Source: 2011-2015 CHAS

Tables 7 through 12 identify housing needs by tenure based on Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data is a special tabulation of the U.S. Census Bureau's American Community Survey (ACS) that is largely not available through standard Census products. This special dataset provides counts of the number of households that fit certain combinations of HUD-specified housing needs, HUD-defined income limits (primarily 30, 50, and 80% of HAMFI), and household types of particular interest to planners and policy makers.

To assess affordability and other types of housing needs, HUD defines four housing problems:

1. **Cost burden:** A household has a cost burden if its monthly housing costs (including mortgage payments, property taxes, insurance, and utilities for owners and rent and utilities for renters) exceed 30% of monthly income.

2. Overcrowding: A household is overcrowded if there is more than 1 person per room, not including kitchens and bathrooms.
3. Lack of complete kitchen facilities: A household lacks complete kitchen facilities if it lacks one or more of the following: cooking facilities, refrigerator, or a sink with piped water.
4. Lack of complete plumbing facilities: A household lacks complete plumbing facilities if it lacks one or more of the following: hot and cold piped water, a flush toilet, or a bathtub or shower.

HUD also defines four severe housing problems, including a severe cost burden (more than 50% of monthly household income is spent on housing costs), severe overcrowding (more than 1.5 people per room, not including kitchens or bathrooms), lack of complete kitchen facilities (as described above), and lack of complete plumbing facilities (as described above).

Cost burdens affect 28% of households earning less than \$61,236 (or 80% AMI) in Waukesha County. Severe cost burdens affect another 33.4% of households, who spend more than 50% of their income on housing costs. Amongst renters in Waukesha County, nearly half of all low- and moderate-income households are cost burdened. Households with very low incomes (0-30% AMI) are 61% of severely cost burdened renter households.

Conversely, homeowners earning 50-80% AMI constitute 56.4% of cost burdened households. Very low-income owners constitute 40% of severely cost burdened households. Low- and moderate-income households comprise 60% of severely cost burdened owner households, spending more than 50% of their income on housing costs.

Similarly, cost burden is the most common housing problem in the HOME Consortium region. Sixty percent of households earning below 80% AMI (\$55,818) are also cost burdened. Of those who are cost burdened in the region, 83.3% have very low incomes. In the very low-income band, most cost burdened households belong to renters (60%). Low income households are cost burdened only slightly more as renters than as owners, constituting 52.8% and 47.1% of low-income households respectively. As with Waukesha County, cost burdens have a greater effect on homeowners with higher incomes. Two-thirds of cost burdened owners have moderate incomes. Severe cost burdens affected 31.3% of households earning under 80% AMI in the region. Very low income households constitute 70% of households with severe cost burdens.

While the primary housing issue facing low- and moderate-income residents is affordability, households also in the region also experience overcrowding and substandard housing. In Waukesha County, 679 households have substandard housing, and 955 households are either overcrowded or severely overcrowded. In the four-county region, 1,426 households are affected by substandard housing and 1,553 households are affected by overcrowding or severe overcrowding. The remainder of this section characterizes local housing needs in more detail. The Market Analysis component of the Consolidated Plan identifies resources available to respond to these needs (public housing, tax credit and other subsidized properties, housing and services for the homeless, and others).

Housing Needs Summary Tables

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

TABLE 7 – HOUSING PROBLEMS TABLE

	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
Households in Waukesha County										
Substandard Housing - Lacking complete plumbing or kitchen facilities	139	170	114	33	456	30	20	140	33	223
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	24	60	40	0	124	0	14	14	50	78
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	160	229	45	494	25	49	90	95	259
Housing cost burden greater than 50% of income (and none of the above problems)	4,087	1,951	653	78	6,769	3,014	2,260	2,275	720	8,269
Housing cost burden greater than 30% of income (and none of the above problems)	474	2,779	2,667	468	6,388	438	2,171	3,378	3,138	9,125
Zero/negative Income (and none of the above problems)	378	0	0	0	378	418	0	0	0	418

Data Source: 2011-2015 CHAS

TABLE 7 – HOUSING PROBLEMS TABLE (CONTINUED)

	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
Households in the HOME Consortium Region										
Substandard Housing - Lacking complete plumbing or kitchen facilities	452	335	311	63	1,161	34	30	148	53	265
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	53	90	55	10	208	0	14	24	64	102
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	169	224	275	115	783	69	95	114	182	460
Housing cost burden greater than 50% of income (and none of the above problems)	8,204	3,252	790	147	12,393	5,870	4,110	3,978	1,114	15,072
Housing cost burden greater than 30% of income (and none of the above problems)	1,518	5,729	4,783	674	12,704	1,084	4,127	7,344	5,514	18,069
Zero/negative Income (and none of the above problems)	639	0	0	0	639	717	0	0	0	717

Data Source: 2011-2015 CHAS

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

TABLE 8 – HOUSING PROBLEMS 2

	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
Households in Waukesha County										
Having 1 or more of four severe housing problems	4,322	2,326	1,032	156	7,836	3,069	2,335	2,514	895	8,813
Having none of four severe housing problems	1,213	3,603	6,756	4,150	15,722	553	4,140	10,014	9,834	24,541
Household has negative income, but none of the other severe housing problems	378	0	0	0	378	418	0	0	0	418
Households in the HOME Consortium Region										
Having 1 or more of four severe housing problems	8,886	3,882	1,424	336	14,528	5,980	4,250	4,262	1,409	15,901
Having none of four severe housing problems	3,201	8,071	14,080	7,870	33,222	1,339	8,196	21,522	19,498	50,555
Household has negative income, but none of the other severe housing problems	639	0	0	0	639	717	0	0	0	717

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

TABLE 9 – 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
Households in Waukesha County								
Small Related	1,331	1,074	758	3,163	546	926	1,993	3,465
Large Related	173	121	59	353	107	276	575	958
Elderly	1,614	2,389	1,609	5,612	2,243	2,780	2,284	7,307
Other	1,617	1,357	977	3,951	624	480	912	2,016
Total need by income	4,735	4,941	3,403	13,079	3,520	4,462	5,764	13,746
Households in the HOME Consortium Region								
Small Related	2,841	2,196	1,421	6,458	1,285	1,952	4,257	7,494
Large Related	340	240	108	688	307	421	1,024	1,752
Elderly	3,052	4,023	2,502	9,577	4,059	5,001	4,159	13,219
Other	4,081	2,883	1,708	8,672	1,360	958	1,992	4,310
Total need by income	10,314	9,342	5,739	25,395	7,011	8,332	11,432	26,775

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

TABLE 10 – 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
Households in Waukesha County								
Small Related	1,273	267	64	1,604	524	718	876	2,118
Large Related	123	53	0	176	72	216	118	406
Elderly	1,394	1,271	569	3,234	1,865	1,071	798	3,734
Other	1,417	424	64	1,905	587	261	539	1,387
Total need by income	4,207	2,015	697	6,919	3,048	2,266	2,331	7,645
Households in the HOME Consortium Region								
Small Related	2,529	476	104	3,109	1,169	1,350	1,507	4,026
Large Related	290	77	8	375	242	290	195	727
Elderly	2,425	1,963	683	5,071	3,195	1,922	1,474	6,591
Other	3,454	859	123	4,436	1,282	600	841	2,723
Total need by income	8,698	3,375	918	12,991	5,888	4,162	4,017	14,067

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

TABLE 11 – CROWDING INFORMATION - 1/2

	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
Households in Waukesha County										
Single family households	79	230	224	45	578	25	63	104	135	327
Multiple, unrelated family households	15	0	15	0	30	0	0	0	10	10
Other, non-family households	0	0	30	0	30	0	0	0	0	0
Total need by income	94	230	269	45	638	25	63	104	145	337
Households in the HOME Consortium Region										
Single family households	167	319	266	115	867	69	105	138	236	548
Multiple, unrelated family households	15	0	34	10	59	0	4	0	10	14
Other, non-family households	60	15	30	0	105	0	0	0	0	0
Total need by income	242	334	330	125	1,031	69	109	138	246	562

Data Source: 2011-2015 CHAS

TABLE 12 – CROWDING INFORMATION – 2/2

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households in Waukesha County								
Households with Children Present								
Households in the HOME Consortium Region								
Households with Children Present								

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

Estimates of the number of non-elderly single person households in need of housing assistance are included in the “other” category of Tables 9 and 10. This category includes both single persons and multi-person households whose members are unrelated (e.g. roommates, un-married partners, etc.) In Waukesha County, there are an estimated 5,967 single-person or multi-person unrelated households with

low to moderate incomes who spend more than 30% of their income on housing. In the four-region county, there are 12,982 single-person or multi-person unrelated households that are cost burdened. Renters make up two-thirds (67%) of these households.

Cost burdens for single-person and multi-person unrelated households are consistent with trends in both Waukesha County and the four-county region. In Waukesha County, renters are more likely to be cost burdened as incomes decrease. Very low-income renters are 41% of all cost burdened households; moderate income renters are 25% of cost burdened households. On the other hand, moderate income owners are 45% of all cost burdened households, compared to low-income (24% of households) and very low-income (31% of households).

Similarly, in the four-county region, very low-income households that are renters are more likely to be cost burdened (47%) than those with low or moderate incomes (33% and 20% respectively). Conversely, moderate income households (50-80% AMI) experience greater cost burden as owners, consisting of 46% of the cost burdened homeowners. Thirty-one percent (31%) of very low-income homeowners in this group are cost burdened, and 22% of low-income homeowners in this group are cost burdened.

Severe cost burden data, where housing cost burden is greater than 50%, adds additional perspective to the conditions of single-person and multi-person unrelated households. Severely cost burdened renters in Waukesha County are mostly very low-income (74%). Severely cost burdened owners tend to be of very low-incomes (42%) or moderate incomes (39%).

In the four-county region, very low-income households are most likely to be severely cost burdened, with 84.6% of renters and 94.3% of owners in this group being severely cost burdened. As expected, households experience less severe cost burden as their incomes increase. For low-income households (30-50% AMI), 29.8% of renters and 62.6% of owners are severely cost burdened. For moderate income households (50-80% AMI), 7.2% of renters and 42.2% of owners are severely cost burdened.

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.

CHAS data provides estimates of housing need for households in Waukesha County and the HOME Consortium region in which someone has a disability. According to the 2011-2015 CHAS data, there are an estimated 31,620 households in Waukesha County with at least one member with a disability. In the four-county region, there are an estimated 55,765 households with at least one member with a disability. Housing needs by disability type are outlined below:

- Hearing or vision impairment: In Waukesha County, there are an estimated 4,345 low- or moderate-income households (80% HAMFI or below) with some or more housing problems (cost burden, overcrowding, lack of complete kitchen or plumbing facilities) where a household member has a hearing or vision impairment. Slightly more than half of these households (2,310 or 53.1%) are renters. In the four-county region, there are an estimated 7,120 low- or moderate-income households (80% HAMFI or below) with some or more housing problems where a household member has a hearing or vision impairment. Half of these households (3,620 or 50.8%) are renters.

- Ambulatory limitation: In Waukesha County, there are an estimated 5,875 low- or moderate-income households with housing problems where a household member has an ambulatory limitation. Of this number, 2,130 or 36% are renters. In the four-county region, there are an estimated 10,095 low- or moderate-income households with housing problems where a household member has an ambulatory limitation. Of this number, 3,645 or 36% are renters.
- Cognitive limitation: In Waukesha County, there are an estimated 3,550 low- or moderate-income households have a housing need and a household member with a cognitive limitation. Sixty percent (2,130 households) are renters. The four-county region has an estimated 6,125 low- or moderate-income households have a housing need and a household member with a cognitive limitation. Nearly sixty percent (3,645 or 59.5%) are renters.
- Self-care or independent living limitation: In Waukesha County, an estimated 4,605 low- or moderate-income households with a member who has a self-care or independent living limitation have a housing problem. Nearly sixty percent (2,730 or 59.2%) are renters. In the four-county region, an estimated 8,120 low- or moderate-income households with a member who has a self-care or independent living limitation have a housing problem. Nearly sixty percent (4,740 or 58.3%) are renters.

Of the four disability types, households with an ambulatory-limited member and one or more of the HUD-defined housing problems are most common in Waukesha County. Housing needs for people with an ambulatory difficulty may include accessibility improvements such as ramps, widened hallways and doorways, lower counters, and installation of grab bars, along with access to transit and other community services. Note, also, that some households may have members who experience more than one type of disability.

According to domestic abuse data from the Wisconsin Department of Justice, of the incidents that were reported there were an estimated 1,079 victims of domestic violence in 2015. There were an estimated 750 female victims, 295 male victims and 34 unknown victims of domestic violence. Across the four-county region, there were an estimated 2,237 victims of domestic violence in 2015. There were 1,494 female victims, 637 male victims and 106 unknown victims. These figures represent a slight decrease in reported incidents from 2013, when there were 2,352 reported victims.

While sexual offense data from the Wisconsin Department of Justice does not specifically address dating violence or stalking, the data does account for sexual offenses committed by a current or former partner. In 2015, there were 53 sex offense cases in Waukesha County where at least one offender was a current or former partner. There were 114 sex offense cases in the four-county region where at least one offender was a current or former partner.

What are the most common housing problems?

The most common housing problem in both Waukesha County and the four-county region are cost burdens and severe cost burdens. In Waukesha County, cost burdens affect 13,079 renter households and 13,746 owner households. These figures double for the four-county region, where 25,395 renter households and 26,775 owner households are cost burdened.

Severe cost burdens also affect Waukesha County and the region in similar proportions. There are 6,919 renter households and 7,645 owner households in Waukesha County that are severely cost burdened. In the region these figures nearly double again, with 12,991 renter households and 14,067 owner households being severely cost burdened.

Crowding (more than 1 person per room) affects considerably fewer households than affordability but is still a common housing issue for households earning less than 100% AMI. Table 11 shows that in Waukesha County there are 494 renter households and 259 owner households that are overcrowded. In the region, there are an estimated 783 renters and 460 owners who live in overcrowded households. Overcrowded households comprise 1.3% of all households earning less than 100% AMI in Waukesha County, and 1.1% of households earning less than 100% AMI in the region. Severe overcrowding (more than 1.5 people per room) impacts 124 renters and 78 owners (0.35%) in Waukesha County, and 208 renters and 108 owners (0.27%) in the region.

Substandard housing (lack of complete plumbing or kitchen facilities) impacts an estimated 456 renters and 223 owners in Waukesha County. The four-county region has 1,161 renters and 265 owners with substandard housing that earn less than 100% AMI. These households make up 2.1% and 2.3% of households with needs in Waukesha County and the region, respectively. While these figures are small in comparison to the number of households impacted by affordability, they represent severe deficiencies in housing quality.

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

Elderly households are more likely than small family, large family or other households to be cost burdened. Elderly households compose 43.7% of all households spending more than 30% of their income on housing costs. Severe cost burdens also impact the elderly; 43.1% of households spending more than 50% of their income on housing costs have at least one resident over 62.

Renters earning less than the area median income are more likely to experience substandard housing, overcrowding, and severe overcrowding. Renters compose 81.4% of households with substandard housing, 63% of overcrowded households and 67% of severely overcrowded households. Owners, on the other hand, are more likely to face cost burdens, severe cost burdens, or to have zero income. Owners earning less than 100% AMI make up 58.7% of cost burdened households. Owners also make up 54.9% of severely cost burdened households, spending 50% of their income or more on household costs.

Household income level does affect the likelihood of renters experiencing a housing problem. Among renters, those with very low incomes (0-30% AMI) are more likely than other income brackets to experience one housing problem or severe housing problem. Renters with very low incomes compose 39.5% of households with one housing or severe housing problem, compared to households with low incomes (34.5%), those with moderate incomes (22.3%) and those with middle incomes (3.6%).

Conversely, owners with moderate incomes (50-80% AMI) are more likely than other income brackets to experience one housing problem or severe housing problem. Owners with moderate incomes compose 33.5% of households with one housing or severe housing problem, compared to households with low incomes (24.1%), very low incomes (22.4%) or middle incomes (20%).

Finally, single family households are more likely than multi-family, unrelated households or other households to experience overcrowding. Single family households make up 88.8% of all households experiencing overcrowding.

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.

Individuals with an imminent risk of residing in shelters or becoming unsheltered typically have a combination of financial factors present in their lives: lack of living wage jobs, rents that are more than 30 or 50% of their incomes, and unaffordable childcare, medical, or transportation costs. In addition to these factors, individuals at risk of homelessness may have additional issues present such as family conflicts, domestic violence, housing with code or safety violations, household members with a disability, criminal histories, histories of mental health issues or substance abuse, difficulty navigating systems to access public benefits or community services, temporary housing situations (couch surfing or doubling up), and prior experiences with homelessness.

For formerly homeless families and individuals nearing the termination of assistance, a top need is to secure safe, affordable permanent housing. Other needs may include access to job training, employment and education programs, including supportive employment agencies; access to Social Security disability and other benefits; linkages to health, mental health, and legal services; access to affordable transportation, childcare, and food; and other case management and supportive services.

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 populations at risk of homelessness are not provided by the Housing Action Coalition or Wisconsin Balance of State Continuum of Care.

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

The most fundamental risk factor for homelessness is extreme poverty, leading to unaffordable rents or homeowner costs. Renters with incomes under 30% HAMFI and housing cost burdens over 50% are at risk of homelessness, especially if they experience a destabilizing event such as a job loss, reduction in work hours, or medical emergency/condition. Such factors may also put low income homeowners at risk of foreclosure and subsequent homelessness.

Availability of Broadband Access

Reliable access to the internet is increasingly imperative for job searches, primary and secondary education, college and continuing education programs, and applying for and obtaining assistance from various social service agencies and housing providers. There are three considerations to be taken into account in assessing internet access: (1) need for broadband wiring and for connections to broadband service; (2) competitive pricing and service resulting from having more than one internet service provider within an area; and (3) affordability of broadband service for low- and moderate-income households.

According to the Federal Communication Commission's database and maps of broadband availability, most residents in the four-county region live in areas with access to three or more service providers offering internet service at download speeds of 25 megabits per second (Mbps) or higher and upload speeds of 3 Mbps, which would be sufficient for most use and is considered "high speed" by the FCC. Looking at this data by county, nearly all residents in Waukesha and Ozaukee Counties live in areas with three or more providers (99.9% and 98.8% of the population, respectively). In Washington County, 96.1% of residents live in areas with three or more providers and in Jefferson County, 91.2% of residents have access to three or more providers. The remaining share of residents in all four counties live in areas with two high-speed internet providers. Areas of the Consortium with less than three internet providers include farmland areas in the northern parts of Ozaukee and Washington Counties, the southwest corner of Waukesha County, and throughout rural Jefferson County. The FCC's data generally indicates that the availability of broadband connections through a variety of providers is not an issue for most residents in the four-county region.

Despite the availability of at least 2 internet providers throughout all areas of the HOME Consortium, affordability may still be a challenge for many low- and moderate-income households. American Community Survey 2013-2017 Five-Year estimates for "Types of Computers and Internet Subscriptions" find that 12.5% of Waukesha County households do not have broadband of any type. This rate is higher in the other counties: 22.1% in Jefferson County, 14.6% in Ozaukee County, and 16.3% in Washington County. In all four counties, households with incomes under \$20,000 are less likely to have an internet subscription, ranging from 41.7% in Waukesha County to 47.5% in Jefferson County.

For households without access to the internet, libraries throughout the four-county region generally offer free access to computers and wifi. Several also offer a program allowing patrons to borrow wireless hotspots for in-home use to connect up to ten devices to unlimited data. Hotspots are typically available for a week with options to renew for additional weeks. Housing and service providers serving low- and moderate-income populations and people who are homeless may also provide internet access. For example, some affordable housing properties have business centers, some shelters or day centers have computers for visitor use, and local job centers may provide computers for use in job searches. Additionally, the Community Action Coalition of South Central Wisconsin provides telecommunication assistance, allowing clients to pay overdue phone or internet bills in order to avoid service shutoffs.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS - 91.405, 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

This section assesses the housing needs of racial and ethnic groups at various income levels in comparison to needs at that income level as a whole to identify any disproportionately greater needs.

According to HUD, a disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Tables 13 through 17 identify the number of households experiencing one or more of the four housing problems by householder race, ethnicity, and income level. The four housing problems include: (1) cost burdens (paying more than 30% of income for housing costs); (2) overcrowding (more than 1 person per room); (3) lacking complete kitchen facilities; and (4) lacking complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI);
- Low income – 30 to 50% AMI;
- Moderate income – 50 to 80% AMI;
- Middle income – 80 to 100% AMI.

0%-30% of Area Median Income

TABLE 13 – DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Housing Problems in the HOME Consortium Region	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	17,469	1,946	1,356
White	15,593	1,661	1,245
Black / African American	403	200	85
Asian	339	15	10
American Indian, Alaska Native	10	8	0
Pacific Islander	0	0	0
Hispanic	829	45	8

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

At the lowest income band, 84.1% of households in the region one or more housing problems (20,771 households), as shown in Table 14. Hispanic households have a disproportionately greater need than others in this income band. Ninety-four percent (94%) of very low-income Hispanic households have a housing need. Hispanic households are followed closely by Asian households, of whom 93% have at least one housing need. Eighty-four percent (84%) of White households, 58.6% of Black households, and 55.5% of American Indian households also have one or more of the four housing problems.

30%-50% of Area Median Income

About three-quarters of the region's households with low incomes have a housing problem (73.8% or 18,010 households). Two groups – Black and Hispanic households – have a disproportionate housing need. Ninety-one percent (91%) of Black households and 86.7% of Hispanic households have one or more of the four housing problems.

TABLE 14 – DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Housing Problems in the HOME Consortium Region	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	18,010	6,406	0
White	16,355	6,121	0
Black / African American	347	35	0
Asian	182	44	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	0	0
Hispanic	995	152	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Of households with moderate incomes, 43% or 17,819 experience one or more of the four housing problems. Black and Pacific Islander households exhibit disproportionately greater need than other household types in this group. All 10 Pacific Islander households (100%) in this group have one or more housing problem. Sixty-five percent (65%) of Black households in this income band experience at least one housing problem.

TABLE 15 – DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Housing Problems in the HOME Consortium Region	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	17,819	23,503	0
White	16,828	21,958	0
Black / African American	150	130	0
Asian	91	187	0
American Indian, Alaska Native	0	31	0
Pacific Islander	10	0	0
Hispanic	579	1,041	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

80%-100% of Area Median Income

Of households with middle incomes, 27% or 7,951 experience one or more of the four housing problems. However, none of the racial or ethnic groups demonstrate a disproportionately greater need than other groups in this income band.

