

## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Waukesha County and the HOME Consortium, which includes Jefferson, Ozaukee, Washington, and Waukesha Counties, have prepared this 2016 Annual Plan to detail specific activities to carry out the 2015—2019 Consolidated Plan’s priorities and goals. This Plan outlines priorities by which the County’s Community Development Block Grant (CDBG) Program and the HOME Consortium’s HOME Investment Partnership (HOME) Program funds will be used over the next year. It provides guidance on the investment of HUD dollars, as well as other federal, State, and local funding dollars.

#### 2. Summarize the objectives and outcomes identified in the Plan

Strategic priorities identified in this Consolidated Plan are identified below:

##### Housing

- *Housing Rehabilitation*
  - Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.
- *Housing Affordability*
  - Support the development of affordable rental and owned housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce.
  - Support homeownership opportunities for households throughout the HOME Consortium through downpayment assistance.
- *Homelessness & Homelessness Prevention*
  - Assist persons who are homeless through the development and rehabilitation of transitional and permanent housing.
  - Assist households at risk of homelessness with short-term rental payment and other assistance.

## **Public Services**

- Fund projects that provide supportive services to low and moderate income household as well as persons with special needs, specifically including transportation assistance to low income households.
- Fund projects that provide supportive services and shelter to persons who are homeless.
- Support efforts to develop a social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.

## **Public Facility & Infrastructure Improvements**

- *Public Facility Improvements*
  - Fund public facility improvements that benefit low income households and persons, and persons with special needs to include senior centers, neighborhood facilities, youth centers, childcare centers, health facilities, handicapped centers, homeless facilities, abused and neglected children facilities, parks to include community gardens, recreational facilities, and other facilities not listed here.
- *Infrastructure Improvements*
  - Fund non-housing community development proposals that eliminate a threat to public health and safety to include water/sewer improvements, flood /drainage improvements, sidewalks, street improvements including streetscaping, sidewalks, and lighting, beautification projects/tree planting, and other improvements not listed here.

## **Economic Development**

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

## **Neighborhood Revitalization Strategy Areas (NRSAs)**

- Provide focused funding to the three NRSAs within the City of Waukesha. Encourage a mix of strategies for revitalization in the NRSAs including economic development, housing development, public services, and facilities improvements

### **3. Evaluation of past performance**

Each year, Waukesha County and the HOME Consortium reports progress in meeting the five-year and annual goals in a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within ninety (90) days after the start of the new program year. Copies of the most recent CAPER are available for review at the Waukesha County Community Development Division. Waukesha County consistently meets its goals and priorities.

#### **4. Summary of Citizen Participation Process and consultation process**

Citizen participation was achieved through several methods during the development of the Annual Plan. Citizens are always welcome to attend the monthly HOME and CDBG Board meetings, which are posted and public, and have an agenda item for a public comment period.

On May 21, 2015, the HOME Board met in a public meeting to approve a draft allocation for the 2016 HOME funds. On June 10, 2015, the CDBG Board met in a public meeting to approve the draft allocation for the 2016 CDBG funds.

Waukesha County held a 30 day public comment period (June 15—July 16, 2015) to obtain public comments relating to community needs and funding priorities for the year 2016 annual allocations. The public comment period and public hearing date were posted on the community development website and published in the local paper. The public hearing was held July 8, 2016.

Waukesha County completed a draft of the Annual Action Plan narrative and posted the Plan for citizen comments on the County website and published the notice in the local paper. The thirty day comment period was held from October 13 to November 11, 2015. A public hearing was held on October 28, 2015. No public comments were received.