TABLE 16 – DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Housing Problems in the HOME Consortium Region	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	7,951	21,183	0
White	7,487	20,013	0
Black / African American	80	242	0
Asian	83	165	0
American Indian, Alaska Native	0	53	0
Pacific Islander	0	0	0
Hispanic	207	609	0

Note: The four housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than one person per room; and (4) Cost burden greater than 30%.

Data Source: 2011-2015 CHAS

Discussion

Overall, CHAS data regarding housing problems by income level, race and ethnicity show that need is more common at lower income levels. Eighty-four percent (84%) of very low-income households and 73.8% of low-income households have one or more housing needs. At moderate incomes, this rate is 43.1%, and at middle incomes this rate falls to 27.3%.

Tables 13 through 16 show that Hispanic households experience a disproportionately greater rate of housing needs than the region at very low incomes. As incomes rise, Hispanic, Black and Pacific Islander households experience a disproportionately greater rate of housing needs than other racial and ethnic groups in the region.

- At very low incomes (under 30% AMI), 94% of Hispanic households experience one or more housing problems, versus 84.1% of extremely low-income households in the region.
- At low incomes (30 to 50% AMI), 90.8% of Black households and 86.7% of Hispanic households experience one or more housing problems, versus 73.8% of very low-income households in the region.
- At moderate incomes (50 to 80% AMI), 100% of Pacific Islander households and 65.2% of Black households experience one or more housing problems, versus 43.1% of low-income households in the region.
- There are 10 Pacific Islander households, of which 100% experience at least one housing problem. By comparison, 38.8% of the 2,528 Black households experience at least one housing problem, as do 35.3% of 7,402 Hispanic households. There are 56,263 White households with at least one housing problem, representing 21.8% of the 258,017 White households. By percentage, 15.9% of the 4360 Asian households, and 4.7% of the 300 American Indian/Alaska Native households have at least one housing problem.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.405, 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

This section assesses the severe housing needs of racial and ethnic groups at various income levels in comparison to severe needs at that income level as a whole to identify any disproportionately greater needs. Like the preceding analysis, this section uses HUD's definition of disproportionately greater need, which occurs when one racial or ethnic group at a given income level experiences housing problems at a rate that is at least 10 percentage points greater than the income level as a whole.

Tables 17 through 20 identify the number of households with one or more of the severe housing needs by householder race and ethnicity. The four severe housing problems include: (1) severe cost burden

(paying more than 50% of income for housing and utilities); (2) severe crowding (more than 1.5 people per room); (3) lack of complete kitchen facilities; and (4) lack of complete plumbing facilities.

Income classifications include:

- Very low income – up to 30% of area median income (AMI);
- Low income – 30 to 50% AMI;
- Moderate income – 50 to 80% AMI;
- Middle income – 80 to 100% AMI.

0%-30% of Area Median Income

At very low incomes, 71% of households in the four-county region experience a severe housing need (14,866 households). Hispanics have a disproportionately greater level of severe housing need. Eighty-four percent (84%) of Hispanic households experience one or more of the four severe housing problems.

TABLE 17 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Severe Housing Problems in the HOME Consortium Region	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	14,866	4,540	1,356
White	13,225	4,054	1,245
Black / African American	334	269	85
Asian	299	55	10
American Indian, Alaska Native	10	8	0
Pacific Islander	0	0	0
Hispanic	741	133	8

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

At low incomes, 33% of households in the four-county region have at least one severe housing problem (8,132 households). Asian and Hispanic households have disproportionately greater severe needs than other racial and ethnic groups in this income band. Sixty-one percent (61%) of Asian households and 43% of Hispanic households experience at least one severe housing problem.

TABLE 18 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Severe Housing Problems in the HOME Consortium Region	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	8,132	16,267	0
White	7,317	15,178	0
Black / African American	148	229	0
Asian	139	87	0
American Indian, Alaska Native	0	18	0
Pacific Islander	0	0	0
Hispanic	496	651	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Of households with moderate incomes, 13.8% of all households experience one or more of the four severe housing problems. However, Black households in this income band have disproportionately greater severe housing needs, with 48% of Black households experiencing one or more of the four severe housing problems.

TABLE 19 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Severe Housing Problems in the HOME Consortium Region	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	5,686	35,602	0
White	5,191	33,588	0
Black / African American	135	145	0
Asian	22	256	0
American Indian, Alaska Native	0	31	0
Pacific Islander	0	10	0
Hispanic	236	1,388	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

80%-100% of Area Median Income

In the middle-income range, 6% of households in the four-county region have a severe housing problem (1,745 households). No racial or ethnic group faces a disproportionate rate of severe needs at this income level.

TABLE 20 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Severe Housing Problems in the HOME Consortium Region	Has one or more of four severe housing problems	Has none of the four severe housing problems	Household has no/negative income, but none of the other severe housing problems
Jurisdiction as a whole	1,745	27,368	0
White	1,534	25,923	0
Black / African American	35	287	0
Asian	24	224	0
American Indian, Alaska Native	0	53	0
Pacific Islander	0	0	0
Hispanic	109	705	0

Note: The four severe housing problems are: (1) Lacks complete kitchen facilities; (2) Lacks complete plumbing facilities; (3) More than 1.5 persons per room; and (4) Cost burden greater than 50%.

Data Source: 2011-2015 CHAS

Discussion

Overall, severe housing problems are most common at lower income levels. Seventy-one percent (71%) of households in the four-county region with incomes below 30% AMI face a severe need. As income increases, rates of severe housing problems decline, dropping to 33% at very low incomes, 13.8% at low incomes and 6% for the middle-income group.

At the lowest income levels, Asian and Hispanic household experience a disproportionately higher prevalence of severe housing problems. Black households experience a disproportionately greater number of severe housing problems at the low-income level.

- At very low incomes (under 30% AMI), 84% of Hispanic households and 82% of Asian households have a severe housing problem, versus 71.6% throughout the region.
- At low incomes (30 to 50% AMI), 61.5% of Asian households and 43.2% of Hispanic households have a severe housing problem, versus 33.3% of households in the region.
- At moderate incomes (50 to 80% AMI), 48.2% of Black households have a severe housing problem, versus 13.8% of households in the region.
- By percentage of their population, 25.8% of the 2,528 Black households experience at least one severe housing problem, as do 21.4% of 7,402 Hispanic households. Comparatively, 11.1% of the 4,360 Asian households, 10.6% of the 258,017 White households and 3.3% of the 300 American Indian/Alaska Native households have at least one severe housing problem.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS - 91.405, 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

This section assesses 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. While the preceding sections assessed all housing and severe housing problems, Table 21 focuses only on what share of their income households spend on housing. Data is broken down into groups spending less than 30% of income on housing costs, those paying between 30 and 50% (i.e., with a cost burden), and those paying over 50% (i.e., with a severe cost burden). The final column, “no/negative income,” identifies households without an income, for whom housing as a share of income was not calculated. Note that no racial or ethnic group has more than 0.5% of households with no or negative income.

Housing Cost Burden

TABLE 21 – GREATER NEED: HOUSING COST BURDENS AMI

Housing Cost Burden in the HOME Consortium Region	Less than 30%	30-50%	More than 50%	No / negative income (not computed)
Jurisdiction as a whole	203,499	41,630	29,510	1,378
White	191,867	39,250	26,900	1,269
Black / African American	1,570	391	567	85
Asian	3,454	426	480	10
American Indian, Alaska Native	286	4	10	0
Pacific Islander	0	10	0	0
Hispanic	4,910	1,383	1,109	8
Share of Total Households by Race and Ethnicity				
Jurisdiction as a whole	73.7%	15.1%	10.7%	0.5%
White	74.0%	15.1%	10.4%	0.5%
Black / African American	60.1%	15.0%	21.7%	3.3%
Asian	79.0%	9.7%	11.0%	0.2%
American Indian, Alaska Native	95.3%	1.3%	3.3%	0.0%
Pacific Islander	0.0%	100.0%	0.0%	0.0%
Hispanic	66.3%	18.7%	15.0%	0.1%

Data Source: 2011-2015 CHAS

Discussion

As Table 21 shows, 73.7% of all households in the four-county region spend 30% or less of their income on housing costs. Another 15.1% of all households spend between 30% to 50% of their income on housing costs. Percentages within this housing cost bracket range from 1.3% for American Indians or Alaskan Natives (4 households) to 100% for Pacific Islanders (10 households). HUD defines a disproportionate need when members of one racial or ethnic group experience a cost burden at a rate at least 10 percentage points higher than the regional rate. Using this definition, Pacific Islander households have a disproportionate cost burden.

Regionally, 10.7% of households spend more than 50% of their income on housing. Rates of severe cost burdens by race and ethnicity range from 0% for Pacific Islanders to 21.7% for Black households. Black households face a disproportionate rate of severe cost burden, with 567 of 2,613 households spending more than 50% of their income on housing.

Combining the 30 to 50% and over 50% cost ranges shows that there is a total of 71,140 cost burdened and severely cost burdened households in the four-county region, which together make up 25.8% of the region's total. By race and ethnicity, rates of cost burdens range from 4.6% for American Indians or Alaskan Natives to 100% for Pacific Islander households. Both Black and Pacific Islander households disproportionately spend more than 30% of their income on housing.

The data in Table 21 also allows for a comparison between housing cost burdens among white households and households of other races and ethnicities. Approximately 26% of white households spend more than 30% of their income on housing. Black households are 1.4 times as likely as white households to have a housing burden and Hispanic households are 1.3 times as likely to do so.

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?

Tables 13 through 21 identified several instances of disproportionately greater need, which are summarized below:

- At very low incomes (0-30% AMI), Hispanic households face disproportionately greater rates of both housing problems (94% versus 84% regionally) and severe housing problems (84% versus 71.6% regionally). This trend continues at low incomes (30-50% AMI), with 86.7% of Hispanic households facing one or more housing problem, and 43.2% face one or more severe housing problem. As incomes increase, Hispanic households follow general trends in the region for both cost burdens and the likelihood of housing problems.
- Black households tend to face disproportionately greater needs at higher income levels than other racial and ethnic groups. Nearly 91% of low-income Black household and 65.2% of moderate income (50-80% AMI) Black households experience at least one housing problem. Black households face

disproportionately greater rates of a severe housing problem at moderate incomes (48.2% versus 13.8% regionally) than they experience at low or very low incomes.

- Asian households are more likely to disproportionately face severe housing problems. At extremely low incomes, 82.1% Asian households face one or more severe housing problem (versus 71.6% regionally). Nearly 62% of very low-income Asian households also experience one or more severe housing problem, compared to 33.3% of households regionally.
- The ten Pacific Islander households covered in the CHAS data experience disproportionately greater cost burdens and housing problems. One hundred percent (100%) of Pacific Islander households with a low income (50-80% AMI) have at least one housing problem. These same households universally experience cost burdens, with 100% of these households paying between 30% to 50% of their income on housing costs.

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

Housing supply and housing policy were critical focuses of the participants seeking a range of housing options. Stakeholders homed in on the importance of more housing options based on income. As an illustration of affordability, participants suggested created rental housing for households earning 60-80% AMI. They also suggested setting homes for sale at price points affordable to those earning no more than 100% AMI. Some residents specifically requested homes at price points between \$150,000 - \$250,000. Others noted that there was a need for greater housing supply at all price points.

Residents and other stakeholders also identified the target populations for affordable housing to be younger adults, seniors, and those in the workforce. Due to the lack of housing affordable to all income levels, participants shared that lower wage workers were unable to work near their workplaces and therefore incurred the additional expense of commuting to work. Some noted a lack of starter homes, stating that younger families were unable to afford the existing housing stock.

Furthermore, participants noted the need for a variety of housing types and locations. While some people expressed a need for more single-family housing, others suggested multi-family housing such as apartments and condominiums, specifically in areas where amenities were within walking distance. Participants sought out housing near transportation options and infill housing in existing neighborhoods. Participants also requested that more attention be paid to the existing housing stock through rehab and maintenance programs.

Stakeholders made many connections between the lack of affordable housing and current housing policies and practices. Some suggested changes to zoning ordinances, such as reducing the minimum lot size for single-family lots, allowing new land uses like supportive housing, and reducing parking minimums.

Participants also noted the need for the political will and education around affordable housing. People suggested that both residents and elected officials should be educated on affordable housing. Furthermore, local governments should form policy advisory committees or housing strategy committees that would conduct comprehensive housing needs assessments to guide decision-making and spending on affordable housing needs.

Some had suggestions on how to create new affordable housing. These suggestions included pilot development projects with affordable multi-family units and redeveloping underutilized properties. Some suggested creating policies so that if HOME funds were used, there would also be a long-term affordability requirement. Some suggested that the consortium find ways to leverage funds in order to develop multifamily housing. Others suggested the infrastructure be set up for private sector capital to do “social investing” and provide funds for the technical assistance to set up this infrastructure.

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

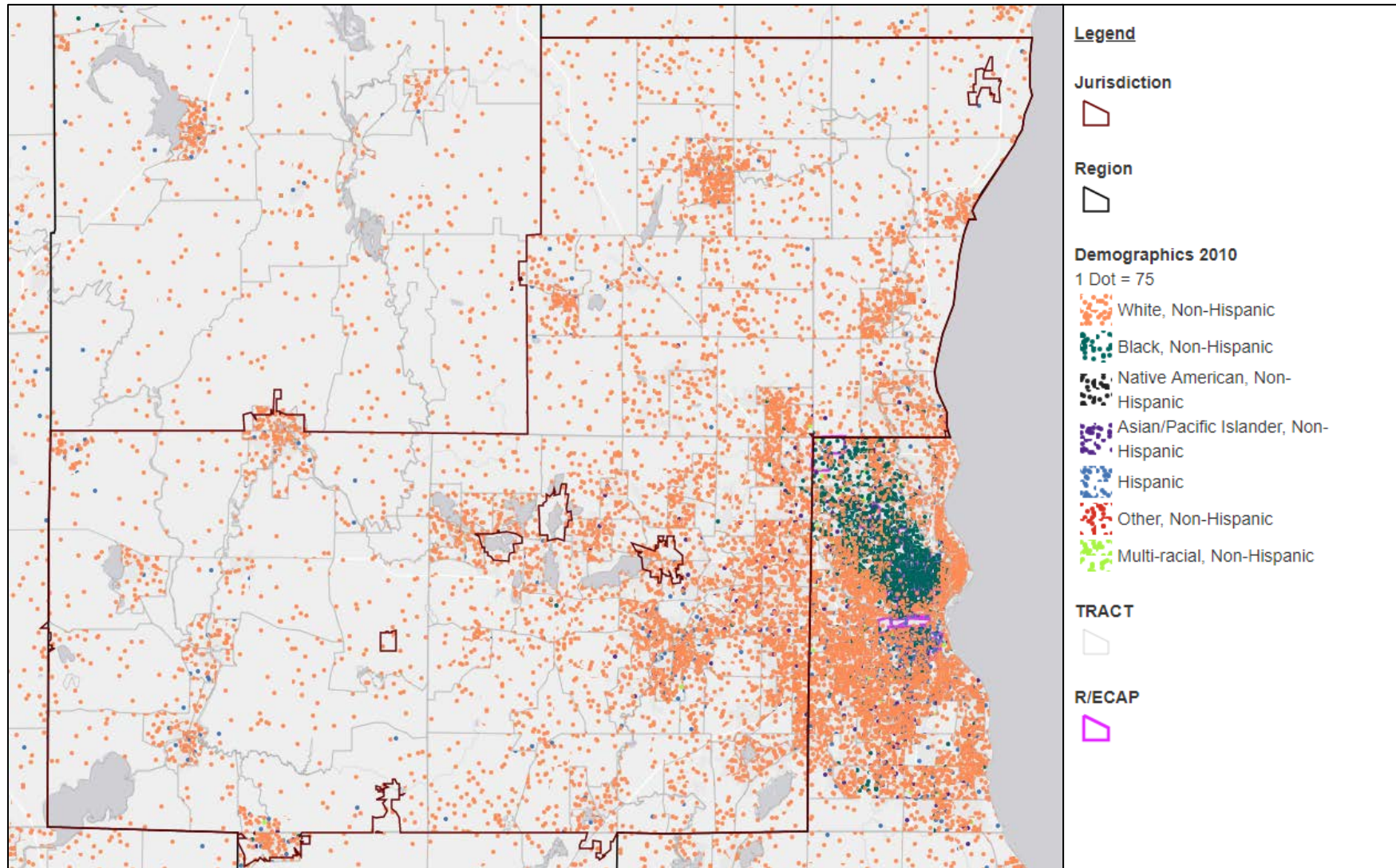
According to 2011-2015 ACS data, 90.81% of residents in the four-county region are White. Hispanic households made up 4.24%, Asian households, 2.19%, Two or more races, 1.31%, African American, 1.24%, American Indian/Alaskan Native, 0.15%, and Pacific Islander, 0.02%.

Racial and ethnic groups are distributed across the four-county region. Hispanic residents primarily reside near cities throughout the region. These cities include Waukesha in Waukesha County, the south side of Hartford, and the north side of West Bend in Washington County. In Jefferson County, Hispanic residents are also concentrated in the cities of Fort Atkinson, Jefferson, Waterloo, Watertown and Whitewater. Hispanic residents are spread thinly throughout Ozaukee County.

African Americans live near live near the cities of Waukesha and Delafield, and in between Menomonee Falls and Butler on the eastern side of Waukesha County. In Washington County, they live near Germantown. In Ozaukee County, African Americans primarily live south of State Route 167, near the Milwaukee County line. There is also a population in Jefferson County around the west and north sides of the City of Whitewater.

Asian residents in Waukesha County primarily reside in the City of Waukesha and on the east side of the County from Menomonee Falls past New Berlin. In Washington and Ozaukee Counties, Asian residents live close to the Milwaukee County line, in such cities as Germantown and Mequon, with a smaller presence in Cedarburg and southeast Grafton. In Jefferson County, Asian residents tend to live near the City of Whitewater where the University of Wisconsin – Whitewater is located.

FIGURE 1 – POPULATION BY RACE AND ETHNICITY IN THE HOME CONSORTIUM JURISDICTION, 2010



Data Source: HUD AFFH Data and Mapping Tool, <https://egis.hud.gov/affht/>

NA-35 PUBLIC HOUSING - 91.405, 91.205 (B)

Introduction

Waukesha, Jefferson, Ozaukee, and Washington county residents are served by the Waukesha Housing Authority, Jefferson Housing Authority, West Bend Housing Authority (Washington County), Slinger Housing Authority (Washington County), Watertown Housing Authority (Jefferson County), and Lake Mills Housing Authority (Jefferson County). Between public housing and Housing Choice Vouchers, a total of over 1,335 subsidized units are available in the four-county region. Voucher programs are the primary source of these subsidized housing units representing 912 (88%) of these subsidized units (833 Housing Choice Vouchers and 79 Special Purpose Vouchers). There are 423 units of conventional public housing in the region. Of the 1,335 subsidized units in the region, 1,030 are located in Waukesha County, including 248 public housing units and 782 vouchers.

Totals in Use

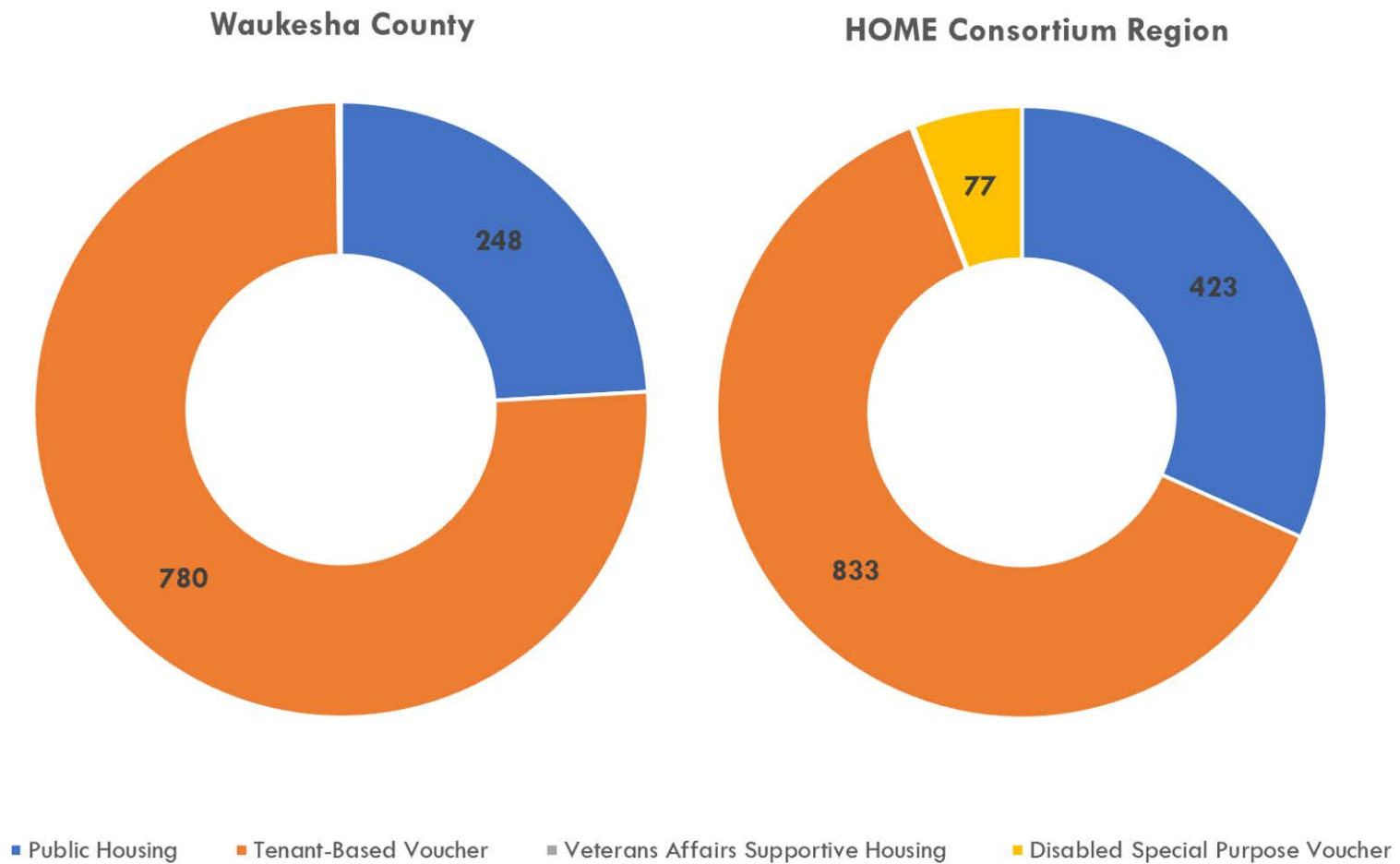
TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Waukesha County									
# of units vouchers in use	0	0	248	782	0	780	2	0	0
HOME Consortium Region									
# of units vouchers in use	0	0	423	912	0	833	2	0	77

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

FIGURE 2 – PUBLIC HOUSING BY PROGRAM TYPE (NUMBER OF UNITS / VOUCHERS IN USE)



Characteristics of Residents

TABLE 23 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Waukesha County								
# homeless at admission	0	0	0	0	0	0	0	0
# of elderly program participants (>62)	0	0	69	257	0	256	1	0
# of disabled families	0	0	76	312	0	311	1	0
# of families requesting accessibility features	0	0	248	782	0	780	2	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of domestic violence victims	0	0	0	0	0	0	0	0
HOME Consortium Region								
# homeless at admission	0	0	13	28	0	26	0	0
# of elderly program participants (>62)	0	0	180	281	0	267	1	0
# of disabled families	0	0	116	383	0	318	1	0
# of families requesting accessibility features	0	0	423	912	0	833	2	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of domestic violence victims	0	0	0	0	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

TABLE 24 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Waukesha County									
White	0	0	213	681	0	679	2	0	0
Black/African American	0	0	31	95	0	95	0	0	0
Asian	0	0	3	4	0	4	0	0	0
American Indian/Alaska Native	0	0	1	1	0	1	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
HOME Consortium Region									
White	0	0	385	806	0	730	2	0	74
Black/African American	0	0	32	99	0	96	0	0	3
Asian	0	0	4	4	0	4	0	0	0
American Indian/Alaska Native	0	0	2	2	0	2	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

TABLE 25 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Waukesha County									
Hispanic	0	0	18	41	0	41	0	0	0
Not Hispanic	0	0	230	741	0	739	2	0	0
HOME Consortium Region									
Hispanic	0	0	23	40	0	39	0	0	1
Not Hispanic	0	0	400	872	0	794	2	0	76

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

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.

The data from HUD PIH Information Center shows the HOME Consortium Region as having 423 public housing units in use, 116 (27%) of which are held by a family containing one or more people with a disability. Of the region's 912 voucher units, 383 (42%) are occupied by one or more people with a disability. According to the HUD data, all 423 of the public housing residents and 912 voucher households captured in this reporting had requested units with accessibility features (see Table 23).

Within Waukesha County, of the 248 public housing units in use, 76 (31%) house one or more people with a disability. Of the county's 782 voucher units, 312 (40%) are occupied by one or more people with a disability. Similar to the region, all public housing and voucher households requested units with accessibility features (see Table 23).

As many people with disabilities live on limited incomes, often just a modest SSI payment, there are few options for them other than public housing. Availability of additional units with accessibility features is the greatest need of this population.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The Waukesha Housing Authority maintains wait lists for its Section 8 Housing Choice Voucher program and for Saratoga Heights, scattered site public housing, and project-based vouchers in three apartment communities (Berkshire Kensington, Breezewood Village, and Gander Apartments. The HCV wait list is currently closed, but all others are open and accepting applications.

Current residents in public and other assisted housing units are most immediately in need of opportunities and supports to grow and attain a level of self-sufficiency. These supports include programs in areas such as job training and assistance, childcare, transportation, health-related assistance, after school programs, adult education, and child educational enrichment.

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

The needs of public housing residents and voucher holders are different from those of the county's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

NA-40 HOMELESS NEEDS ASSESSMENT - 91.405, 91.205 (C)

Introduction

The following section provides a general assessment of the homelessness in Waukesha County and the HOME Consortium region. This data is derived from the Wisconsin Balance of State Continuum of Care (WIBOSCOC) for the counties of Jefferson, Ozaukee, Waukesha, and Washington. The WIBOSCOC and the Housing Action Coalition 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 street or any other place not meant 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 29 homeless persons (sheltered and unsheltered) were counted as chronically homeless in Waukesha and Washington Counties during the 2018 point-in-time count, all living in households without children. No chronically homeless persons were counted in Jefferson or Ozaukee Counties in the 2018 count.

TABLE 26 – POINT-IN-TIME COUNTS OF CHRONICALLY HOMELESS POPULATION

	January 2015	January 2017	January 2018
Jefferson County	1 (0.4% of chronic homeless in WIBOSCOC)	0	0
Ozaukee County	0	1 (0.4% of chronic homeless in WIBOSCOC)	0
Washington County	0	1 (0.4% of chronic homeless in WIBOSCOC)	2 (0.7% of chronic homeless in WIBOSCOC)
Waukesha County	31 (13.1% of chronic homeless in WIBOSCOC)	33 (14.0% of chronic homeless in WIBOSCOC)	27 (9.4% of chronic homeless in WIBOSCOC)

Data Source: WIBOSCOC Point-in-Time Counts

In addition to chronically homeless households, 35 additional people were counted in the 4-county region during the 2018 PIT count. They included one veteran household with a total of four people, 8 veterans without children, 14 unaccompanied youth, and two parenting youth households with a total of six people in Waukesha County. The count also noted three unaccompanied youth in Jefferson and Ozaukee Counties. Note that these figures do not represent the entire homeless population in the four-county area in 2018, but rather the number of people who are chronically homeless, veterans who are homeless, and parenting or unaccompanied youth who are homeless (sheltered or unsheltered) at one point in time. 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.

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 WIBOSCO from its January 2018 PIT count give a general characterization of the homeless population in Wisconsin, and show that the majority of homeless persons (52.5%) are in families with children. Chronically homeless families and individuals make up 9.1% of the homeless population statewide, veterans and persons in vet households make up 3.4%, and young adults (age 18-24) constitute 7.3%.

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

The January 2018 PIT count indicates that there were two parenting youth households in Waukesha County with a total of six persons, and none in the other counties in the HOME Consortium. No chronically homeless families with children were counted in the four counties. The PIT count also noted 1 veteran household with four people experiencing homelessness in Waukesha County, and none in Jefferson, Ozaukee, and Washington Counties.

Stakeholders interviewed as part of this planning process described a need for outreach to people experiencing homelessness, affordable housing, supportive services, case management, and mental health and drug addiction services to support individuals and families with children in obtaining stability.

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.

Of the 27 people experiencing chronic homelessness in Waukesha County at the time of the 2018 PIT count, 26 were sheltered (including 6 in a safe haven), and 1 was unsheltered. The 2 people experiencing chronic homelessness in Washington County at the time of the count were both sheltered.

Of the 35 other people counted in 2018, 31 were sheltered and 4 were unsheltered. People who were unsheltered include two people in a parenting youth household and one unaccompanied youth in Waukesha County and one unaccompanied youth in Jefferson County.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.405, 91.205 (B,D)

Introduction

This section discusses the characteristics and needs of persons in various subpopulations of Waukesha County and the four-county region who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families.

Describe the characteristics of special needs populations in your community.

According to the 2013-2017 ACS 5-year estimates, 9.5% of the Waukesha County's population is elderly (aged 65 to 74) and an additional 7.2% is considered frail elderly (age 75 and over). A significant number of residents over the age of 65 (28.4%) have a disability. Within the county, 9.8% of all residents had one or more disabilities. Numbers and percentages of persons with different disability types are displayed in the table below.

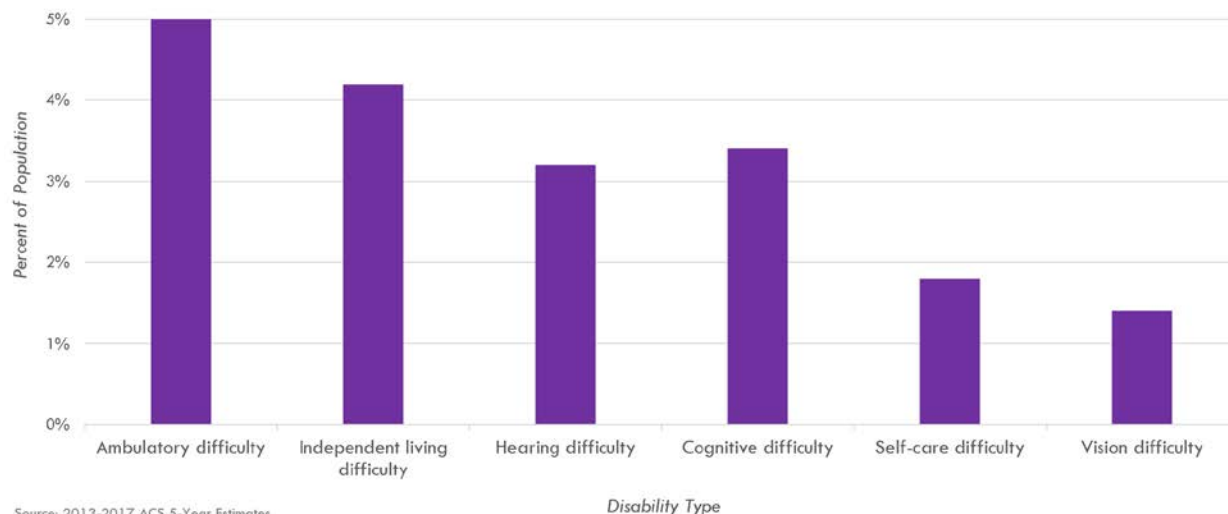
In the HOME Consortium region, there are 47,105 elderly and 32,559 frail elderly residents, together comprising 11.3% of the region's population. Disability rates are quite similar to those of Waukesha County, with ambulatory and independent living difficulties being the most common, followed by cognitive difficulties.

TABLE 27 – POPULATION WITH A DISABILITY IN WAUKESHA COUNTY AND THE HOME CONSORTIUM

Disability Type	Waukesha County		HOME Consortium Region	
	#	%	#	%
Hearing difficulty	12,672	3.2%	22,478	3.2%
Vision difficulty	5,639	1.4%	9,270	1.3%
Cognitive difficulty	12,598	3.4%	23,273	3.3%
Ambulatory difficulty	18,541	5.0%	33,110	4.7%
Self-care difficulty	6,666	1.8%	12,578	1.8%
Independent living difficulty	12,787	4.2%	23,284	3.3%

Data Source: 2013-2017 CHAS

FIGURE 3 – DISABILITY BY TYPE IN WAUKESHA COUNTY



The senior population is forecast to increase substantially in the next five years. Need for affordable senior housing, homeownership rehabilitation and accessibility improvements, senior facilities, and services such as meal delivery and transportation assistance will also increase as this population grows.

The Wisconsin Department of Health report on HIV in Wisconsin states that a total of 7,185 people known to be living with HIV resided in Wisconsin at the end of 2018, and an estimated 1,300 additional people may be living with HIV in the state but are not currently aware of their diagnosis.

An annual survey sponsored by the U.S. Substance Abuse and Mental Health Services Administration (SAMHSA) provides the primary source of information on the use of illicit drugs and alcohol among non-institutionalized persons aged 12 years old or older. The 2016-2017 survey estimates that there are approximately 397,000 people in Wisconsin with a substance use disorder (8.1 percent of the population aged 12 or older). Of these, 339,000 have an alcohol use disorder, 106,000 have an illicit drug use disorder, and 30,000 have a pain reliever use disorder.¹ Extrapolating these figures to Waukesha County's population, approximately 26,402 Waukesha County residents age 12 or older may have a substance dependence or abuse disorder.

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

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews. These needs include access to healthcare; affordable, safe housing opportunities in areas with access to

¹ Substance Abuse and Mental Health Services Administration, State data tables and reports from the 2016-2017 National Survey on Drug Use and Health (NSDUH), U.S. Department of Health and Human Services, <https://www.samhsa.gov/data/nsduh/state-reports-NSDUH-2017>.

transportation, commercial and job centers; social services including counseling, case management, and other services and facilities; and safe streets and sidewalks.

Needs of older adults and persons with disabilities include access to healthcare, shopping, recreation; accessibility, walkability, and safety; transportation that is accessible, affordable and flexible; housing stock that is diverse, affordable, safe and not segregated; and access to information and services that is well-marketed. In particular, evidence-based services and support are needed for frail older adults, persons with disabilities, and persons with Alzheimer's disease and dementia and their caregivers; long-term supports and services to help older adults and persons with disabilities remain in the community; opportunities for social engagement and health through senior centers; screening and treatment to appropriate behavioral health interventions for older adults and persons with disabilities; and expanded housing options near services that can support quality of life for persons of all ages and abilities. Persons with disabilities in particular often require accessible features and ground floor housing units and use of supportive/therapeutic animals.

Additional subpopulations have specific needs:

- Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators.
- Persons with criminal records and their families may be disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.
- Refugee populations will need assistance in becoming self-sufficient as the number of refugees entering the United States and Waukesha County continues. Programming and infrastructure to meet the needs of this low-income population will be necessary to ensure self-sufficiency, sustainability and growth. Refugee populations often need support with physical and mental health services, counseling, skills training, food and healthcare assistance, legal resources, and support in accessing available resources.

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

As described previously in this section, there are approximately 7,185 people in Wisconsin living with HIV. Statewide data finds that 189 of these residents are in Waukesha County, 56 are in Washington County, 28 are in Ozaukee County, and 41 are in Jefferson County. The number and rate of new HIV diagnoses in Wisconsin have declined over the past 10 years. According to data from Emory University's AIDSVu, 44% of Wisconsin residents living with HIV are Hispanic, 37% are Black, and 14% are white. Men are far more likely to be living with the disease, making up about 80 percent of cases.

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

Describe the jurisdiction's need for public facilities.

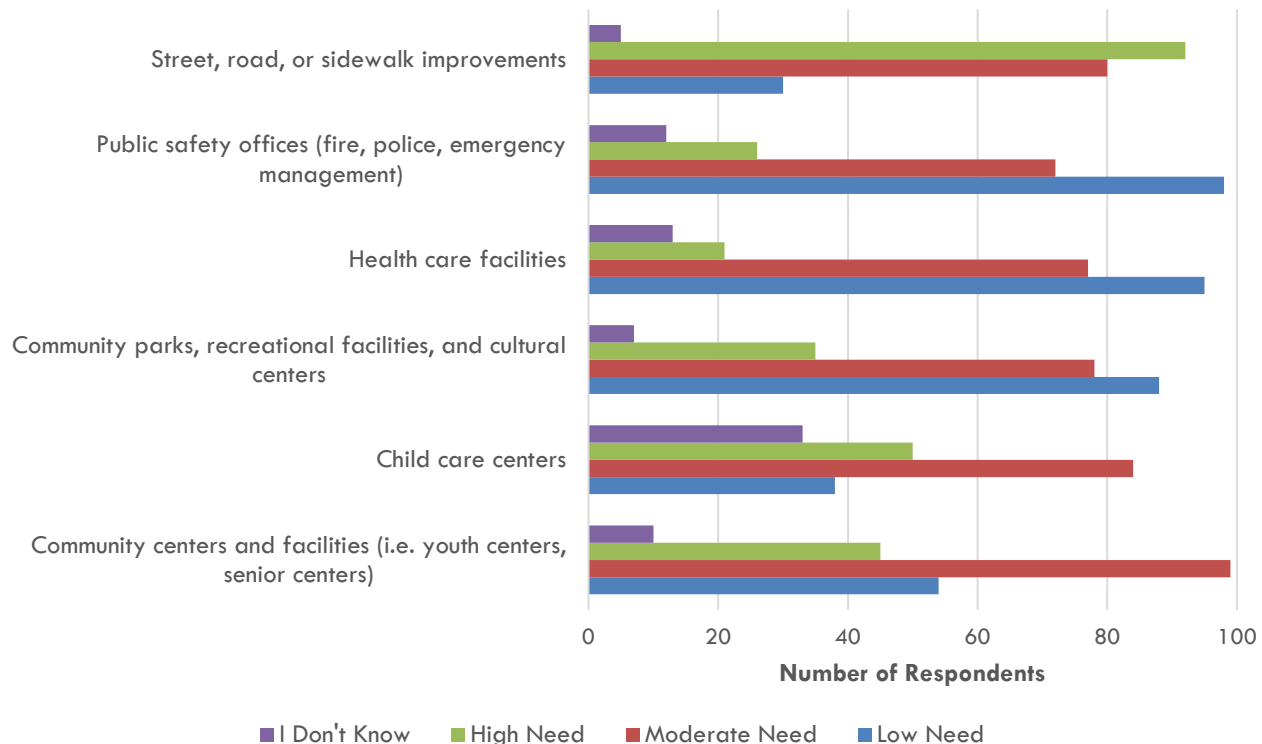
Buildings and infrastructure open to the general public, whether owned by the government or by nonprofits, may be considered public facilities under the CDBG program. Given that Waukesha County is the only jurisdiction that receives HUD grant funds that may be used for public facilities, this discussion focuses on needs within Waukesha County only and not the entire HOME Consortium.

Through a community survey, public facility needs in the community were ranked as follows, with one being the highest priority.

1. Childcare centers
2. Community centers and facilities
3. Community parks, recreational facilities, and cultural centers
4. Public safety offices (fire, police, emergency management)
5. Health care facilities

Survey participants described a need for health care facilities that were both accessible and affordable. There was also a need for affordable elder living facilities, as participants noted that nursing homes were closing, and assisted living facilities were expensive. They also requested additional childcare centers and youth facilities, including centers that served disabled children. A Waukesha County Capital Projects Plan for 2019-2023 also demonstrated a need to address road and bridge repair, the redesign of unsafe intersections, sidewalk additions and an expansion of bike trails.

FIGURE 4 – PUBLIC FACILITY AND INFRASTRUCTURE NEEDS FROM THE HOUSING AND COMMUNITY NEEDS SURVEY



How were these needs determined?

The public facility needs listed above were generated based on community input including responses to a Housing and Community Needs Survey completed by 285 residents and other stakeholders, and a review of the Waukesha County Capital Projects Plan, 2019-2023.

Describe the jurisdiction's need for public improvements.

Like the discussion of public facilities, public improvements focus on Waukesha County because it is the only jurisdiction in the four-county region that receives a direct CDBG grant from HUD. The number one public improvement need identified in the Housing and Community Needs Survey is street, road, or sidewalk improvements (see Figure 4), which was identified as a high need by 44% of survey takers, the second-highest ranked need of any throughout the survey following only new construction of affordable rental units.

Survey participants noted a need for infrastructure improvements, such as street and pothole repair, additional sidewalks, and improved street lighting in some lower income areas. Some noted that blighted properties should be abated. Additional modes of transportation for workers were also mentioned, especially for those workers who could not afford to live near their jobs.

A Waukesha County Capital Projects Plan for 2019-2023 also demonstrated a need to address road and bridge repair, the redesign of unsafe intersections, sidewalk additions and an expansion of bike trails.

How were these needs determined?

The public improvement needs listed above were generated based on community input including responses to a Housing and Community Needs Survey completed by 285 residents and other stakeholders, and a review of the Waukesha County Capital Projects Plan, 2019-2023.

Describe the jurisdiction's need for public services.

As is the case for public facilities and improvements, only Waukesha County directly receives HUD grant funds that can be used for the provision of public services. Public services, such as case management, childcare, transportation assistance, job training, and programming for youth and senior centers, are an important part of the County's community development strategy. Needs identified by respondents to the Housing and Community Needs Survey were ranked as follows, with one being the highest priority in the community survey (see Figure 5):

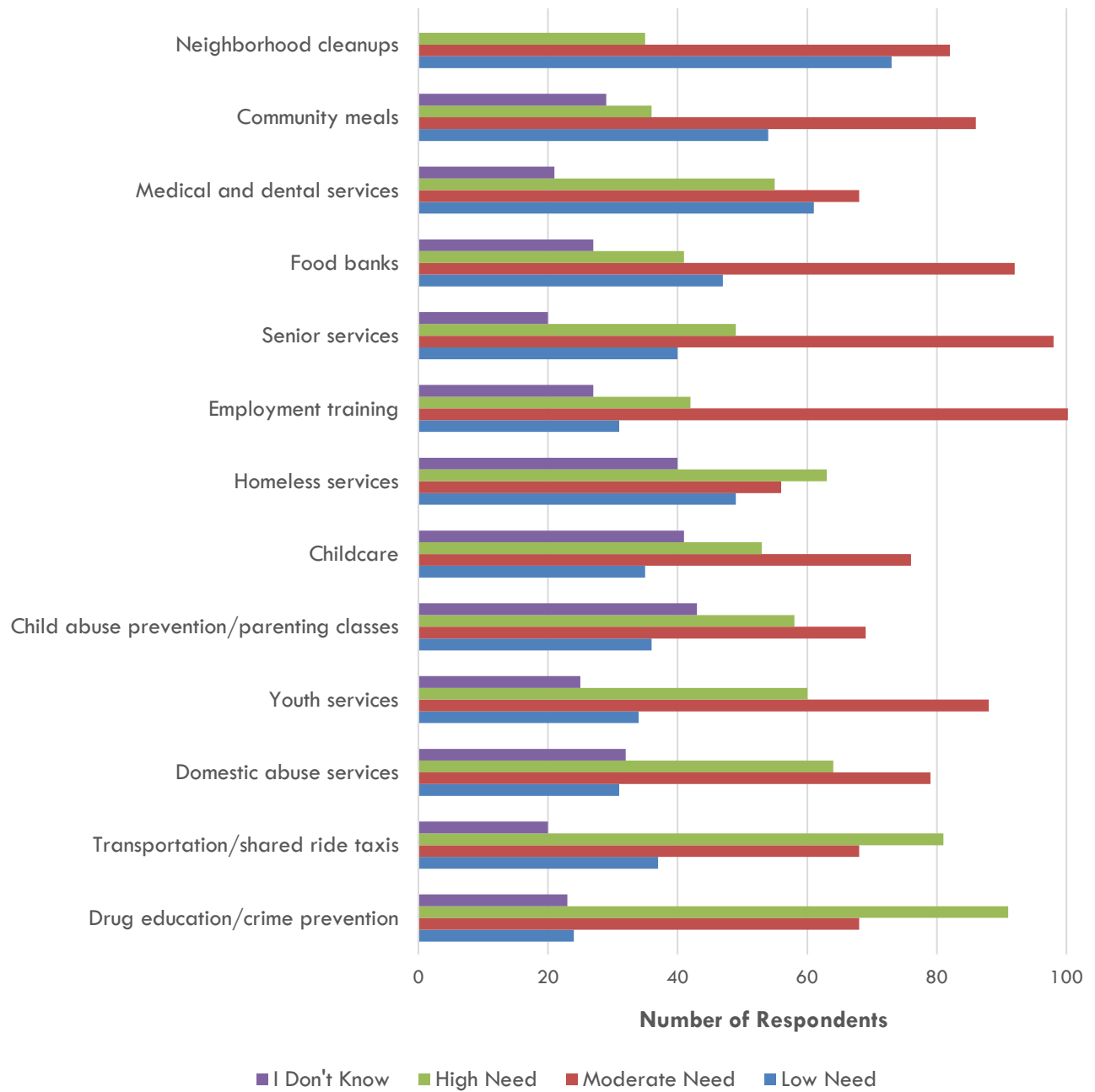
1. Drug education/crime prevention
2. Transportation/shared ride taxis
3. Domestic abuse services
4. Youth services
5. Child abuse prevention/parenting classes
6. Homeless services
7. Employment training
8. Senior services
9. Food banks
10. Medical and dental services
11. Community meals
12. Neighborhood cleanups

Survey participants assessed a need for additional services not addressed in the survey. Mental health services, substance abuse treatment, and long-term supportive case management were identified as a need for residents exiting mental health and substance abuse programs. General non-medical support, such as assistance with daily activities, was also expressed a need for seniors and people with cognitive disabilities. Some participants suggested that non-profit and for-profit businesses should be provided with technical assistance resources to improve their businesses. Educational efforts throughout the region should target wellness, fitness, and overall health. Residents also expressed interest in improved connections between agencies providing social services.