#### **5. Summary of public comments**

Two comments were received by the Community Development office in writing. There were also public comments on the proposed 2016 CDBG funding received at the public hearing on July 8, 2015. Seven citizens or representatives from subgrantee organizations attended the public hearing, and most were there to support UW-Extension and the Wisconsin Women's Business Initiatives Corporation, Inc. (WWBIC). The CDBG Board had proposed to fund WWBIC at \$55,000, instead of their requested grant amount of \$65,000. Citizen's comments supported the work UW Extension and WWBIC have been doing in the NRSAs and for small businesses in downtown Waukesha. The CDBG Board reviewed the public comments and unanimously approved increasing the WWBIC allocation to \$65,000 in the Economic Development category at their July 16, 2015 meeting.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were taken into consideration in preparing the Annual Plan. Some of the public comments shared at the public meeting on July 8, 2015 supported increasing the amount the CDBG Board proposed to allocate to UW Extension for the West Side NRSA Strategic Plan. The grant request was \$23,000 and the proposed funding was \$15,000. The CDBG Board considered the request, but decided to maintain funding at \$15,000 since the funding source is administration and that category is capped at 20%. The project will be able to go forward, with a slightly more limited scope of work.

## **7. Summary**

Waukesha County anticipates being allocated \$1,330,160 in CDBG funds and \$990,793 in HOME funds for FY2016. This grant award represents a stable level of funding from 2015. In addition to the grant award, Waukesha County anticipates the receipt of \$460,000 in CDBG program income and \$157,000 in HOME program year from repayment of loans made using funds from each program. The allocation of the 2016 funds is consistent with the goals and objectives identified in the Five Year Consolidated Plan.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agent	Waukesha County	Community Development Division

Table 1 – Responsible Agencies

### Narrative

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

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

**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))**

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

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

Waukesha County participates in a Continuum of Care called the Housing Action Coalition (a local continua that is part of the Balance of State Continuum of Care) that seeks to address and meet the needs of homeless populations through the provision of permanent, transitional, and emergency housing, supportive services, and methods to accurately capture the number of homeless individuals. Waukesha County does not receive or manage the ESG funds—the Housing Action Coalition is the recipient of ESG. However, 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. The Community Action Coalition for South Central Wisconsin, Inc. (CAC) and the Supportive Services for Veteran Families (SSVF) programs operate in Waukesha and Jefferson Counties and supply services, such as, assistance obtaining shelter, health care, transportation, child care, and other veteran benefits to homeless veterans and their families. Stakeholders report limited homeless shelter facilities, Jefferson, Ozaukee, and Washington Counties having only one homeless shelter, and vouchers for motel assistance being extremely limited and fiscally inadequate. Several stakeholders reported that waiting lists for shelter and voucher services were limited and that space openings prioritization of first come first serve often mean that the most needy do not receive assistance in a timely fashion.

Waukesha County utilizes its network of public sector, private sector, and non-profit organizations to implement the strategic plan and coordinate efforts of the COC. In 2016, Waukesha County will diligently work to overcome gaps in the institutional structure and delivery system by:

- Working with the Aging and Disability Resource Center to facilitate resident and service provider training on services available for younger disabled residents.

- Monitoring the count of homeless and chronically homeless residents and planning for ongoing service provision based on need, as an active participant in the Housing Action Coalition (Waukesha County Continuum of Care).
- Continuing as a lead member of the Thriving Waukesha Initiative, whose main purpose is to facilitate training and capacity building for non-profit organizations.
- Monitoring programs to identify inefficiencies, improve performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households, the homeless, and special needs population.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.**

Waukesha County, as the lead agent and federal fund grantee, has primary responsibility for the development and implementation of the Consolidated Plan and all subsequent Annual Action Plans.

Waukesha County is the designated lead agent in the HOME Investment Partnership (HOME) Program, a collaborative, cooperative program including the counties of Waukesha, Washington, Jefferson and Ozaukee counties and 97 of 101 current municipal jurisdiction participants.

Together with community leaders, municipal government representatives and local advocates for community development, housing and homeless issues, the County worked to develop a set of priority needs, in addition to specific goals and objectives, for related programming from 2015-2019.

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



**Table 2 – Agencies, groups, organizations who participated**

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

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

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

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

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Citizen participation was achieved through several methods during the development of the Annual Plan. Citizens are always welcome to attend the monthly HOME and CDBG Board meetings, which are posted and public, and have an agenda item for a public comment period.

On May 21, 2015, the HOME Board met in a public meeting to approve a draft allocation for the 2016 HOME funds. On June 10, 2015, the CDBG Board met in a public meeting to approve the draft allocation for the 2016 CDBG funds.

Waukesha County held a 30 day public comment period (June 15—July 16, 2015) to obtain public comments relating to community needs and funding priorities for the year 2016 annual allocations. The public comment period and public hearing date were posted on the community development website and published in the local paper. The public hearing was held July 8, 2016.

Waukesha County completed a draft of the Annual Action Plan narrative and posted the Plan for citizen comments on the County website and published the notice in the local paper. The thirty day comment period was held from October 13 to November 11, 2015. A public hearing was held on October 28, 2015. No public comments were received.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Public notice posted and published in newspaper, emails to subgrantees, announcement on Community Development website, announcement at provider meetings	Citizens and past and potential subgrantees, local municipalities	Commenters requested increasing the CDBG funding levels of UW-Extension and WWBIC.	Written comments from 2 organizations. 7 attendees at a public hearing.	None	<a href="http://www.waukeshacounty.gov/communitydevelopment/">www.waukeshacounty.gov/communitydevelopment/</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### **Introduction**

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

Program. Below is a breakdown of these anticipated funding resources for Year 2 of the Plan.

**Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	<b>Public-federal</b>	<b>Admin &amp; Planning, Public Facilities, Public Services, Housing Rehab, Historic Preservation, Fair Housing Services</b>	<b>\$1,330,160</b>	<b>\$460,000</b>	<b>\$0.00</b>	<b>\$1,790,160</b>	<b>\$7,160,640</b>	In 2015, the County's CDBG allocation was decreased by less than 1%. Although it is difficult to project the exact amount of CDBG funds that will be received for the next Action Plan period, we estimate that Waukesha County will receive a similar level of funding for 2016.
<b>HOME</b>	<b>Public-federal</b>	<b>Admin &amp; Planning, Homebuyer Assistance, Homeowner Rehab, Housing Development</b>	<b>\$990,793</b>	<b>\$157,000</b>	<b>\$0,00</b>	<b>\$1,147,793</b>	<b>\$4,591,172</b>	In 2015, the County's HOME allocation was decreased by 10.3%. The County expects the level of HOME funds allocated will remain the same for 2016, with which the County will continue to provide affordable housing options throughout the Consortium.

**Table 5 - Expected Resources – Priority Table**

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

Due to the strategic decision-making reflected in the allocations for 2016, the County anticipates leveraging other public and private investments for a higher return on investment. The County rarely fully funds any program or project, instead it requires leverage ranging from 1:1 in program service dollars, to 3:1 in economic development loans, to a typical 10:1 or larger ratio for housing development. Program income funds generated during this Action Plan period will be leveraged to increase services to low and moderate residents within the jurisdiction.

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

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

# Annual Goals and Objectives

**AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)**

**Goals Summary Information**

Goals Summary Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeless	2016	2017	Homeless	County-wide	Homeless Outreach Emergency Shelter and Transitional Housing Homeless Prevention	CDBG: \$264,500	Overnight/ Emergency Shelter/ Transitional Housing Beds added
2	Housing Rehabilitation/ Zero Interest Loans	2016	2017	Affordable Housing	4-County Area	Rehabilitation of Existing Units	CDBG: \$165,000 HOME: \$400,000	Homeowner Housing Rehabilitated
3	Public Improvement	2016	2017	Non-Housing Community Development	County-wide	Public Improvements and Infrastructure	CDBG: \$49,000	Street Improvements
4	Public Services	2016	2017	Public Service	County-wide	Public Service	CDBG: \$160,525	Number of LMI Persons Served
5	Non-Homeless Special Needs	2016	2017	Non-Homeless Special Needs	County-wide	ADA Services	CDBG: \$40,000	Number of LMI Persons Served
6	Public Facilities and Improvements	2016	2017	Non-Housing Community Development	County-wide	Public Facilities	CDBG: \$253,456	Facility Renovations
7	Planning and Administration	2016	2017	Planning and Administration	County-wide	Administration	HOME: \$114,779 CDBG: \$283,000	Planning & Administration
8	Fair Housing Services	2016	2017	Fair Housing Services	County-wide	Fair Housing	CDBG: \$15,000	Fair Housing Education & Outreach
9	Special Economic Development	2016	2017	Non-Housing Community Development	County-wide	Jobs/Small Business/Revolving Loan	CDBG: \$475,000	Jobs created/retained