How were these needs determined?

The public service needs listed above were generated based on community input including responses to a Housing and Community Needs Survey completed by 285 residents and other stakeholders.

FIGURE 5 – PUBLIC SERVICE NEEDS FROM THE HOUSING AND COMMUNITY NEEDS SURVEY



HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview

While housing choices can be fundamentally limited by household income and purchasing power, the lack of affordable housing can be a significant hardship for low- and moderate-income households, preventing them from meeting other basic needs. Stakeholders and residents reported that affordable housing for families and individuals is a significant issue in Waukesha County and the HOME Consortium, and according to the 2013-2017 ACS, housing costs have increased substantially for renters since 2010.

In addition to reviewing the current housing market conditions, this section analyzes the availability of assisted and public housing and facilities to serve homeless individuals and families. It also analyzes local economic conditions, and summarizes existing economic development resources and programs that may be used to address community and economic development needs identified in the Needs Assessment.

MA-10 HOUSING MARKET ANALYSIS: NUMBER OF HOUSING UNITS - 91.410, 91.210(A)&(B)(2)

Introduction

The 2011-2015 Five-Year American Community Survey estimated that there are 290,641 housing units in the four-county region (Table 28). The largest share of units are single-family detached structures (70%), followed by units in multifamily buildings with at least 5 units (16%). About 9% of the region's units are in medium-sized multifamily buildings (5-19 units) and 7% are in larger multifamily structures with 20 or more units. Duplexes, triplexes, and fourplexes also account for 7% of housing units. There are an estimated 2,994 units of other types of housing in the region, including mobile homes, RVs, and vans, making up 1% of residences regionwide.

Of the 290,641 housing units in the region, 157,300 (or 54%) are located within Waukesha County. The county has similar percentages of the different housing types as the region overall (see Table 28).

As Table 29 shows, about three fourths of the region's households own their homes (76%), and about one fourth rent (24%). Nearly all owned housing in the region has at least two bedrooms: 14% has two bedrooms and 85% has three or more bedrooms. Rental units tend to be smaller: more than a quarter of units are studios or one-bedroom units (27%). The most common rental unit contains two bedrooms (49%), while less than a fourth (23%) of renters live in homes with three or more bedrooms.

Input from stakeholders indicates that new construction of affordable rental units and housing rehabilitation assistance for low- and moderate-income homeowners are two of the greatest housing needs in the community.

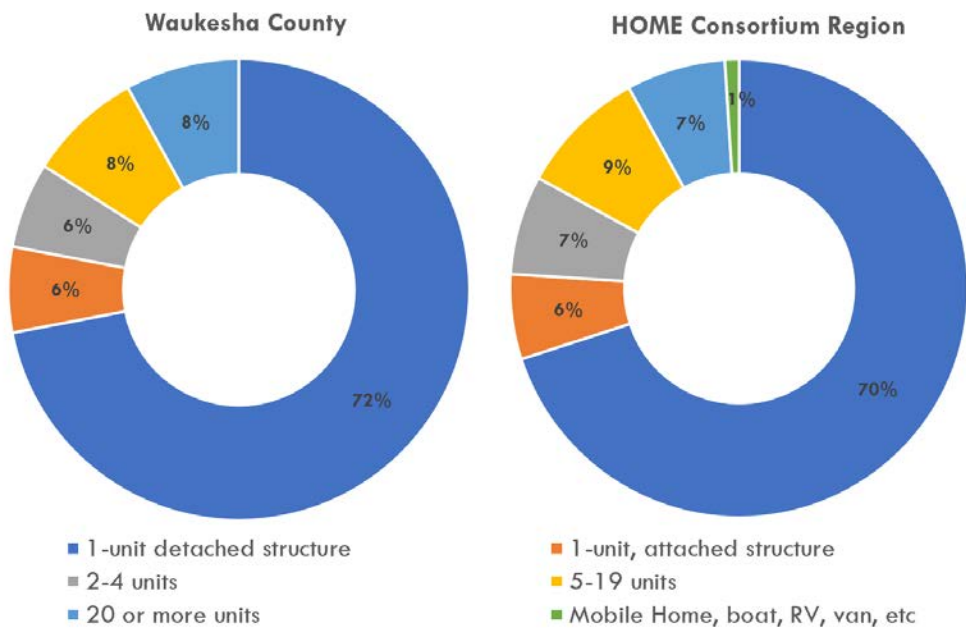
All Residential Properties by Number of Units

TABLE 28 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Property Type	Number	Percent
Waukesha County		
1-unit detached structure	112,705	72%
1-unit, attached structure	9,095	6%
2-4 units	8,867	6%
5-19 units	12,938	8%
20 or more units	12,987	8%
Mobile home, boat, RV, van, etc	708	0%
Total	157,300	100%
HOME Consortium Region		
1-unit detached structure	203,675	70%
1-unit, attached structure	18,580	6%
2-4 units	20,024	7%
5-19 units	25,429	9%
20 or more units	19,939	7%
Mobile home, boat, RV, van, etc	2,994	1%
Total	290,641	100%

Data Source: 2011-2015 ACS

FIGURE 6 – RESIDENTIAL PROPERTIES BY NUMBER OF UNITS



Source: 2011-2015 ACS 5-Year Estimates

Unit Size by Tenure

TABLE 29 – UNIT SIZE BY TENURE

	Owners		Renters	
	Number	Percent	Number	Percent
Waukesha County				
No bedroom	159	0%	1,071	3%
1 bedroom	1,041	1%	9,940	28%
2 bedrooms	14,119	12%	16,983	49%
3 or more bedrooms	100,275	87%	7,018	20%
Total	115,594	100%	35,012	100%
HOME Consortium Region				
No bedroom	223	0%	2,149	3%
1 bedroom	1,920	1%	16,479	24%
2 bedrooms	29,208	14%	32,900	49%
3 or more bedrooms	177,336	85%	15,791	23%
Total	208,687	100%	67,319	99%

Data Source: 2011-2015 ACS

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

Within the HOME Consortium region, there are 6 public housing developments plus scattered sites for a total of 585 public housing units. Additional assisted housing in the region includes Low Income Housing Tax Credit (LIHTC) properties, properties supported by Project-Based Section 8 subsidies, and Housing Choice Vouchers.

According to HUD's LIHTC database, there are 72 tax credit properties in the HOME Consortium region that together provide 2,539 units of housing affordable to households with incomes at or below 60% AMI. There are 2,459 Project Based Section 8 units in 41 developments and 137 other multifamily assisted housing units in 8 developments. Other multifamily properties include housing developed through HUD's Section 202 and 811 programs, which focused on providing affordable supportive housing for the seniors and people with disabilities.

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

Over the next five years, 14 LIHTC properties in the HOME Consortium, together providing 604 units of affordable housing, are anticipated to age out of their HUD-required affordability period, including:

- Arboretum, Menomonee Falls
- River Oaks, Mequon
- Wyndmere Apartments, Port Washington
- Harvest Meadows, Saukville

- Paradise Place, West Bend
- Pine Point Apartments, Waukesha
- Summit Woods, Waukesha
- Breeze Cove Apartments, Port Washington
- Breezewood Village, Hartland
- City View Apartments, West Bend
- Grove Street Townhomes, Fort Atkinson
- Lake Mills Townhomes, Lake Mills
- Maple Crest, Port Washington
- Riveroaks, Hartland

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

Cost burden data shows that affordability needs are particularly severe for renters with incomes under 30% of HUD Area Median Family Income (HAMFI), affecting over a thousand households. Input collected from stakeholders and public meeting attendees strongly suggests that a scarcity of available rental units in the region is driving up housing costs.

On the ownership side, income and home value data indicate starter home prices in the region that are out of reach for many moderate- and middle- income households. Affordability data in the Needs Assessment supports this, with cost burdens impacting considerable shares of households up to 100% HAMFI.

In terms of unit size, overcrowding impacts a number of households, particularly renters. The Needs Assessment identified 975 overcrowded households in Waukesha County and an additional 618 overcrowded households in the HOME Consortium region, most of whom were renters (about 65% in both geographies). The majority of these are single-family households. Considering that the majority of rental units contain two bedrooms or fewer (76%), future affordable housing development should reflect continued need for 3+ bedroom rental units for larger families.

Describe the need for specific types of housing.

Data discussed in the Housing Need Assessment and in the following section indicates the need for rental housing for very low-income households. The greatest need is for affordable rental housing units, particularly units that are affordable to households with income at or below 30 percent of the area median income.

The SEWRPC Regional Housing Plan found that there is a need for development of subsidized housing and higher-density multi-family and single-family housing in the region.

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.410, 91.210(A)

Introduction

This section reviews housing costs and affordability in the four-county region. As Table 30 shows, the median home value in the region is estimated at \$230,475 according to 2013-2017 ACS data. The median value throughout Wisconsin during the same time period was \$169,300. The estimated median household income in the region, \$73,476, is higher the statewide median of \$56,759. However, the median home value is 36% higher in the region than the state overall, while the median income is only 29% higher than

the state overall. This difference between housing cost and wages indicates a likely shortage of affordable for-sale housing.

Based on 2013-2017 ACS data, median rent is \$756 in the region and \$818 in Waukesha County, both of which are above the statewide median of \$699 (see Table 30). About 65% of the region's rental units cost between \$500 and \$999 a month, and 15% have rents under \$500 a month. Rental rates are \$1,000 or more for about 19% of rental housing units. Median rents in Waukesha County tend to be slightly higher than those in the region overall (see Table 31).

The need for improvement or construction of affordable housing is the most commonly identified housing issue in the region, with data and local perceptions both indicating affordability issues, particularly for households with incomes below 80% of the area median.

Ability to afford housing is tied to other needs identified in the community, including homelessness, housing and services for people with disabilities, senior housing, and availability of housing for people re-entering the community from long-term care facilities or other institutions.

Cost of Housing

TABLE 30 – COST OF HOUSING

Cost of Housing	Base Year: 2009	Most Recent Year: 2017	% Change
Waukesha County			
Median Home Value	\$256,400	\$249,300	(3%)
Median Contract Rent	\$757	\$818	8%
HOME Consortium Region			
Median Home Value	\$226,950	\$230,475	1.6%
Median Contract Rent	\$663	\$756	14%

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

FIGURE 7 – MEDIAN CONTRACT RENT, 2009 AND 2017

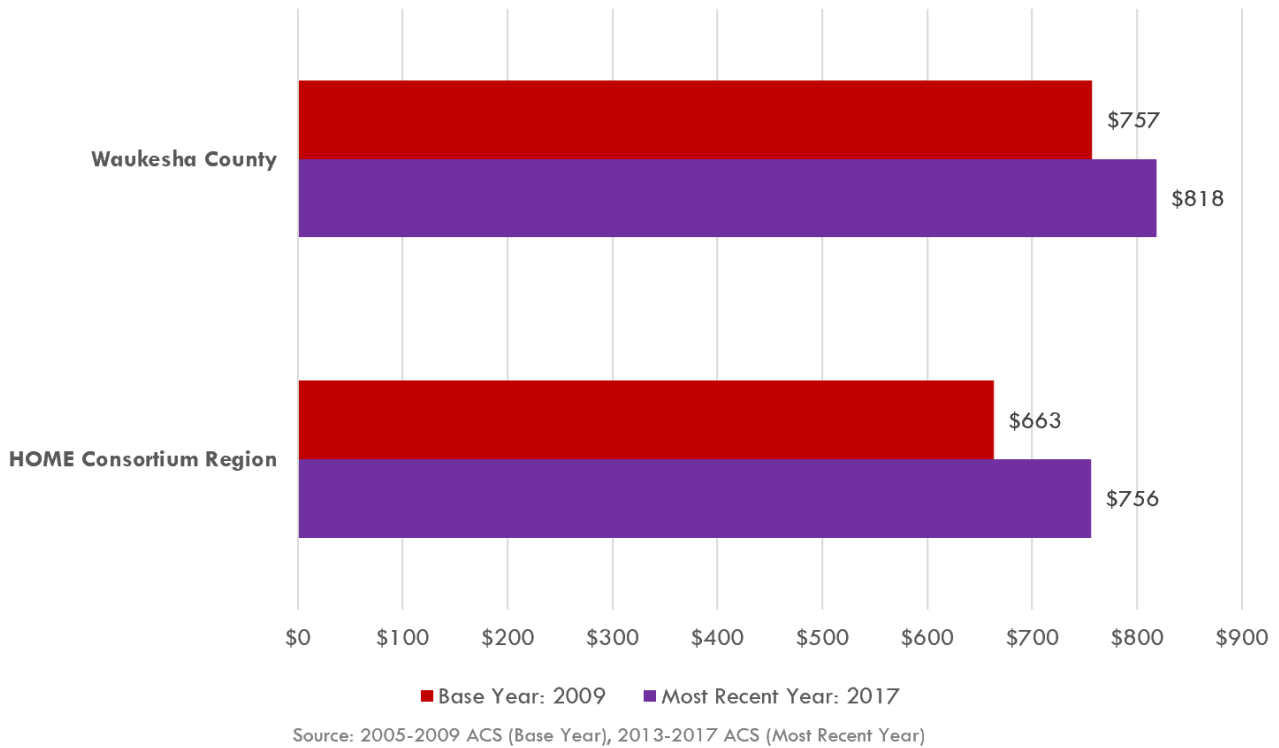


FIGURE 8 – MEDIAN HOME VALUE, 2009 AND 2017

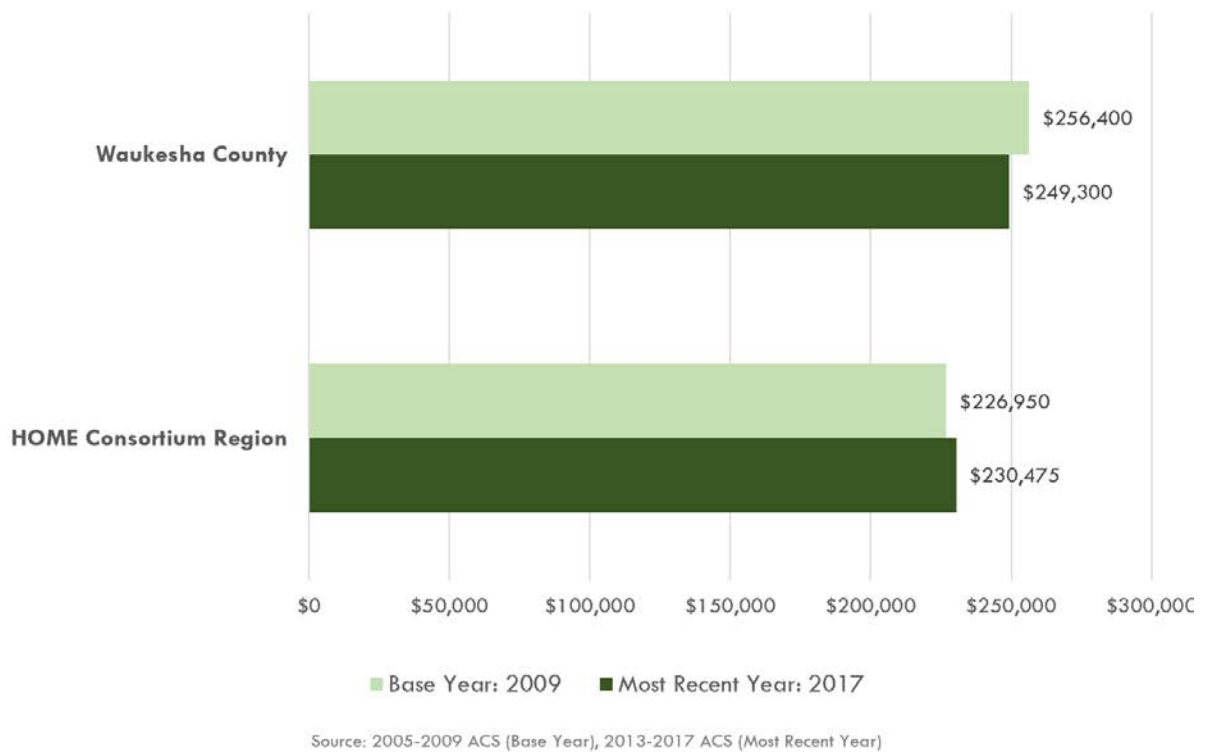


TABLE 31 - RENT PAID

Rent Paid	Number	Percent
Waukesha County		
Less than \$500	3,860	11.0%
\$550 to \$999	22,672	64.8%
\$1,000 to \$1,499	6,167	17.6%
\$1,500 to \$1,999	1,599	4.6%
\$2,000 or more	659	1.9%
Total	34,957	99.9%
HOME Consortium Region		
Less than \$500	10,305	15.3%
\$550 to \$999	43,867	65.2%
\$1,000 to \$1,499	9,688	14.4%
\$1,500 to \$1,999	2,298	3.4%
\$2,000 or more	1,098	1.6%
Total	67,256	99.9%

Data Source: 2011-2015 ACS

Housing Affordability**TABLE 32 – HOUSING AFFORDABILITY**

% Units Affordable to Households Earning	Renter	Owner
Waukesha County		
30% HAMFI	1,223	No Data
50% HAMFI	5,450	1,779
80% HAMFI	18,096	12,406
100% HAMFI	No Data	25,515
Total	24,769	39,700
HOME Consortium Region		
30% HAMFI	3,122	No Data
50% HAMFI	14,405	4,955
80% HAMFI	38,091	28,997
100% HAMFI	No Data	53,394
Total	55,618	87,346

Data Source: 2011-2015 ACS

Monthly Rent

TABLE 33 – MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Waukesha County					
Fair Market Rent	\$621	\$753	\$918	\$1,070	\$1,193
High HOME Rent	\$621	\$753	\$918	\$1,167	\$1,302
Low HOME Rent	\$621	\$753	\$918	\$1,167	\$1,302
HOME Consortium Region					
Fair Market Rent	\$527	\$618	\$822	\$1,140	\$1,143
High HOME Rent	\$527	\$618	\$822	\$1,140	\$1,143
Low HOME Rent	\$527	\$618	\$822	\$992	\$1,107

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Table 31 estimates the number of units in the region affordable to renters and owners at a variety of income levels, which can be compared to the number of households at each income level, as provided in Table 8 of the Needs Assessment.

According to CHAS estimates, there are 11,550 renters with incomes under 30% HAMFI, but only 3,122 rental units affordable at that income level are reported in Table 31. Thus, there is insufficient rental housing for households with very low incomes. At other income levels, there appear to be a close to a sufficient number of renter units affordable to renter households at that income level. However, these figures do not take into account unit condition or size; nor do they reflect the possibility that a unit that would be affordable to a low or moderate income household may be unavailable to them because it is occupied by a higher income household.

Turning to owners, there are an estimated 12,490 owner households with incomes from 30 to 50% HAMFI in the region, but Table 31 reports only 4,955 owner-occupied housing units affordable at that income level. At the next income levels there appear to be adequate affordable units. As with rental housing, these figures do not take into account housing size or condition, or the possibility that higher income households will choose to occupy lower cost units.

The National Low Income Housing Coalition's Out of Reach data examines rental housing rates relative to income levels for counties and metro areas throughout the U.S. To afford a two-bedroom rental unit at Waukesha County's Fair Market Rent (FMR) of \$918 without being cost burdened would require an annual wage of \$36,720. This amount translates to a 40-hour work week at an hourly wage of \$17.65, a 97-hour work week at minimum wage, or a 49-hour work week at the county's average renter wage of \$13.81. To afford a three-bedroom unit at the FMR of \$1,167 would require an annual wage of \$46,680.

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

Table 29 shows that median home value increased by 1.6% from the 2005-2009 ACS to the 2013-2017 ACS, and median rent increased by 14%. While home values may have fallen and rents stagnated within that period during the Great Recession, they have since recovered, and affordability has, in turn, decreased, particularly for renters. A tight rental market and a lack of affordable for-sale housing and slow wage growth all indicate that housing affordability is likely to continue as an issue in the region.

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

Table 32 above shows HUD Fair Market Rents and HOME rents for the region. The median contract rent of \$756 is roughly between the fair market rent for a one-bedroom unit and a two-bedroom unit. However, many lower-income families with children may require larger units, which are largely unaffordable to those working low-wage jobs.

Note that this data does not reflect housing condition, which is an important consideration. While the rent may be affordable, substandard housing conditions may make a unit unsafe or lead to exceptionally high utility costs, negating any savings in rent as compared to a more expensive unit.

Discussion

Based on 2013-2017 ACS data provided by HUD, it appears that there is a need for additional housing for those at or below 30% HAMFI. There are only 3,122 rental units identified that meet, resulting in a shortage of 8,428 units compared to households in this group. This also supports the need for Section 202 and Section 8 developments. There is also a need for owner housing for those at or below 50% HAMFI.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING - 91.410, 91.210(A)

Introduction

This section examines the condition of housing in Waukesha County and the HOME Consortium region, including the presence of selected housing conditions: (1) lack of complete plumbing facilities, (2) lack of complete kitchen facilities, (3) more than one person per room, and (4) cost burden greater than 30%. This section also examines the age of housing stock, vacancy rate and suitability of vacant housing for rehabilitation, and the risk of lead-based paint hazards.

According to 2013-2017 ACS estimates for the HOME Consortium region, about 42% of rental units and 22% of owner units have one of the selected housing conditions. Percentages for Waukesha County alone are similar to those for the region. CHAS data discussed in the Needs Assessment indicates that cost burdens are by far the most common housing condition. Less than 1% of owner units in the region have two or more selected conditions (495 units). For renters in the region, 2% of units have two conditions

(1,078 units), and less than 1% (185 units) have three or more conditions. These figures indicate that rental units are more likely to be physically substandard (i.e., lack a complete kitchen or plumbing).

Age of housing reflects periods of development in Waukesha County and the region. The region contains a significant supply of housing built prior to 1980, of which more than 30,000 units are owner-occupied and more than 11,000 are rental units. Similar percentages of renter units (46%) and owner units (45%) were built since 1980. The newest units in the region, built after 2000, contain a slightly higher percentage of owners (16%) than renters (13%). It is important to note that the absolute number of owner households outnumber renter households in each category because of the greater overall number of owner units. While some older units may be well-maintained, the considerable share of housing built prior to 1980 indicates potential need for rehabilitation assistance.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation."

For the purpose of this Consolidated Plan, Waukesha County and the HOME Consortium define units to be in "standard condition" if they meet HUD Section 8 housing quality standards. A unit is defined as "substandard" if it lacks complete plumbing, a complete kitchen, or heating fuel (or uses heating fuel that is wood, kerosene, or coal). A unit is "substandard but suitable for rehabilitation" if it lacks complete plumbing, a complete kitchen or a reliable and safe heating system but has some limited infrastructure that can be improved upon. These units are likely to have deferred maintenance and may have some structural damage such as leaking roofs, deteriorated interior surfaces, and inadequate insulation. They may not be part of public water or sewer systems, but will have sufficient systems to allow for clean water and adequate waste disposal.

Condition of Units

TABLE 34 - CONDITION OF UNITS

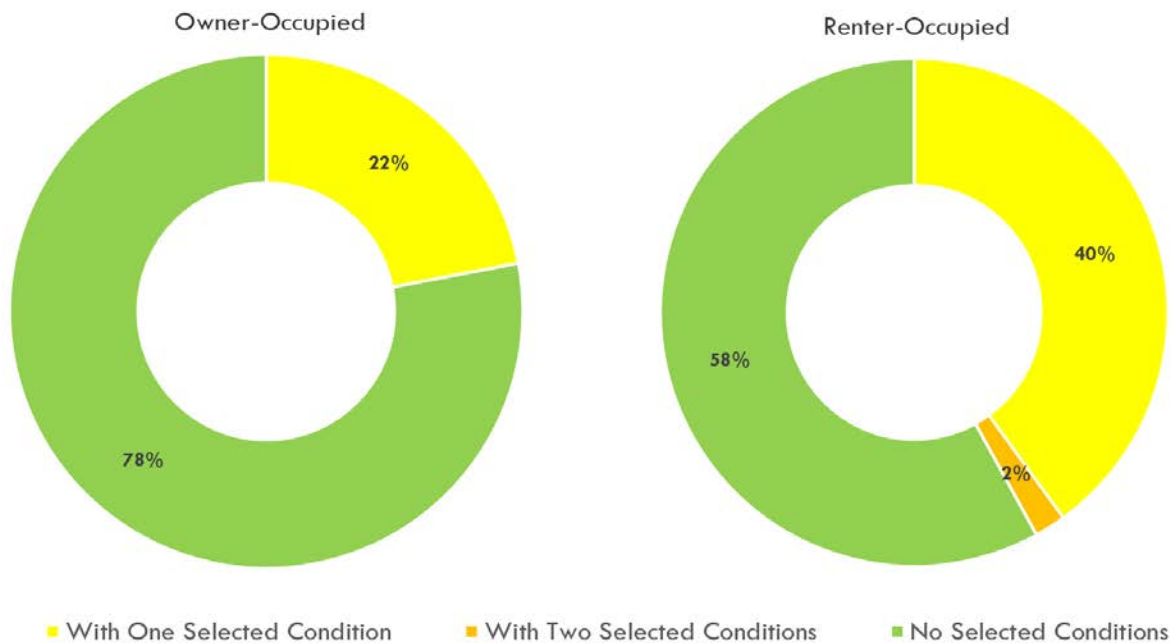
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Waukesha County				
With one selected condition	24,555	21%	14,295	41%
With two selected conditions	357	0%	498	1%
With three selected conditions	0	0%	78	0%
With four selected conditions	0	0%	0	0%
No selected conditions	90,715	78%	20,120	57%
Total	115,627	99%	34,991	99%

TABLE 34 - CONDITION OF UNITS (CONTINUED)

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
HOME Consortium Region				
With one selected condition	45,395	22%	26,972	40%
With two selected conditions	491	0%	1,078	2%
With three selected conditions	4	0%	185	0%
With four selected conditions	0	0%	0	0%
No selected conditions	162,769	78%	39,078	58%
Total	208,659	100%	67,313	100%

Data Source: 2011-2015 ACS

FIGURE 9 – CONDITION OF UNITS IN THE HOME CONSORTIUM REGION



Source: 2011-2015 ACS 5-Year Estimates

Year Unit Built

TABLE 35 – YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Waukesha County				
2000 or later	17,128	15%	4,502	13%
1980-1999	34,538	30%	13,092	37%
1950-1979	51,158	44%	12,761	36%
Before 1950	12,783	11%	4,665	13%
Total	115,607	100%	35,020	99%
HOME Consortium Region				
2000 or later	33,139	16%	8,425	13%
1980-1999	59,860	29%	22,792	34%
1950-1979	85,382	41%	24,674	37%
Before 1950	30,312	15%	11,438	17%
Total	208,693	101%	67,329	101%

Data Source: 2011-2015 ACS

Risk of Lead-Based Paint Hazard

TABLE 36 – RISK OF LEAD-BASED PAINT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Waukesha County				
Total Number of Units Built Before 1980	63,941	55%	17,426	50%
Housing Units build before 1980 with children present	9,782	8%	7,743	22%
HOME Consortium Region				
Total Number of Units Built Before 1980	115,694	55%	36,112	54%
Housing Units build before 1980 with children present	17,747	9%	14,131	21%

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Community input from local stakeholders and residents indicates substantial need for owner-occupied housing rehabilitation. Survey respondents ranked “homeowner rehabilitation grants/loans,” as one of the highest housing needs among those listed, with about one third of respondents ranking it as a high need. Data regarding housing conditions indicates that 495 owner-occupied units in the region, 357 of

which are in Waukesha County, have at least two housing conditions, which are likely to include cost burdens and one other condition (overcrowding, lack of complete kitchen, or lack of complete plumbing). Additionally, 15% of owner-occupied housing units in the region and 11% of those units in Waukesha county were built before 1950, indicating the highest risk for deferred maintenance and rehabilitation need. About two-fifths (41%) of owner-occupied housing in the region was built between 1950 and 1980, and as this housing ages, maintenance needs will continue to grow.

Owners are less likely to lack complete kitchens or plumbing, and therefore are less likely to live in substandard housing. However, housing age indicates that some owner-occupied units are at risk of deferred maintenance and may currently or in the near future be in need of some rehabilitation, given that nearly half of units were built prior to 1980. Additionally, seniors living on Social Security or retirement income may have paid off their mortgages but are now unable to afford necessary repairs and maintenance as their homes age.

Just under one quarter of survey respondents indicated that there is a high need for “rental rehabilitation grants/loans.” However, data regarding housing conditions indicates that rehabilitation may be needed for a greater number of rental units than owner-occupied units. 1,263 rental units in the region and 576 in Waukesha County have at least two housing conditions. Additionally, 17% of rental housing units in the region and 13% of those units in Waukesha county were built before 1950, slightly higher percentages than for owner-occupied housing. Thirty-seven percent (37%) of rental housing in the region was built between 1950 and 1980.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective. Housing conditions can significantly affect public health, and exposure to lead may cause a range of health problems for adults and children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating buildings, including residential properties built before 1978 that contain lead-based paint.

Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. However, risk factors for exposure to lead include housing old enough to have been initially painted with lead-based paint (i.e., pre-1978), households that include young children, and households in poverty. Table 34 identifies the total number of housing units built before 1980, and the total number of renter and owner units built before 1980 that house children under age 6. As shown, in the region this includes 115,694 owner-occupied units (or 55% of total owner-occupied housing) and 36,112 renter-occupied units (or 54% of total renter-occupied housing) with at least two risk factors for exposure to lead-based paint. In Waukesha County, this includes 63,941 owner-occupied units (or 55% of total owner-occupied housing) and 17,426 renter-occupied units (or 50% of total renter-occupied housing).

Environmental Resiliency

The degree to which low- and moderate-income households are vulnerable to increased natural hazards associated with climate change is an important consideration for jurisdictions and regions as they prepare

environmental resiliency and other plans. While environmental hazards and natural disasters were not mentioned by stakeholders or survey participants as key issues in Waukesha County or the HOME Consortium, review of the 2016 State of Wisconsin Hazard Mitigation Plan and Waukesha County's 2016 All Hazard Mitigation Plan identify the biggest hazard threats in the four-county region and activities designed to increase local environmental resiliency.

The Wisconsin Hazard Mitigation Plan identifies several natural hazard threats to the Waukesha HOME Consortium counties, particularly in Waukesha and Jefferson Counties. Waukesha and Jefferson Counties rank among the highest in the state for the number of severe thunderstorm wind events on record, recording 234 and 204 events respectively. These two counties also account for a large number of severe hail events between 1982 and 2015: Jefferson County has a recorded 109 hail events, and Waukesha county has had 135. The two counties experience frequent flooding, with 49 flooding events in Jefferson County and 55 in Waukesha County between 1982 – 2015. Jefferson County has also experienced flooding and the overtopping of the Hebron Dam and Upper Watertown Dams. Waukesha County is noted as having 81 lightning events between 1982 and 2015, one of the highest rates in the state. The vulnerable nature of these two counties suggest the need for special preparation for natural hazard risks in the region.

The Waukesha County Emergency Management Office manages hazard mitigation planning for Waukesha County. Their latest Hazard Mitigation Plan, updated in 2016, states the priorities and goals for emergency preparedness for all incorporated and unincorporated places in Waukesha County.

To mitigate environmental hazards in the County, the Waukesha County Emergency Management Office identified the following goals:

- To preserve life and minimize the potential for injuries or death;
- To preserve and enhance the quality of life throughout Waukesha County by identifying potential property damage risks and recommending appropriate mitigation strategies to minimize potential property damage;
- To promote countywide coordination, planning, and training that avoids transferring the risk from one community to an adjacent community, where appropriate;
- To identify potential funding sources for mitigation projects and form the basis for FEMA project grant applications; and
- To increase public awareness.

The Hazard Mitigation Plan identified flooding and dam failure as high risk hazards for many areas, including the villages of Elm Grove and Pewaukee, the cities of Brookfield, New Berlin, Muskego, and Waukesha and unincorporated Waukesha county. The National Weather Service noted that 1844-2014 there were 55 flood events in Waukesha County (including 3 deaths), 49 flood events in Jefferson County, 25 flood events in Ozaukee County and 19 flood events in Washington County.² There is also a medium

² "Wisconsin Flood Events, 1844-2014." p. 121. <https://www.waukeshacounty.gov/globalassets/emergency-preparedness/emergency-mgmt/2016-hazard-mitigation-plan.pdf>

level of risk for hazards such as hail, lightning, severe temperatures, thunderstorms, tornadoes and high winds, winter storms, hazardous materials release, and utility failure.

The Hazard Mitigation Plan uses the HAZUS-MH Aggregate Loss Analysis tool to measure the potential building damage caused by future flooding. The county has taken efforts to reduce the number of residential complexes in areas most susceptible to flooding, including one apartment complex in the Village of Elm Grove. The greatest risks to homes due to flooding include flooded basements, damaged septic systems, damaged HVAC systems, backed-up sewer systems and, without proper clean-up, a threat of bacterial growth and mold in the home, which affects air quality. Low- to moderate-income households may also be affected by damage to roadways that prevent access to employment.

MA-25 PUBLIC AND ASSISTED HOUSING - 91.410, 91.210(B)

Introduction

The needs of public housing residents and voucher holders are different from those of the region's overall low- and moderate-income population primarily in that these residents are housed in stable and decent housing. With this need met, residents are able to work on other needs that families typically face in addition to housing insecurity. These other needs frequently include childcare, healthcare, employment, transportation, and food.

Totals Number of Units

TABLE 37 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Waukesha County									
# of units vouchers available			265	880			0	0	0
# of accessible units									
HOME Consortium Region									
# of units vouchers available			449	1,036			0	0	0
# of accessible units									

***Note:** Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments.

Public housing is concentrated in the counties of Waukesha and Jefferson. There is a total of 465 subsidized units available in these communities with the Waukesha County having the largest number (263). Other subsidized housing, such as low-income tax credit projects and units for elderly and disabled adults are available throughout the jurisdiction.

The WHA manages one large complex and several scattered sites. Saratoga Heights contains 114 one-bedroom units, and there are 149 additional scattered sites, ranging from two to five-bedroom units. The JHA also manages one large complex and scattered sites, for a total of 61 units. The Watertown Housing Authority and Lake Mills Housing Authority in Jefferson County also manage public housing units.

TABLE 38 – PUBLIC HOUSING AND HOUSING CHOICE VOUCHERS BY COUNTY

County	Public Housing	Housing Choice Vouchers	
	Subsidized Units Available	Subsidized Units Available	% Occupied
Jefferson County	202	58	80
Ozaukee County	0	116	80
Washington County	0	468	78
Waukesha County	263	1,314	77

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

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 2016 and 2017, 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

TABLE 39 - PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score
Saratoga Heights – Waukesha Housing Authority	66
Scattered Sites – Waukesha Housing Authority	51
River Crest and Scattered Sites – Jefferson Housing Authority	61
Rock Lake Manor – Lake Mills Housing Authority	78
Johnson Arms and Scattered Sites – Watertown Housing Authority	77

Data Source: HUD Physical Inspection Scores

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

All public housing units in the jurisdiction have annual maintenance performed. The revitalization efforts coupled with asset perseveration allow jurisdiction's public housing sites to be in good order with regard to the exterior and interior condition. Restoration and revitalization needs of public housing in Waukesha County include upgrading of interiors, exterior drives, walkways, retaining walls, windows, and roofs.

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.

The WHA is in the process of updating the plumbing, kitchen, and bathroom facilities in Saratoga Heights. WHA's family self-sufficiency program enables families who are receiving rent assistance to become economically and socially independent, through the coordination and delivery of community services. Some of those services include:

- Job training or placement
- Educational Services
- Child Care Services
- Medical or Mental Health Services
- Transportation
- Life Skills Training
- Legal Information
- Emergency Services (food, clothing)
- Housing Services

MA-30 HOMELESS FACILITIES AND SERVICES - 91.410, 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 Targeted to Homeless Persons

Based on a review of emergency, transitional, and permanent supportive housing that serves homeless persons in Waukesha County, there are an estimated 135 year round emergency shelter beds in the County, about half of which are family beds (67 beds) and half of which are individual beds (68 beds). An additional 25 beds provide emergency shelter on a seasonal basis. The County's homeless facilities also includes 40 transitional housing beds and 20 permanent housing beds.

Outside of Waukesha County facilities and resources for homeless individuals and families are more limited. Friends, Inc. in Washington County provides emergency shelter and transitional housing assistance for those affected by domestic or sexual violence. Family Promise of Jefferson County provides emergency shelter and supportive housing at its Karl's Place facility. Family Promise of Ozaukee County also assists with emergency housing for homeless families.

TABLE 40 - FACILITIES TARGETED TO HOMELESS PERSONS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with adult(s) and child(ren)	67	25	29	16	
Households with only adults	68		11	4	
Chronically homeless households					
Veterans					
Unaccompanied youth					

Data Source: Review of local providers by Mosaic Community Planning

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.

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.

Agencies that provide services and facilities for homeless individuals and families are listed below along with the service they provide and the target population they serve.

TABLE 41 – AGENCIES PROVIDING HOUSING AND SERVICES FOR HOMELESS PERSONS

Agency	Services	Target Population
Hope Center	Clothing shop, meals, day center, financial assistance, moving and furniture assistance	All homeless
Food Pantry of Waukesha	Food distribution	All homeless
Salvation Army	Food pantry, community meals, emergency shelter, utility and prescription assistance, disaster relief	All homeless Men
La Casa de Esperanza	Childcare	Women and children
Women's Center	Emergency housing, transitional housing, childcare, legal advocacy, employment assistance, counseling, crisis hotline	Victims of domestic violence
Community Action Coalition of South Central Wisconsin	Transitional housing assistance, emergency shelter vouchers, rapid rehousing, case management, phone/internet assistance, food distribution	All homeless Chronically homeless Veterans
Hebron House of Hospitality	Emergency shelter, transitional housing, case management, advocacy	Women and children Men
St. Vincent de Paul	Community meals, after release jail ministry, financial assistance	All homeless Persons released from correctional facilities
St. Joseph's Medical Clinic	Medical services, care for chronic conditions	All homeless
Richard's Place	Transitional housing, permanent housing, meals, transportation, case management/counseling	People with HIV/AIDS

TABLE 42 – AGENCIES PROVIDING HOUSING AND SERVICES FOR HOMELESS PERSONS

Agency	Services	Target Population
Housing Action Coalition	Emergency housing, resource center	All homeless
Parent's Place	Prevention, intervention and education services for children who are at risk or have experienced child abuse and neglect	Children
Friend's, Inc.	Emergency shelter, transitional housing assistance, crisis hotline, advocacy, legal services, counseling/support groups	Victims of domestic violence
Family Promise	Emergency shelter, transitional housing, day center, meals	All homeless families

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)

Introduction

This section describes the housing and social service needs of the region's special populations including the elderly, frail elderly, domestic violence victims, residents with diagnosis of HIV/AIDS, and residents with substance abuse, mental health, or disability diagnosis.

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.

The primary housing and supportive needs of these subpopulations (the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with a criminal record and their families) were determined by input from both service providers and the public through the survey, public meetings, and stakeholder interviews.

These needs include access to healthcare; affordable, safe housing opportunities in areas with access to transportation, commercial and job centers, and social services including counseling, case management, and other services and facilities; and safe streets and sidewalks. In particular, survey results indicate the need for supportive services including drug education/ crime prevention, transportation/ shared ride taxis, domestic abuse services, youth services, child abuse prevention/ parenting classes, and childcare.

Supportive housing services may include caregiver support (including evidence-based caregiver support programs), long-term supports and services, senior centers with a wide range of programming, behavioral health services, and access to transportation (including volunteer driving and other programs).

Persons with disabilities often require accessible features and ground floor housing units and use of supportive/therapeutic animals. Victims of domestic violence need safe housing, removal of barriers to relocation, and protection from perpetrators. Persons with criminal records and their families may be

disqualified from public housing or Housing Choice Voucher assistance, and accordingly, assistance with housing for low-income members of this subpopulation must be provided by other nongovernmental organizations.

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. In particular, supportive housing is frequently a need for people with mental health and substance abuse disorders after being discharged from inpatient treatment in order to prevent homelessness. Local service providers are well-networked and often make referrals to one another to provide shelter, temporary food, clothing, and other immediate services.

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)

Waukesha County's first year Annual Action Plan specifies the CDBG-funded activities it plans to support over the 2020 program year to address housing and supportive service needs. These include:

- Adaptive recreation programs and ADA improvements in the city of Waukesha
- An ADA-accessible trail at Retzer Nature Center and ADA playground improvements by the county
- A senior activity coordinator position at the city of Waukesha
- Meals on Wheels program by the Caring Place
- Transportation assistance and senior taxi programs through Muskego Senior Taxi, Elmbrook Senior Taxi, and the Hope Center
- Senior services through volunteers in Eras Senior Networks' Faith in Action program
- Prescription assistance through St. Joseph's Medical Clinic and the Lake Area Free Clinic
- Dental services through the Lake Area Free Clinic and medical services through Community Outreach Health Services
- Resources and services for children and adolescents who are victims or suspected victims of abuse through the CARE (Child Advocacy Resources and Empowerment) Center
- Education programs to protect children from abuse and neglect through Parents Place and Safe Babies Health Families
- Support groups, educational classes, and one-on-one support to persons with mental health conditions through NAMI Waukesha

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))

The HOME Consortium will address housing and supportive service needs of residents through the development of new affordable rental housing, which will meet HUD requirements that any new construction with five or more dwelling units have a minimum of 5 percent of units be accessible to individuals with mobility impairments and an additional 2 percent be accessible to individuals with sensory impairments. The HOME Consortium will also fund a housing rehabilitation program, which may be used by seniors to complete home improvements they could otherwise not afford, thereby allowing them to stay in their homes longer, and/or by people with disabilities who need accessibility modifications to remain in their homes.

MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.410, 91.210(E)

Describe any negative effects of public policies on affordable housing and residential investment.

In 2013, the Southeast Wisconsin Regional Planning Commission (SEWRPC) produced *A Regional Housing Plan for Southeastern Wisconsin: 2035*, which identified housing needs and made recommendations to meet current and future housing needs, including a variety of housing options affordable to residents of all income levels. SEWRPC reviewed community comprehensive plans, zoning and subdivision ordinances, and policies regarding preferred housing types/mix ratios throughout the Region to identify regulations impacting residential densities, housing structure types, and housing unit sizes. Each of the cities and villages reviewed had adopted their own zoning codes, 31 towns were under the jurisdiction of county zoning, and 26 towns had adopted their own zoning codes. The Regional Plan also analyzed housing affordability by comparing low and moderate household incomes within the Region with housing development costs (land, site improvement, regulatory/permitting/impact fees, building/construction materials, review regulations, etc.).

Among other findings, the Plan indicated that within the southeast Wisconsin region excessive minimum lot sizes and minimum floor areas and low maximum densities can limit housing affordability in some jurisdictions. In particular, the study found several jurisdictions where zoning code restrictions precluded development of multifamily housing at sizes and densities that would make it affordable although water and sewer infrastructure existed to support such density. The study also found that housing mix ratios or rental limit percentages could unreasonably impede development of affordable multifamily housing.

Waukesha County participated in preparation of the Regional Housing Plan and adopted its recommendations as an amendment to the County's Comprehensive Development Plan. Findings from the SEWRPC study were included in an Analysis of Impediments to Fair Housing Choice (AI) completed by Waukesha County and the HOME Consortium in 2014. The County and Consortium are currently participating in a regional AI with Milwaukee County that will provide an updated analysis of impediments to affordable and fair housing in the region.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

Introduction

This section outlines the employment, labor force, and educational attainment data which informed the development of priorities and goals 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 or facility improvements or public services that may impact economic development opportunities.

Business Activity

TABLE 43 – 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	520	529	0%	0%	0%
Arts, Entertainment, Accommodations	16,745	18,908	9%	9%	0%
Construction	9,012	13,998	5%	6%	1%
Education and Health Care Services	32,921	29,361	18%	13%	(5%)
Finance, Insurance, and Real Estate	13,901	16,375	8%	7%	(1%)
Information	3,981	4,776	2%	2%	0%
Manufacturing	31,923	44,302	18%	20%	2%
Other Services	6,718	8,435	4%	4%	0%
Professional, Scientific, Management Services	19,066	23,567	10%	11%	1%
Public Administration	0	0	0%	0%	0%
Retail Trade	19,002	22,899	10%	10%	0%
Transportation, Warehousing, Utilities	5,110	5,978	3%	3%	0%
Wholesale Trade	11,982	17,351	7%	8%	1%
Total	170,881	206,479	100%	100%	--

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

TABLE 44 – LABOR FORCE

Total population in the civilian labor force	213,415
Civilian employed population 16 years and over	204,495
Unemployment rate	4.2%
Unemployment rate for ages 16-24	10.9%
Unemployment rate for ages 25-65	3.0%

Data Source: 2011-2015 ACS

TABLE 45 – OCCUPATIONS BY SECTOR

Occupations by Sector	Number
Management, business, and financial	60,940
Farming, fisheries, and forestry	7,759
Service	16,717
Sales and office	52,185
Construction, extraction, maintenance, and repair	13,143
Production, transportation, and material moving	9,962

Data Source: 2011-2015 ACS

Travel Time

TABLE 46 – TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	128,917	67%
30-59 Minutes	55,613	29%
60 or More Minutes	7,896	4%
Total	192,426	100%

Data Source: 2011-2015 ACS

Education

TABLE 47 – 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	3,993	299	1,980
High school graduate (includes equivalency)	32,394	1,532	8,204
Some college or Associate's degree	52,860	2,429	9,658
Bachelor's degree or higher	79,655	2,044	11,789

Data Source: 2011-2015 ACS

TABLE 48 - EDUCATIONAL ATTAINMENT BY AGE

Educational Attainment	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–64 yrs	65+ yrs
Less than 9th grade	113	266	406	1,061	2,180
9th to 12th grade, no diploma	3,058	871	1,018	2,627	3,134
High school graduate, GED, or alternative	8,540	6,767	8,191	27,238	22,789
Some college, no degree	11,397	9,156	8,299	25,320	12,466
Associate's degree	1,520	4,452	4,700	13,059	3,339
Bachelor's degree	4,176	13,838	16,414	33,175	10,220
Graduate or professional degree	162	4,792	8,220	17,021	6,684

Data Source: 2011-2015 ACS

TABLE 49 – MEDIAN EARNINGS IN THE PAST 12 MONTHS BY EDUCATIONAL ATTAINMENT

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$26,496
High school graduate (includes equivalency)	\$32,394
Some college or Associate's degree	\$40,365
Bachelor's degree	\$57,874
Graduate or professional degree	\$75,103

Data Source: 2011-2015 ACS

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

As shown in the Business Activity table above, the employment sectors in Waukesha County with the largest number of jobs are manufacturing (44,302 jobs or 20%), education and health care services (29,361 jobs or 13%), professional scientific, and management services (23,567 jobs or 11%), and retail trade (22,899 jobs or 10%).

The number of employed workers in the county closely reflects the number of jobs. The largest number of workers are found in education and health services (32,921 workers or 18%), manufacturing (31,923 workers or 18%), professional, scientific and management services (19,066 workers or 10%) and retail trade (19,002 workers or 10%). The greatest mismatch of jobs to workers is in the education and health care services field, where there are 32,921 workers for only 29,361 jobs.

Generally, there are no considerable mismatches between the share of workers (i.e., employed residents) and the share of jobs by sector. The largest discrepancy is in education and health care services, with that industry making up 13% of jobs in the county but employing 18% of its residents.

Describe the workforce and infrastructure needs of the business community.

According to a recent survey by the Waukesha County Business Alliance, more than 85% of Waukesha County businesses plan to expand their workforce in the next three years, yet 82% are unable to find enough qualified workers today. The state's aging workforce combined with low local unemployment rates and anticipated business growth means that workforce development and expansion is a key local economic development need. In 2019, the Alliance published a *Workforce Development Strategy* focused on supporting the County's high-growth industries: manufacturing, health care, construction/skilled trades, and information technology. The strategy is three fold, with emphases on developing the future workforce through education, attracting new talent, and retaining and up-skilling the existing workforce.

1. Future workforce development is focused on connecting K-12 and post-secondary institutions with businesses to learn more about career opportunities. Activities include youth apprenticeship, dual enrollment, hosting business expos and tours, launching a workforce readiness dashboard, and others.
2. Workforce attraction is designed to bring talent to Waukesha County and includes promoting Waukesha County and Wisconsin to young professionals, supporting the Wisconsin Economic Development Corporation's campaign to attract veterans to the state and supporting Waukesha County's Neighborhood Initiative to develop lifecycle housing.
3. Retaining and building skills of the existing workforce is the third tenet of the Alliance's strategy. It includes connecting local employers with organizations that reskill and support residents and using employee retention programs such as those offered by Forward Careers.

Modern, efficient, and cost-effective infrastructure is also important for economic development. The Business Alliance identified five areas of support for local and regional infrastructure improvements, including:

- Statewide, sustainable, long-term transportation funding solutions

- Completion of the I-94 East-West corridor between 16th and 70th Streets.
- Completion of the West Waukesha Bypass.
- Cost-effective, efficient, flexible transportation options to connect the workforce with Waukesha County jobs.
- City of Waukesha's implementation of borrowing and returning water from Lake Michigan.

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.

Demographic changes anticipated over the next several years are likely to impact workforce needs and job growth opportunities in Waukesha County and the state of Wisconsin. As Baby Boomer age and leave the workforce, these openings will augment demand for workers generated by industry growth. The County, its businesses, and its local and regional economic development partners will benefit from a proactive approach to workforce development, including strategies currently employed by the Waukesha County Business Alliance, Careers Forward, the Workforce Development Center, and others.

Affordable housing, including housing near job centers, will be an increasingly important component to supporting workforce and business attraction and retention. To that end, the Waukesha County Center for Growth established the Generating Resources and Opportunities in Waukesha County (GROW) fund, a \$2 million revolving loan fund designed to support growing business and develop housing to meet workforce needs. The Waukesha County Neighborhoods Initiative, which seeks to address housing affordability for a variety of home types, also has a goal of improving workforce housing in the county.

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

A survey conducted by the Waukesha County Business Alliance indicated that 82% of businesses have trouble finding qualified job candidates. While some of this difficulty may be due to a lack in the number of candidates, a skills mismatch also contributes. Occupations in many of the County's highest growth industries (manufacturing, health care, skilled trades, and information technology) are skilled positions that require specific training and/or education and, in some cases, continuing education. Organizations that provide such training are discussed in the next question.

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.

A variety of workforce training initiatives are available in Waukesha County, indicating that local partners are responding to needs of the business community and workforce. Generally, workforce training initiatives support Consolidated Plan goals related to economic development but also serve as potential opportunities to reduce poverty by helping unemployed and underemployed residents connect with higher-paying, in-demand jobs. The following are available in Waukesha County, either to businesses or residents:

Careers Forward Career Services:

- Adult and Dislocated Worker Program – provides career and supportive services to eligible individuals, including work readiness skills, skill building/upgrading, high school equivalency degrees, and possible funding for on-the-job training or post-secondary education or training.
- Independent Living Program – provides employment, education, financial, housing, and other support for young adults who were previously in foster care or adopted after age 16.
- TechHire WorkIT Program – offers young adults training and education in technology positions in advanced manufacturing, healthcare, and information technology.
- Vocational Rehabilitation – assists people with disabilities obtain, maintain, or improve employment outcomes.

Career Forward Business Services:

- Incumbent Worker Training Program – defrays employer costs for training to help avert potential layoffs or increase skill level of employees so they can be promoted and create backfill employment opportunities.
- On-the-Job Training Program – provides training wage reimbursements to employers who hire applicants who lack on-the-job experience to full-time positions with wages of at least \$12/hour.
- TechHire On-the-Job Training – provides training to young adults age 17 to 29 seeking technology-related positions in advanced manufacturing, broadband, IT, or healthcare.

Waukesha County Technical College:

- Continuing education and specialized training in culinary/hospitality, health, industrial/skilled, law enforcement and police in-service training industries.
- Computer training and literacy courses.
- English as a Second Language courses.
- Corporate Training Center providing customized training, workshops, and seminars.

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

Waukesha County participated in and subsequently adopted the *Comprehensive Economic Development Strategy for Southeastern Wisconsin: 2015-2020*, a regional plan prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and covering Kenosha, Milwaukee, Ozaukee, Racine, Waukesha, Washington, and Walworth Counties.

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.

The Southeastern Wisconsin CEDS identified nine overarching strategies for regional prosperity, including:

- Become a leading innovator, producer, and exporter of products and services related to energy, power, and controls.
- Become a global hub for innovation and start-up activity in water technology.

- Grow the region's food and beverage cluster.
- Enhance the export capacity and capability of the region's firms, focusing on small- and medium-sized businesses.
- Align workforce development with growth opportunities in targeted, high-potential industries.
- Foster a dynamic innovation and entrepreneurship system.
- Catalyze "economic placemaking" in the region's core cities and other strategic locations.
- Modernize regional infrastructure to enhance efficiency, cost-effectiveness, and connectivity.
- Enhance inter-jurisdictional cooperation and collaboration for economic growth.

Economic development continues to be one of Waukesha County's CDBG goals and activities the County anticipates undertaking over the next five years will support several of the strategies listed in the CEDS. The County will continue operating its Revolving Loan Fund, which provides Waukesha County businesses with loans of up to \$200,000 for assistance in financing business projects provided that the borrower puts at least 10% in equity towards the project and creates or retains one job filled by a low- or moderate-income person for every \$35,000 in loan funds. The County will also continue to support the Wisconsin Women's Business Initiative Corporation (WWBIC) and the business and financial education and financing resources it provides to business owners in Waukesha in order to retain and expand existing business and attract new ones.

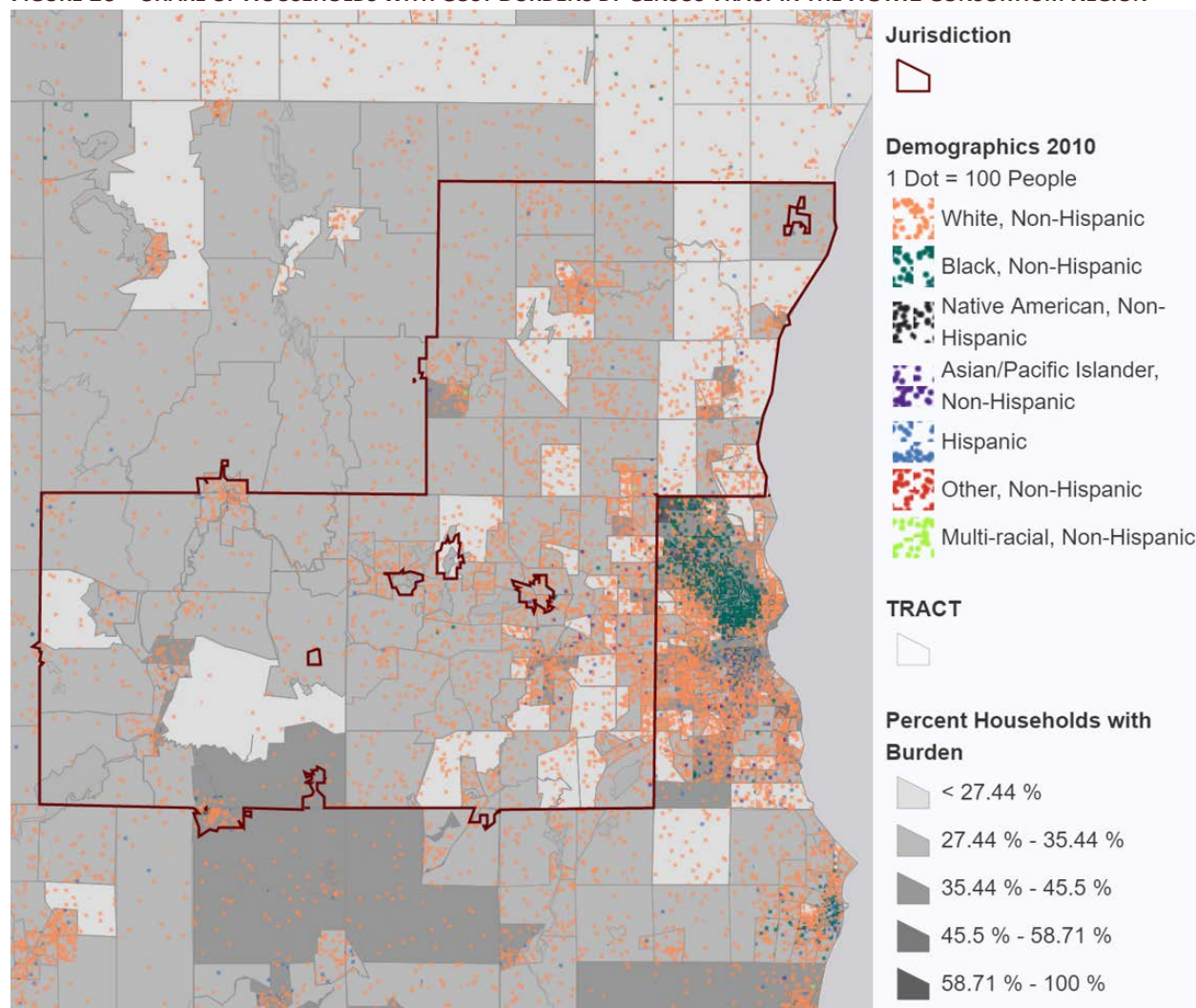
MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

HUD defines four types of housing problems: (1) cost burden of more than 30%, (2) more than 1 person per room, (3) lack of complete kitchen facilities, and (4) lack of complete plumbing facilities. The HUD-provided map on the following page shows the share of households within each census tract that have a least one of these housing problems.

A concentration of households with housing needs is defined as a census tract where more than 40% of households have at least one housing need. Using this definition, there are seven census tracts with a concentration of housing problems. Four of these are contiguous tracts in Waukesha, where the share of households with one or more housing needs ranges from 41 to 51%. The remaining three tracts are in Jefferson County, including one in Jefferson (where 41% of households have a housing need), one in Fort Atkinson (42% with housing needs) and one in southeastern Jefferson County covering portions of Watertown and Palmyra (41% housing needs).

FIGURE 10 – SHARE OF HOUSEHOLDS WITH COST BURDENS BY CENSUS TRACT IN THE HOME CONSORTIUM REGION



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

Geographic patterns for people of color residing in the four-county region are shown in Figure 10. For this research, concentration is defined as a census tract in which more than 50% of residents are people of color. The tract with the highest concentration of people of color is tract 2028 in Waukesha County, with 38.8 percent minority residents.

In its fair housing planning guidance, HUD defines racially or ethnically concentrated areas of poverty (RECAP) where more than one-half of the population are people of color and the individual poverty rate is over 40%. There are no RECAP census tracts in the four-county region.

Another definition of areas of racial or ethnic concentration is geographical areas where the percentage of residents who are racial or ethnic minorities is 10 percentage points higher than the percentage in the area overall. People of color comprise 9.2% of the HOME Consortium region's population and the region

has 10 census tracts with higher shares of racial and ethnic minority populations relative to the region overall. Nine of these are in Waukesha County and have minority population shares ranging from 19.3 to 38.8%. In Jefferson County, one tract has a population that is 21.6% people of color.

HUD also identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. The region has no block groups where the majority of households have low or moderate income.

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

Waukesha County and the four-county region do not have areas that meet HUD's definition of a RECAP, but there were several census tracts with concentrations of housing needs. The largest group of these tracts is in the city of Waukesha, roughly bounded by East Moreland Boulevard to the north, Les Paul Parkway, Arcadian Avenue, and Hartwell Avenue on the east, College Avenue to the south, and the river to the west. These areas have older housing stock which may be in greater need of repair or rehabilitation.

Are there other strategic opportunities in any of these areas?

The County has three Neighborhood Revitalization Strategy Areas – Phoenix Heights, Haertel Field, and West Side – that all fall within areas with elevated levels of housing need. These areas are developed around low-to moderate income Census block groups, generally have higher shares of residents who are racial and ethnic minorities, primarily Hispanic, and seek to engage community residents and target asset-based community development in these regions.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

The Strategic Plan will guide the allocation of Community Development Block Grant and HOME funding during the 2020-2024 planning period. The County and HOME Consortium's goals for that period focus on a number of high priority needs identified through data analysis, community member input, consultation with government and public and private sector agencies, and reviews of relevant recently completed plans and studies.

This Plan outlines resources expected to be available to meet community needs, priorities for using these resources, target geographies for the use of funds, and goals for achievement through 2020. It reviews topics such as housing market conditions, homelessness, public housing, lead-based paint, and anti-poverty initiatives to ensure that housing and community development activities are coordinated with and build on other strategies for the County and region.

The County and HOME Consortium will focus their priorities on projects and programs that meet CDBG and HOME 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. Projects selected for funding during the five-year period will be managed as efficiently as possible in order to address a range of issues in Waukesha County and the region.

SP-10 GEOGRAPHIC PRIORITIES - 91.415, 91.215(A)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction.

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 an exception grantee, CDBG regulations limit Waukesha County to investments in areas where at least 32.9% of households have incomes less than 80% of the area median, which is determined annually by HUD at the block group level.

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 that follow. The County will continue to prioritize the three NRSAs for funding and community development efforts during the 2020 program year. 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.

FIGURE 12 – PHOENIX HEIGHTS NEIGHBORHOOD REVITALIZATION STRATEGY AREA

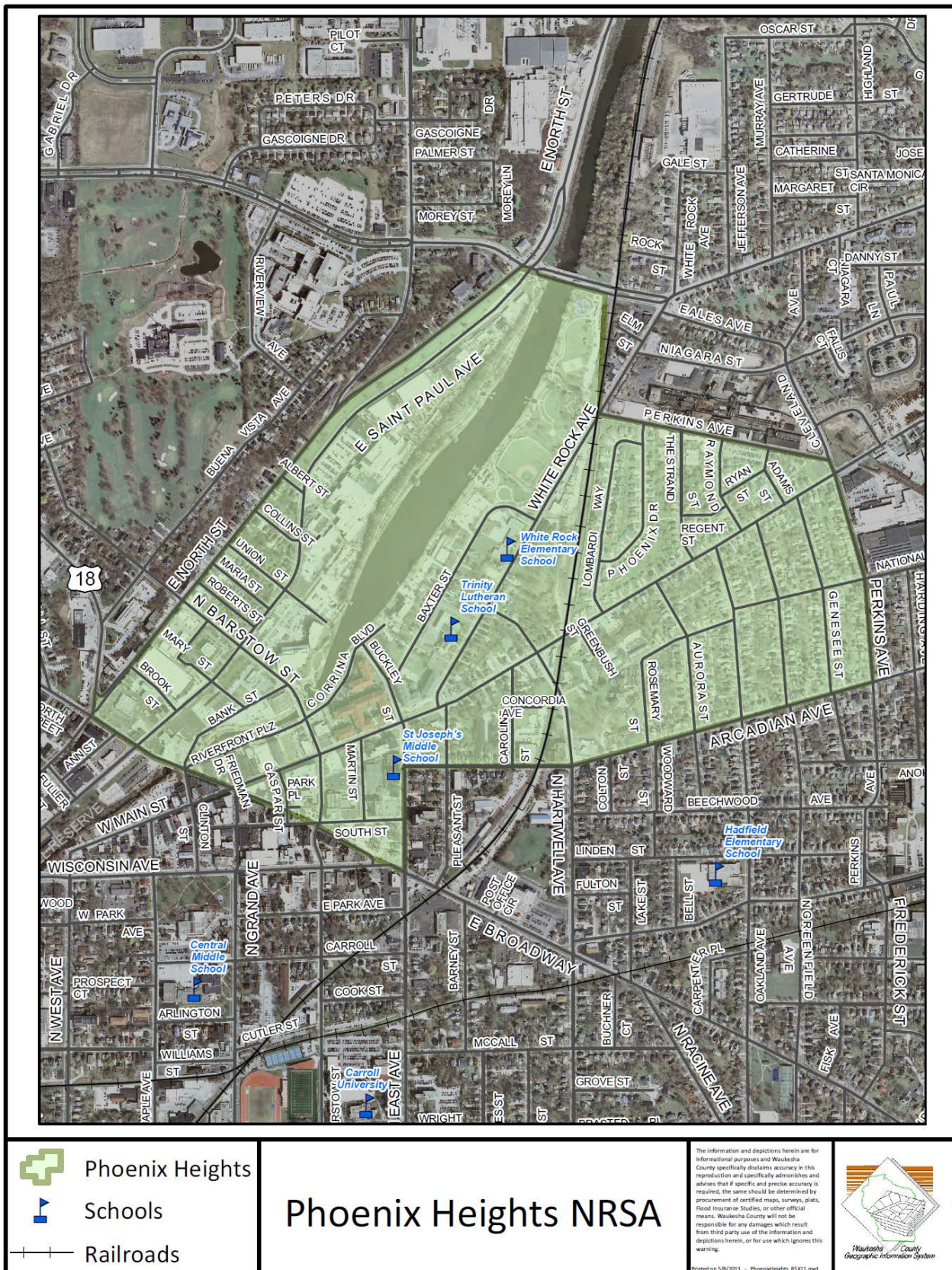
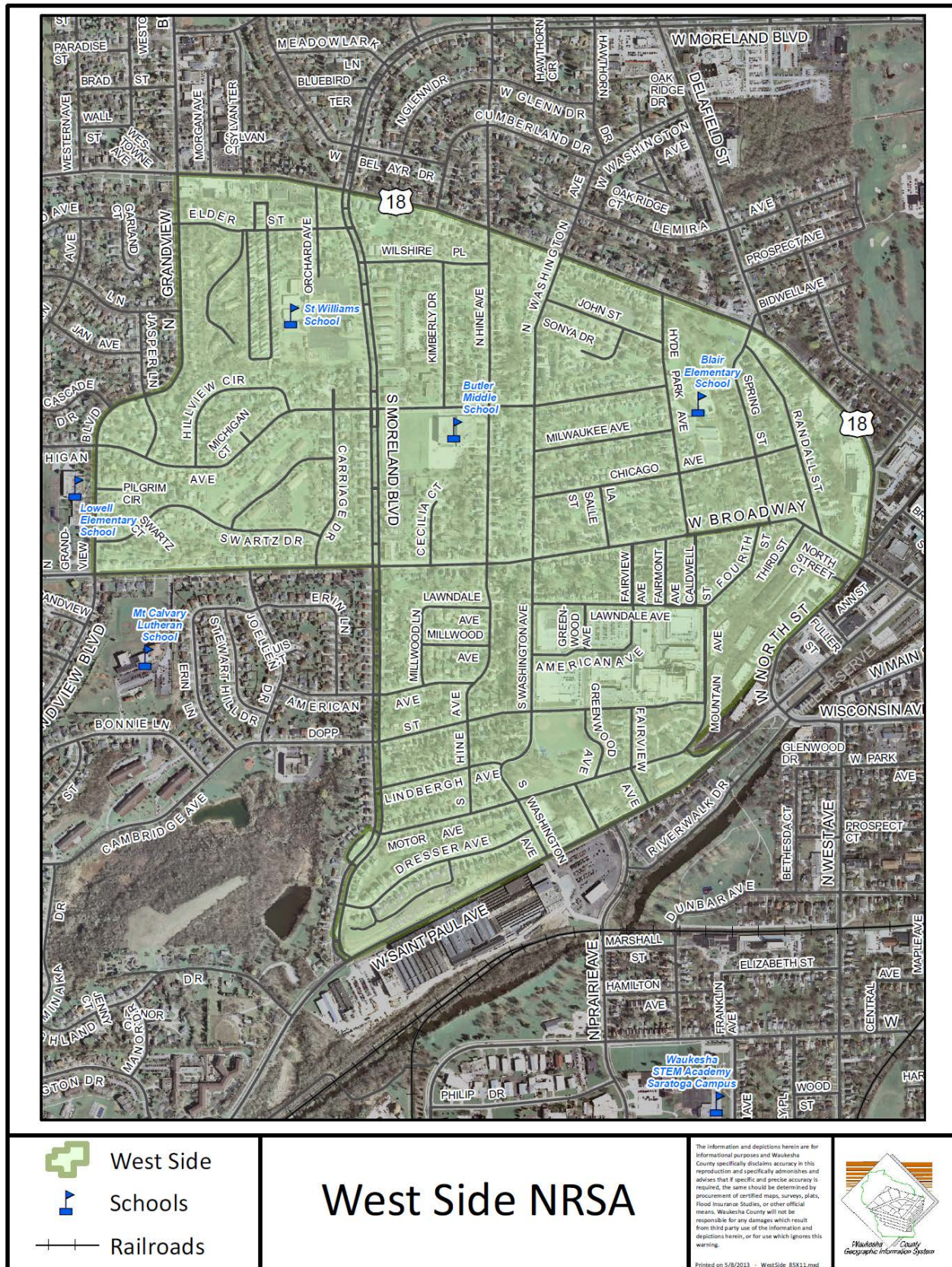


FIGURE 13 – WEST SIDE NEIGHBORHOOD REVITALIZATION STRATEGY AREA



SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

Priority Needs

TABLE 50 – PRIORITY NEEDS SUMMARY

1	Priority need	Homeownership Assistance and Housing Rehabilitation
	Priority level	High
	Geographic area(s) affected	HOME Consortium Region
	Associated goal(s)	Maintain and Expand Housing Affordability
	Description	<ul style="list-style-type: none"> Extend the useful life of existing homeownership housing units through rehabilitation, repair, weatherization, and accessibility improvements. Support the development of affordable for-sale housing, including projects located near job centers that will be affordable to low- and moderate-income households. Support homeownership opportunities through down payment assistance and purchase rehab, and homebuyer housing counseling.
2	Priority need	Affordable Rental Housing
	Priority level	High
	Geographic area(s) affected	HOME Consortium Region
	Associated goal(s)	Maintain and Expand Housing Affordability
	Description	<ul style="list-style-type: none"> Support the development or rehabilitation of affordable rental housing, including projects located near job centers that will be affordable to low- and moderate-income households. Consider opportunities to partner with a local agency to provide short-term rental assistance to households at risk of homelessness.
3	Priority need	Public Services
	Priority level	High
	Geographic area(s) affected	Waukesha County
	Associated goal(s)	Public Services
	Description	<ul style="list-style-type: none"> Fund projects that provide supportive services to low- and moderate-income households, specifically including transportation for low-income households and seniors.

4	Priority need	NRSA Revitalization
	Priority level	High
	Geographic area(s) affected	Haertel Field; Phoenix Heights; West Side
	Associated goal(s)	Improve and Revitalize NRSA's
	Description	<ul style="list-style-type: none"> • Provide focused funding to the three NRSA's within the city of Waukesha. • Encourage revitalization through a mix of strategies including economic development, housing development, public services, and facilities improvements.
5	Priority need	Homeless Housing and Services
	Priority level	High
	Geographic area(s) affected	Waukesha County
	Associated goal(s)	Public Services
	Description	<ul style="list-style-type: none"> • Fund projects that provide supportive services and shelter to persons who are homeless or at risk of homelessness. • Continue supporting Housing Action Coalition as a collaborative organization to coordinate the work of social service organizations, disseminate news and information, eliminate duplication of effort and advocate for affordable housing and homeless resources in Waukesha County.
6	Priority need	Non-Homeless Special Needs Housing and Services
	Priority level	High
	Geographic area(s) affected	Waukesha County
	Associated goal(s)	Public Services
	Description	<ul style="list-style-type: none"> • Fund projects that will provide supportive services and shelter to persons with special needs, including but not limited to seniors, victims of domestic violence, and people with disabilities.
7	Priority need	Facility and Infrastructure Improvements
	Priority level	High
	Geographic area(s) affected	Waukesha County
	Associated goal(s)	Improve Public Facilities and Infrastructure

8	Description	<ul style="list-style-type: none"> • Fund public facility improvements that benefit low- and moderate-income households or persons, homeless individuals and families, or other special needs populations. • Public facility improvements may include but are not limited to senior centers, neighborhood centers, parks and recreation facilities, childcare centers, youth centers, health facilities, homeless facilities, facilities for abused and neglected children, or ADA accessibility improvements. • Consider funding for infrastructure improvements that eliminate a threat to public health and safety, including but not limited to, water/sewer, sidewalks, streets and streetscaping, lighting, and beautification projects.
	Priority need	Economic Development
	Priority level	High
	Geographic area(s) affected	Waukesha County
	Associated goal(s)	Economic Development
9	Description	<ul style="list-style-type: none"> • Provide assistance to businesses to create and/or retain jobs for low- and moderate-income persons. • Provide workforce development programs and job search assistance to low- and moderate-income persons. • Support business development in mixed-use environments with access to affordable and/or accessible housing.
	Priority need	Fair Housing
	Priority level	High
	Geographic area(s) affected	Waukesha County HOME Consortium Region
	Associated goal(s)	Administration and Planning
10	Description	<ul style="list-style-type: none"> • Provide fair housing education and enforcement activities to residents, housing providers, and local agencies.
	Priority need	Administration and Planning
	Priority level	High
	Geographic area(s) affected	Waukesha County HOME Consortium Region
	Associated goal(s)	Administration and Planning
	Description	<ul style="list-style-type: none"> • Funding for administration, implementation, and planning requirements of the CDBG and HOME programs.

SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)

Influence of Market Conditions

TABLE 51 – INFLUENCE OF MARKET CONDITIONS

Affordable Housing Type	Market Characteristics that Will Influence Use of Funds Available
Tenant Based Rental Assistance (TBRA)	High level of cost burdens among low-income households; waiting lists for assisted housing units; and need for short-term rental assistance for homeless individuals and families transitioning to permanent housing. Currently, TBRA is provided through HUD's Section 8 Housing Choice Voucher program administered through local housing authorities, with about 2,000 vouchers in use within the HOME Consortium region. The HOME Consortium may consider using HUD grant funds for TBRA over the next five years, particularly to provide rental assistance for rapid rehousing or homelessness prevention.
TBRA for Non-Homeless Special Needs	High level of cost burdens among low-income households, including non-homeless special needs populations; waiting lists for assisted housing units for seniors and people with disabilities. The HOME Consortium may consider using HUD grant funds for TBRA over the next five years, particularly to provide rental assistance for rapid rehousing or homelessness prevention.
New Unit Production	Age and condition of housing; waiting lists at existing assisted housing developments; high occupancy rates and rental rates; sales prices unaffordable to low/moderate income households. Waukesha County and the HOME Consortium intend to use HUD grant funding to support new affordable housing development over the next five years.
Rehabilitation	Age and condition of housing; issues related to substandard housing, especially for low-income renters; need for home repairs for seniors and other homeowners, including lead-based paint remediation. Waukesha County and the HOME Consortium intend to use HUD grant funding to support rehabilitation of affordable homeowner and rental housing over the next five years.
Acquisition, including preservation	Subsidized housing developments anticipated to age out of their affordability period; age, condition, and availability of multifamily properties suitable for acquisition/rehabilitation; vacant/hazardous buildings identified through code enforcement. Waukesha County and the HOME Consortium may use HUD grant funds for acquisition and/or preservation of affordable housing over the next five years.

SP-35 ANTICIPATED RESOURCES - 91.420(B), 91.215(A)(4), 91.220(C)(1,2)

Introduction

Waukesha County receives a direct Community Development Block Grant (CDBG) allocation from HUD and is the lead agency for the HOME Consortium, through which Waukesha, Jefferson, Ozaukee, and Washington Counties collaborate to receive a direct HOME Investment Partnerships (HOME) allocation from HUD. The table below shows estimated allocations for the 2020 program year (based on 2019 funding levels), along with anticipated grant funding for the remaining four years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about as same as the 2020 allocation. Specific goals for Waukesha County's use of HUD grant funds through 2024 are provided in the next section, however, an overarching goal for CDBG funding is to support programs that promote economic mobility for low and moderate income individuals and families.

Residents of Waukesha County and the HOME Consortium are also eligible for housing assistance through HUD's Section 8 Housing Choice Voucher and Public Housing programs administered by local housing authorities and Continuum of Care programs operated by local agencies and funded through the Wisconsin's Balance of State Continuum of Care.

Anticipated Resources

TABLE 52 - ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$1,405,009	\$355,000	\$0	\$1,760,009	\$5,620,036	The estimated 2020 CDBG allocation is based on the actual 2019 allocation, which reflected a 2% decrease (\$21,906) from 2018 funding levels.

TABLE 52 - ANTICIPATED RESOURCES (CONTINUED)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for homeownership TBRA	\$1,295,030	\$200,000	\$0	\$1,495,030	\$5,180,120	The estimated 2020 HOME allocation is based on the actual 2019 allocation, which reflected a 8% decrease (\$115,301) from 2018 funding levels.

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

While CDBG funds do not require a match, Waukesha County anticipates leveraging other public and private investment for a higher return on investment. The County rarely fully funds any program or project, instead requiring leverage ranging from 1:1 in public service dollars, 3:1 in economic development loans, to 10:1 or larger for housing development. CDBG and HOME program income funds generated during this Action Plan will be leveraged to increase services to low and moderate income residents within Waukesha County and the HOME Consortium region.

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

Waukesha County and the HOME Consortium do not intend to use publicly owned land or property to address the needs identified in this Plan.

SP-45 GOALS - 91.415, 91.215(A)(4)

Goals Summary Information

TABLE 53 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2020	2024	Administration and Planning	Countywide HOME Consortium	Administration and Planning Fair Housing	CDBG: \$1,476,009 HOME: \$667,515	Public service activity other than low/moderate income housing benefit: 300 persons assisted
2	Maintain and Expand Housing Affordability	2020	2024	Affordable Housing	Countywide HOME Consortium	Homeownership Assistance and Housing Rehabilitation; Affordable Rental Housing	CDBG: \$1,328,408 HOME: \$6,007,635	Direct financial assistance to homebuyers: 450 households assisted Homeowner housing units rehabilitated: 275 housing units Rental units constructed: 175 units Rental units rehabilitated: 50 housing units Homeownership housing added: 50 housing units
3	Public Services	2020	2024	Non-Housing Community Development Homeless Non-Homeless Special Needs	Countywide	Public Services; Homeless Housing and Services; Non-Homeless Special Needs Housing and Services	CDBG: \$1,107,007	Public service activity other than low/moderate income housing benefit: 30,725 persons assisted Homeless overnight shelter: 1,600 persons assisted

TABLE 53 – GOALS SUMMARY (CONTINUED)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve and Revitalize NRSAs	2020	2024	Non-Housing Community Development	Haertel Field Phoenix Heights West Side	NRSA Revitalization	CDBG: \$738,005	Public service activity other than low/moderate income housing benefit: 5,315 persons assisted Homelessness prevention: 3,750 persons assisted
5	Economic Development	2020	2024	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$1,918,811	Façade treatment/business building rehabilitation: 10 businesses Business assistance: 20 businesses
6	Improve Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development	Countywide	Facility and Infrastructure Improvements	CDBG: \$811,805	Public facility or infrastructure activities other than low/moderate income housing benefit: 20,000 persons assisted

Goal Descriptions

TABLE 54 – GOALS DESCRIPTIONS

1	Goal name	Administration and Planning
	Goal description	Administration and planning for the County's CDBG Program and the HOME Consortium's HOME Program
2	Goal name	Maintain and Expand Housing Affordability
	Goal description	Expand the availability of affordable for-sale and rental housing, maintain existing housing stock through housing rehabilitation, and support homeownership opportunities
3	Goal name	Public Services
	Goal description	Provide public services to low- and moderate-income individuals and households and provide housing / services to individuals and families who are experiencing homelessness or have other non-homeless special needs
4	Goal name	Improve and Revitalize NRSAs
	Goal description	Undertake activities to improve and revitalize the three NRSAs located in the City of Waukesha through public services, economic development, or facility improvements
5	Goal name	Economic Development
	Goal description	Encourage economic development and job creation through business assistance, workforce development, or related activities
6	Goal name	Improve Public Facilities and Infrastructure
	Goal description	Improve public facilities and infrastructure to benefit low- and moderate-income households, homeless individuals and families, or other non-homeless special needs groups, including ADA improvements.

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).

TBD based on goal outcome indicators.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT - 91.415, 91.215(C)

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

Neither the Waukesha Housing Authority nor other housing authorities within the HOME Consortium are under a Voluntary Compliance Agreement to increase their number of accessible units. The Housing

Authorities do not anticipate constructing additional public housing units during this Consolidated Plan period, but do work with residents and voucher holders to meet accessibility needs.

Activities to Increase Resident Involvement

The Waukesha Housing Authority has a resident counsel to encourage resident involvement in decision making processes and held a focus group during development of this Consolidated Plan to gather input from housing authority residents. The Waukesha Housing Authority also has a Family Self-Sufficiency program that assists families to become economically and socially independent. The program provides job training; educational, childcare, medical, or mental health services; transportation; life skills and legal information; emergency services; and housing services. Families are also provided information to assist in transition from subsidized housing to homeownership. The FSS program provides financial incentives through an escrow savings account for continual participation and investment in the program.

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

No PHAs in the HOME Consortium region are designated as troubled. According to the most recently released HUD scores (released in April 2019), the Waukesha Housing Authority is designated as substandard with a PHA score of 66; the Slinger Housing Authority is designated as having substandard management with a score of 73; and the Jefferson, Watertown, and Lake Mills Housing Authorities are deregulated small PHAs with scores of 58, 85, and 91, respectively. No score was assigned to the West Bend Housing Authority which is under RAD conversion.

Plan to Remove the ‘Troubled’ Designation

Not applicable.

SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING - 91.415, 91.215(H)

Barriers to Affordable Housing

In 2013, the Southeast Wisconsin Regional Planning Commission (SEWRPC) produced *A Regional Housing Plan for Southeastern Wisconsin: 2035*, which identified housing needs and made recommendations to meet current and future housing needs, including a variety of housing options affordable to residents of all income levels. SEWRPC reviewed community comprehensive plans, zoning and subdivision ordinances, and policies regarding preferred housing types/mix ratios throughout the Region to identify regulations impacting residential densities, housing structure types, and housing unit sizes. Each of the cities and villages reviewed had adopted their own zoning codes, 31 towns were under the jurisdiction of county zoning, and 26 towns had adopted their own zoning codes. The Regional Plan also analyzed housing affordability by comparing low and moderate household incomes within the Region with housing development costs (land, site improvement, regulatory/permitting/impact fees, building/construction materials, review regulations, etc.).

Among other findings, the Plan indicated that within the southeast Wisconsin region excessive minimum lot sizes and minimum floor areas and low maximum densities can limit housing affordability in some jurisdictions. In particular, the study found several jurisdictions where zoning code restrictions precluded development of multifamily housing at sizes and densities that would make it affordable although water and sewer infrastructure existed to support such density. The study also found that housing mix ratios or rental limit percentages could unreasonably impede development of affordable multifamily housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Waukesha County participated in preparation of the Regional Housing Plan and adopted its recommendations as an amendment to the County's Comprehensive Development Plan. Findings from the SEWRPC study were included in an Analysis of Impediments to Fair Housing Choice (AI) completed by Waukesha County and the HOME Consortium in 2014. The County and Consortium are currently participating in a regional AI with Milwaukee County that will provide an updated analysis of impediments to affordable and fair housing in the region.

SP-60 HOMELESSNESS STRATEGY - 91.415, 91.215(D)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Members of the Housing Action Coalition and other homeless housing and service providers in Waukesha County and the HOME Consortium reach out to homeless persons, including unsheltered persons, through meal programs, day centers, and hospitals. Outreach teams regularly go under bridges, visit camps, and go to other areas to meet unsheltered homeless persons. During the 2020 program year, the County will fund the Hope Center, Hebron House of Hospitality, the Women's Center, and the Salvation Army for a variety of activities, including to support meal programs, a day center, and outreach to unsheltered homeless residents.

Waukesha County will continue to provide financial assistance to nonprofit agencies to develop and implement a coordinated assessment system throughout the jurisdiction. The Housing Action Coalition will also continue providing support for annual point-in-time homeless counts.

Addressing the emergency and transitional housing needs of homeless persons.

Waukesha County is an active member of the Housing Action Coalition and the Community Development Division Manager sits on HAC's Board of Directors. In recent program years, the CDBG Board allocated \$1,000,000 to the Housing Action Coalition for the acquisition and rehabilitation of a building to serve as an emergency shelter and service center for homeless women and children. The facility will also offer co-location opportunities for nonprofit homeless service providers. The CDBG Board also funds other emergency and transitional housing providers, including:

- Hebron House of Hospitality, which provides emergency shelter at Hebron and Sienna Houses and transitional housing for adults experiencing homelessness and mental illness at Jeremy House. In 2020, Hebron House will receive CDBG funding for case management services.
- The Women's Center, which provides emergency shelter and transitional housing for individuals and families impacted by domestic violence, sexual violence, child abuse or trafficking. In 2020, the Women's Center will receive CDBG funding to assist its emergency shelter, employment program, sexual abuse counseling program, and acquisition of a new facility.
- Salvation Army provides a men's emergency shelter. In 2020, Salvation Army will receive CDBG funding to support its emergency lodge and community meal program.

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 and the Housing Action Coalition support a Housing First model that prioritizes permanent housing and offers case management and other support services. Over the next five years, the County will continue to support homeless service providers, funders, and stakeholders who recognize the need to shift focus and resources to long-term, permanent housing in order to end homelessness. Through its CDBG Board, the County will fund organizations that provide case management and housing navigation services to assist homeless individuals and families, including those staying in emergency shelter, make the transition to permanent housing and prevent returns to homelessness. In 2020, the County will fund Hebron House of Hospitality for a case manager. The HOME Consortium will also work to increase the availability of affordable housing in the four-county region by using HOME funds to support the development of new affordable rental 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.

Housing and service providers in Waukesha County work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receive assistance from agencies addressing a variety of needs, such as housing, health, social services, education or youth needs. Resources to prevent homeless in Waukesha County include:

- Community Action Coalition cash grants to help those in need of financial assistance to avoid a housing crisis such as eviction.
- State of Wisconsin's Energy Assistance Program, which provides utility and energy payment assistance.

- Rescare of Waukesha County funds for rent, security deposits, energy bills or water bills to help avoid homelessness.
- St. Vincent de Paul program for financial assistance for rent and heating bills.
- St. Vincent de Paul after release ministry to support men and women who have been or are being released from a correctional facility.

SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(I)

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

Waukesha County and the HOME Consortium will continue to promote lead-based paint inspections and, if a hazard is found, remediation. This action will both reduce lead exposure risk and help to maintain the region's older, lower- and moderately-priced housing. Any housing rehabilitation activities conducted using HOME and 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.

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

Lead exposure is a leading environmental health hazard for 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. According to 2011-2015 ACS and CHAS data, there are an estimated 9,782 owner households in Waukesha County with a risk of lead-based paint hazards and 7,743 renter units. In the region, there are an additional 14,353 households with lead-based paint hazard risks.

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 - 91.415, 91.215(J)

Jurisdiction Goals, Programs and Policies for Reducing the Number of Poverty-Level Families

According to the 2013-2017 American Community Survey 5-year estimates, Waukesha County's poverty rate is estimated at 5.0%, considerably below the statewide poverty rate of 12.3%. Comparable rates for

the other HOME Consortium counties are 9.8% in Jefferson, 5.9% in Ozaukee, and 5.5% in Washington. All four counties saw small increases in poverty since the 2006-2010 5-year estimates, which were 4.4% in Waukesha, 9.0% in Jefferson, 4.5% in Ozaukee, and 5.4% in Washington.

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 CDBG goal for the CDBG program. Waukesha County will partner with an economic development agency to maintain a revolving loan fund to assist businesses increase job opportunities for low- and moderate-income jobs. The County will also assist local small business by providing funds to support the Wisconsin Women's Business Initiative and a downtown façade program in the city of Waukesha. 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. The Women's Center also provides employment counseling and 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?

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 monitoring. 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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2020 Annual Action Plan

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EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C)(1,2)

Introduction

Waukesha County receives a direct Community Development Block Grant (CDBG) allocation from HUD and is the lead agency for the HOME Consortium, through which Waukesha, Jefferson, Ozaukee, and Washington Counties collaborate to receive a direct HOME Investment Partnerships (HOME) allocation from HUD. The table below shows estimated allocations for the 2020 program year (based on 2019 funding levels), along with anticipated grant funding for the remaining four years covered by this Consolidated Plan. These estimates assume that funding over those four years will average to be about as same as the 2020 allocation.

Residents of Waukesha County and the HOME Consortium are also eligible for housing assistance through HUD's Section 8 Housing Choice Voucher and Public Housing programs administered by local housing authorities and Continuum of Care programs operated by local agencies and funded through the Wisconsin's Balance of State Continuum of Care.

Anticipated Resources

TABLE 55 - ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Acquisition Admin and planning Economic development Housing Public improvements Public services	\$1,405,009	\$355,000	\$0	\$1,760,009	\$5,620,036	The estimated 2020 CDBG allocation is based on the actual 2019 allocation, which reflected a 2% decrease (\$21,906) from 2018 funding levels.

TABLE 55 - ANTICIPATED RESOURCES (CONTINUED)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income:	Prior Year Resources	Total		
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for homeownership TBRA	\$1,295,030	\$200,000	\$0	\$1,495,030	\$5,180,120	The estimated 2020 HOME allocation is based on the actual 2019 allocation, which reflected an 8% decrease (\$115,301) from 2018 funding levels.

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

While CDBG funds do not require a match, Waukesha County anticipates leveraging other public and private investment for a higher return on investment. The County rarely fully funds any program or project, instead requiring leverage ranging from 1:1 in public service dollars, 3:1 in economic development loans, to 10:1 or larger for housing development. CDBG and HOME program income funds generated during this Action Plan will be leveraged to increase services to low and moderate income residents within Waukesha County and the HOME Consortium region.

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

Waukesha County and the HOME Consortium do not intend to use publicly owned land or property to address the needs identified in this Plan.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(C)(3)&(E)

Goals Summary Information

TABLE 56 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Administration and Planning	2020	2020	Administration and Planning	Countywide HOME Consortium	Administration and Planning Fair Housing	CDBG: \$339,267 HOME: \$149,503	Public service activity other than low/moderate income housing benefit: 60 persons assisted
2	Maintain and Expand Housing Affordability	2020	2020	Affordable Housing	Countywide HOME Consortium	Homeownership Assistance and Housing Rehabilitation; Affordable Rental Housing	CDBG: \$163,250 HOME: \$1,345,527	Direct financial assistance to homebuyers: 90 households assisted Homeowner housing units rehabilitated: 55 housing units Rental units constructed: 35 units Rental units rehabilitated: 10 housing units Homeownership housing added: 10 housing units

TABLE 56 – GOALS SUMMARY (CONTINUED)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2020	2020	Non-Housing Community Development Homeless Non-Homeless Special Needs	Countywide	Public Services; Homeless Housing and Services; Non-Homeless Special Needs Housing and Services	CDBG: \$263,524	Public service activity other than low/moderate income housing benefit: 6,145 persons assisted Homeless overnight shelter: 320 persons assisted
4	Improve and Revitalize NRSAs	2020	2020	Non-Housing Community Development	Haertel Field Phoenix Heights West Side	NRSA Revitalization	CDBG: \$193,828	Public service activity other than low/moderate income housing benefit: 1,063 persons assisted Homelessness prevention: 750 persons assisted
5	Economic Development	2020	2020	Non-Housing Community Development	Countywide	Economic Development	CDBG: \$90,000	Façade treatment/ business building rehabilitation: 2 businesses Business assistance: 4 businesses
6	Improve Public Facilities and Infrastructure	2020	2020	Non-Housing Community Development	Countywide	Facility and Infrastructure Improvements	CDBG: \$440,288	Public facility or infrastructure activities other than low/moderate income housing benefit: 4,000 persons assisted

Goal Descriptions

TABLE 57 – GOAL DESCRIPTIONS

1	Goal name	Administration and Planning
	Goal description	Administration and planning for the County's CDBG Program and the HOME Consortium's HOME Program
2	Goal name	Maintain and Expand Housing Affordability
	Goal description	Expand the availability of affordable for-sale and rental housing, maintain existing housing stock through housing rehabilitation, and support homeownership opportunities
3	Goal name	Public Services
	Goal description	Provide public services to low- and moderate-income individuals and households and provide housing / services to individuals and families who are experiencing homelessness or have other non-homeless special needs
4	Goal name	Improve and Revitalize NRSAs
	Goal description	Undertake activities to improve and revitalize the three NRSAs located in the City of Waukesha through public services, economic development, or facility improvements
5	Goal name	Economic Development
	Goal description	Encourage economic development and job creation through business assistance, workforce development, or related activities
6	Goal name	Improve Public Facilities and Infrastructure
	Goal description	Improve public facilities and infrastructure to benefit low- and moderate-income households, homeless individuals and families, or other non-homeless special needs groups, including ADA improvements.

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

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

TABLE 58 – PROJECT INFORMATION

#	Project Name
1	Administration
2	CDBG Housing
3	NRSAs
4	Public Services
5	Public Facilities and Infrastructure
6	Economic Development
7	HOME Housing Development
8	CHDO Reserve
9	HOME CORE Programs

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

Results of the community participation process and input received from stakeholder during development of this Annual Action Plan indicated strong support for affordable homeownership purchase and housing rehabilitation activities, as well as for the construction of new affordable rental housing. The community also supports continued supportive services for low- and moderate-income households, including housing and services for individuals and families experiencing homelessness. The County has maintained a broad priority of encouraging new homeownership, preserving existing homeownership, increasing economic development, enhancing public services, and public facility improvements.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Administration
	Target Area	Not applicable
	Goals Supported	Administration and Planning
	Needs Addressed	Administration and Planning Fair Housing
	Funding	CDBG: \$339,267 HOME: \$149,503
	Description	Administration of the CDBG and HOME programs
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Public service activity other than low/moderate income housing benefit: 60 persons assisted with fair housing education and outreach
	Location Description	Waukesha County Administration Center
	Planned Activities	Waukesha County: General administration functions for Waukesha County to run the HOME and CDBG programs for the County and the HOME Consortium Metropolitan Milwaukee Fair Housing: Promote equal access to housing for all people in Waukesha County through the provision of comprehensive fair housing enforcement and education services. Board of Regents of the University of Wisconsin System: Funding for Tower Hill neighborhood planning.

2	Project Name	CDBG Housing
	Target Area	Countywide
	Goals Supported	Maintain and Expand Affordable Housing
	Needs Addressed	Homeownership Assistance and Housing Rehabilitation
	Funding	CDBG: \$163,250
	Description	CDBG housing projects
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Direct financial assistance to homebuyers: 30 low-and moderate-income households assisted Homeowner housing units rehabilitated: 25 low- and moderate-income homeowner households assisted
	Location Description	Countywide
	Planned Activities	HOME Consortium: Housing Rehabilitation Loans City of Waukesha: Landmark Paint/Repair Program Housing Resources: Homebuyer Education and Counseling La Casa de Esperanza: Homeownership Program
3	Project Name	NRSAs
	Target Area	Haertel Field NRSA
		Phoenix Heights NRSA
		West Side NRSA
	Goals Supported	Improve and Revitalize NRSAs
	Needs Addressed	NRSA Revitalization
	Funding	CDBG: \$193,828
	Description	NRSA activities
	Target Date	12/31/2020

	Estimate the number and type of persons that will benefit from the proposed activity	Public service activity other than low/moderate income housing benefit: 1,063 persons assisted Homelessness prevention: 750 persons at risk of homelessness assisted
	Location Description	Activities will occur in the City of Waukesha in the three designated NRSAs: Phoenix Heights, Haertel Field, and the West Side NRSA.
	Planned Activities	Hope Center: Meal Program, Day Center, Clothing Shop, and Transportation Assistance Greater Waukesha Literacy: Literacy and Employment Support St. Joseph's Medical Center: Prescription Medication Program
4	Project Name	Public Services
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
		Homeless Housing and Services
		Non-Homeless Special Needs Housing and Services
	Funding	CDBG: \$263,524
	Description	Public service activities
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Public service activity other than low/moderate income housing benefit: 6,145 persons assisted Homeless overnight shelter: 320 persons experiencing homelessness assisted
	Location Description	Countywide

	Planned Activities	<p>City of Waukesha: Adaptive Recreation, Sentinel Park Summer Program, Saratoga/Haertel Field Summer Program, and Senior Activity Coordinator</p> <p>Community Outpatient: Community Outreach</p> <p>Easter Seals: Safe Babies, Healthy Families</p> <p>ERAs Senior Network: Faith in Action</p> <p>Family Services Agency: CARE Center</p> <p>Hebron House of Hospitality: Jeremy House Safe Haven and Case Manager</p> <p>Lake Area Free Clinic: Dental Services and Medication Assistance</p> <p>NAMI: SSI/SSDI Outreach</p> <p>Elmbrook Senior Taxi: Vehicle Replacement</p> <p>Muskego Senior Taxi: Vehicle Replacement</p> <p>Parent's Place: Community Education</p> <p>Salvation Army: Community Meal Program and Emergency Lodge</p> <p>The Caring Place: Meals on Wheels</p> <p>The Women's Center: Emergency Shelter, Employment Program, Children's Sexual Abuse Counseling, and Transitional Living</p> <p>La Casa de Esperanza: Early Childhood Education</p> <p>WRTP: Career Works for Waukesha</p>
5	Project Name	Public Facilities and Infrastructure
	Target Area	Countywide
	Goals Supported	Improve Public Facilities and Infrastructure
	Needs Addressed	Facility and Infrastructure Improvements
	Funding	CDBG: \$440,288
	Description	Public facility and infrastructure improvement activities
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Public facility or infrastructure activities other than low/moderate income housing benefit: 4,000 persons assisted, including 532 persons with disabilities and 10 persons experiencing homelessness
	Location Description	Countywide

	Planned Activities	City of Waukesha: ADA and Public Improvements, Historic Springs Restoration Waukesha County: HHS ADA Playground Surface and ADA Trail at Retzer Nature Center The Women's Center: Acquisition
6	Project Name	Economic Development
	Target Area	Countywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$90,000
	Description	Economic development activities
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Façade treatment/ business building rehabilitation: 2 businesses Business assistance: 4 businesses
	Location Description	Countywide
7	Planned Activities	City of Waukesha: Downtown Façade Program WWBIC: Business Owner Assistance
	Project Name	HOME Housing Development
	Target Area	HOME Consortium Region
	Goals Supported	Maintain and Expand Affordable Housing
	Needs Addressed	Affordable Rental Housing Homeownership Assistance and Housing Rehabilitation
	Funding	HOME: \$455,043
	Description	Housing development activities

	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Rental units constructed: 35 units affordable to low- and moderate-income households Rental units rehabilitated: 10 units affordable to low- and moderate-income households
	Location Description	HOME Consortium Region
	Planned Activities	Development of new affordable rental or for-sale housing
8	Project Name	CHDO Reserve
	Target Area	HOME Consortium Region
	Goals Supported	Maintain and Expand Affordable Housing
	Needs Addressed	Rental Housing New Construction or Rehabilitation Homeownership Assistance and Housing Rehabilitation
	Funding	HOME: \$194,255
	Description	Set-aside for CHDO housing activities and administration
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Homeownership housing added: 10 affordable housing units for homeownership
	Location Description	HOME Consortium Region
	Planned Activities	Set-aside for CHDO housing activities and administration
9	Project Name	HOME CORE Programs
	Target Area	HOME Consortium Region
	Goals Supported	Maintain and Expand Affordable Housing
	Needs Addressed	Homeownership Assistance and Housing Rehabilitation

	Funding	HOME: \$696,229
	Description	Homeownership housing rehabilitation, purchase rehabilitation, and downpayment assistance programs
	Target Date	12/31/2020
	Estimate the number and type of persons that will benefit from the proposed activity	Direct financial assistance to homebuyers: 60 low-and moderate-income households assisted Homeowner housing units rehabilitated: 30 low- and moderate-income homeowner households assisted
	Location Description	HOME Consortium Region
	Planned Activities	Downpayment Assistance Program Housing Rehabilitation Program Purchase Rehabilitation Program
CDBG Total		\$1,490,157
HOME Total		\$1,495,030

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

Description of the Geographic Areas of the Entitlement (including Areas of Low-Income and Minority Concentration) where Assistance will be Directed

Waukesha County identified three NRSAs in the City of Waukesha in 1999 – Phoenix Heights, Haertel Field, and West Side, as shown in the maps in Section SP-10 of the Consolidated Plan. The County will continue to prioritize the three NRSAs for funding and community development efforts during the 2020 program year. 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.

Geographic Distribution

TABLE 59 - GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds
Haertel Field NRSA	3.3%
Phoenix Heights NRSA	3.3%
West Side NRSA	3.3%

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, but there is a higher concentration of poverty in the City of Waukesha, and particularly in the NRSAs. Public service projects will focus on 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, childcare, nutrition, education, shelter support and recreational needs. Funding will continue for targeted efforts in the Neighborhood Revitalization Strategy Areas, with a focus on economic development and housing stock improvements.

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

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING - 91.420, 91.220(G)

Introduction

Waukesha County and the HOME Consortium anticipate assisting 520 individuals or families with affordable housing assistance over the next year. Homeless facilities including the Salvation Army Emergency Lodge and Jeremy House are projected to assist about 270 homeless individuals or families in Waukesha County. The Women's Shelter Emergency Shelter is projected to assist 50 individuals or families in Waukesha County, including victims of domestic violence. Note that emergency shelter for domestic violence victims is included in the special needs category and not the homeless category to prevent double counting households supported by this facility.

Affordable housing for non-homeless households is projected to assist 200 households in the HOME Consortium area. Approximately 65 of these households will be supported via rehab of existing units through the HOME purchase/rehab program, HOME and CDBG housing rehabilitation programs, and HOME housing development. Also through the HOME program, an estimated 45 units of affordable rental and homeownership housing is projected to be constructed. Finally, HOME and CDBG funds will be used to provide direct financial assistance to 90 homebuyers through the downpayment assistance and purchase/rehab programs.

TABLE 60 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	270
Non-Homeless	200
Special-Needs	50
Total	520

TABLE 61 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	45
Rehab of Existing Units	65
Acquisition of Existing Units	0
Total	110

AP-60 PUBLIC HOUSING - 91.420, 91.220(H)

Introduction

The Waukesha Housing Authority operates approximately 263 units of public housing and also administers a Section 8 Housing Choice Voucher program. Other housing authorities operating in the HOME Consortium include the Jefferson Housing Authority, West Bend Housing Authority, Slinger Housing Authority, Watertown Housing Authority, and Lake Mills Housing Authority. Together these agencies provide 423 public housing units and 912 vouchers.

Actions Planned during the Next Year to Address the Needs to Public Housing

During the 2020 program year, the Waukesha Housing Authority and the other housing authorities operating in the HOME Consortium will continue to provide affordable housing options for residents of the region. However, with extensive waiting lists, the housing authorities are limited in their abilities to expand the availability of affordable housing for low- and moderate-income households.

Actions to Encourage Public Housing Residents to Become More Involved in Management and Participate in Homeownership

The Waukesha Housing Authority will continue to operate its resident counsel to encourage resident involvement in decision making processes. It will also continue its Family Self-Sufficiency program that assists families move from public housing to homeownership. The program provides job training; educational, childcare, medical, or mental health services; transportation; life skills and legal information; emergency services; and housing services. It also provides financial incentives through an escrow savings 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.

Not applicable. The PHA is not designated as troubled.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES - 91.420, 91.220(I)

Introduction

Waukesha County and the HOME Consortium counties are covered by the Wisconsin Balance of State Continuum of Care, a network of service providers covering all but the most populous Wisconsin counties. The Housing Action Coalition serves as the local CoC, bringing together housing and service providers to meet the needs of homeless individuals and families.

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

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

Over the next year, the Housing Action Coalition other homeless housing and service providers in Waukesha County and the HOME Consortium will continue reaching out to homeless persons, including unsheltered persons, through meal programs, day centers, and hospitals. During the 2020 program year, the County will fund the Hope Center, Hebron House of Hospitality, the Women's Center, and the Salvation Army for a variety of activities, including to support meal programs, a day center, and outreach to unsheltered homeless residents.

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

During the 2020 program year, the CDBG Board will fund the following emergency shelter and transitional housing providers:

The CDBG Board also funds other emergency and transitional housing providers, including:

- Hebron House of Hospitality, which provides emergency shelter at Hebron and Sienna Houses and transitional housing for adults experiencing homelessness and mental illness at Jeremy House. In 2020, Hebron House will receive CDBG funding for case management and other homeless services.
- The Women's Center, which provides emergency shelter and transitional housing for individuals and families impacted by domestic violence, sexual violence, child abuse or trafficking. In 2020, the Women's Center will receive CDBG funding to assist its emergency shelter, employment program, sexual abuse counseling program, and acquisition of a new facility.
- Salvation Army provides a men's emergency shelter. In 2020, Salvation Army will receive CDBG funding to support its emergency lodge and community meal program.

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.

During the 2020 program year, Waukesha County will fund organizations that provide case management and housing navigation services to assist homeless individuals and families, including those staying in emergency shelter, make the transition to permanent housing and prevent returns to homelessness. Specifically, the County will fund Hebron House of Hospitality for a case manager. The HOME Consortium will also work to increase the availability of affordable housing in the four-county region by using HOME funds to support the development of new affordable rental housing.

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.

Over the next year, housing and service providers in Waukesha County will continue to work together to prevent homelessness in populations who are vulnerable to or at risk of homelessness. Organizations and resources to prevent homelessness that will be in place during the 2020 program year in Waukesha County include:

- Community Action Coalition cash grants to help those in need of financial assistance to avoid a housing crisis such as eviction.
- State of Wisconsin's Energy Assistance Program, which provides utility and energy payment assistance.
- Rescare of Waukesha County funds for rent, security deposits, energy bills or water bills to help avoid homelessness.
- St. Vincent de Paul program for financial assistance for rent and heating bills.
- St. Vincent de Paul after release ministry to support men and women who have been or are being released from a correctional facility.

AP-75 BARRIERS TO AFFORDABLE HOUSING - 91.420, 91.220(J)

Introduction

In 2013, the Southeast Wisconsin Regional Planning Commission (SEWRPC) produced *A Regional Housing Plan for Southeastern Wisconsin: 2035*, which identified housing needs and made recommendations to meet current and future housing needs, including a variety of housing options affordable to residents of all income levels. SEWRPC reviewed community comprehensive plans, zoning and subdivision ordinances, and policies regarding preferred housing types/mix ratios throughout the Region to identify regulations impacting residential densities, housing structure types, and housing unit sizes. Each of the cities and villages reviewed had adopted their own zoning codes, 31 towns were under the jurisdiction of county zoning, and 26 towns had adopted their own zoning codes. The Regional Plan also analyzed housing affordability by comparing low and moderate household incomes within the Region with housing development costs (land, site improvement, regulatory/permitting/impact fees, building/construction materials, review regulations, etc.).

Among other findings, the Plan indicated that within the southeast Wisconsin region excessive minimum lot sizes and minimum floor areas and low maximum densities can limit housing affordability in some jurisdictions. In particular, the study found several jurisdictions where zoning code restrictions precluded development of multifamily housing at sizes and densities that would make it affordable although water and sewer infrastructure existed to support such density. The study also found that housing mix ratios or rental limit percentages could unreasonably impede development of affordable multifamily housing.

Actions 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.

Waukesha County participated in preparation of the Regional Housing Plan and adopted its recommendations as an amendment to the County's Comprehensive Development Plan. Findings from the SEWRPC study were included in an Analysis of Impediments to Fair Housing Choice (AI) completed by Waukesha County and the HOME Consortium in 2014. The County and Consortium are currently participating in a regional AI with Milwaukee County that will provide an updated analysis of impediments to affordable and fair housing in the region.

AP-85 OTHER ACTIONS - 91.420, 91.220(K)

Introduction

This section details Waukesha County's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions Planned to Address Obstacles to Meeting Underserved Needs

To help remove obstacles to meeting underserved needs and improve service delivery, Waukesha County supports the continued development of the Housing Action Coalition, a 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 will provide funding for the following to address underserved needs:

- Transportation assistance and senior taxi programs through Muskego Senior Taxi, Elmbrook Senior Taxi, and the Hope Center
- Senior services through volunteers in Eras Senior Networks' Faith in Action program
- Meals on Wheels program by the Caring Place
- Prescription assistance through St. Joseph's Medical Clinic and the Lake Area Free Clinic
- Dental services through the Lake Area Free Clinic and medical services through Community Outreach Health Services
- Education/prevention, resources, and services related to child abuse and neglect through the CARE (Child Advocacy Resources and Empowerment) Center, Parents Place, and Safe Babies Health Families
- Support groups, educational classes, and one-on-one support to persons with mental health conditions through NAMI Waukesha

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. HOME funds will also be used to support the development of new affordable housing, including multifamily rental developments. The County will continue to set aside 15% of HOME funds to support development of affordable housing by a local CHDO.

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. The County and HOME Consortium are currently in the process of developing an updated Analysis of Impediments to Fair Housing Choice in cooperation with Milwaukee County. As a result of this study, Waukesha County and the HOME Consortium may undertake additional approaches to fostering fair and affordable housing.

Actions Planned to Reduce Lead-Based Paint Hazards

Over the next year, Waukesha County and the HOME Consortium will continue to promote lead-based paint inspections and, if a hazard is found, remediation. This action will both reduce lead exposure risk and help to maintain the region's older, lower- and moderately-priced housing. Any housing rehabilitation activities conducted using HOME and 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

Over the 2020 program year, Waukesha County will continue funding economic development activities to support local small businesses that create jobs to be filled by low- and moderate-income individuals. Specifically, the County will continue administering its Economic Development Revolving Loan Fund and provide funding to the Wisconsin Women's Business Initiative Corporation (WWBIC). 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 in Waukesha County and the southeast Wisconsin region 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 over 20 years and has developed a robust administrative structure to manage its CDBG and HOME funds. The County's Community Development Division 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 will continue to be an active participant in the Housing Action Coalition (HAC), with two county employees, including the Community Development Manager, serving on the Coalition's Board of Directors. The HAC's mission is to educate, advocate, and raise awareness while providing a coordinated response to homelessness and surrounding issues. Membership includes emergency, transitional, and

permanent housing providers; nonprofit social service organizations; and government agencies. Coalition members meet regularly and have standing committees dedicated to the point-in-time count, coordinated entry, shelter task force, emergency overflow shelter, and governance and finance.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(L)(1,2,4)

Introduction

The following identifies program income that is available for use in 2020 and provides other required information about the CDBG and HOME programs in Waukesha County and the HOME Consortium.

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	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90% Year(s): 2020

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:

Not applicable; no other forms of investment are being used beyond those identified in Section 92.205.

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, is as follows:

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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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.

4. 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:

Not applicable; the HOME Consortium does not plan to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.