**Table 6 – Goals Summary  
Goal Descriptions**

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

**Table 7 – Goal Descriptions**

**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 91.215(b):**

The HOME Consortium estimates that the following number of persons/households will be provided affordable housing through the HOME program in 2016.

Program	Income Level		
	Extremely Low Income	Low Income	Moderate Income
Downpayment Assistance	2	8	40
Homeowner Rehabilitation	5	5	5
Purchase/ Rehabilitation	1	2	5
Housing Development	5	5	0
<b>Total</b>	<b>13</b>	<b>20</b>	<b>50</b>



## AP-35 Projects – 91.220(d)

### Introduction

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

#	Full Agency Title	Project
<b>CDBG Program</b>		
1	180° Juvenile Diversion	Creating Lasting Families
2	Big Brothers Big Sisters of Metropolitan Milwaukee	Mentoring Program
3	City of Waukesha	Adaptive Recreational Programs
4	City of Waukesha	ADA Compliance
5	City of Waukesha	Cemetery Sidewalk
6	City of Waukesha	Entrance Sign
7	City of Waukesha	Façade Program
8	City of Waukesha	Homeless Services
9	City of Waukesha	Landmark Historic Springs
10	City of Waukesha	Landmark Paint & Repair
11	City of Waukesha	Saratoga/Haertel Field Summer Playground
12	City of Waukesha	Senior Activity Coordinator
13	City of Waukesha	Sentinel Park Summer Program
14	City of Waukesha	Shelter Improvements
15	Elmbrook Senior Taxi	Taxi Replacement
16	Family Promise of Western Waukesha County	Family Promise
17	Family Service Agency	C.A.R.E. Center
18	Food Pantry of Waukesha County, Inc	Food Allocation Improvement Project
19	Hebron House	Emergency Shelter
20	Hebron House	Jeremy House
21	Hebron House	Operations – Outside In Program
22	Hebron House	Outside In Program – Case Management
23	Hope Center	Day Center
24	Hope Center	Outreach Meal Program
25	Housing Resources Inc	Homebuyer Education & Counseling
26	Interfaith Senior Programs	Housing Support for Seniors & Disabled Adults

#	Full Agency Title	Project
27	Interfaith Senior Programs	Transportation Collaborative
28	Lake Area Free Clinic	Medication Assistance
29	Literacy Council of Greater Waukesha	Outreach & Recruitment
30	Metropolitan Milwaukee Fair Housing	Fair Housing Services
31	Muskego Senior Taxi	Taxi Replacement
32	NAMI	SSI/SSDI Outreach
33	Parent's Place	Community Education Program
34	Richard's Place	HIV/AIDS Support
35	Safe Babies Healthy Families, Inc	Case Management Program
36	Salvation Army	Emergency Lodge
37	Salvation Army	Community Meal Program
38	St. Joseph's Medical Clinic	Prescription Payment Assist.
39	The Caring Place, Inc.	Meals-On-Wheels
40	The Women's Center	Family Support
41	The Women's Center	Emergency Shelter
42	The Women's Center	Sexual Abuse Counseling
43	Town of Oconomowoc	Handicap Ramp & ADA Bathroom
44	UW Extension	West Side NRSA Strategic Plan
45	Unallocated	TBD
46	Wauk. Co. Community Dental Clinic	Healthy Smiles for Tots & Teens
47	Wauk. Co. Community Dental Clinic	Adult Dental Clinic
48	Waukesha County Dept. of Parks & Land Use	Fox Brook Park Accessible Fishing Pier
49	Wisconsin Partnership for Housing Development	Housing Rehabilitation
50	Wisconsin Women's Business Initiative	Downtown Waukesha Business Attraction
51	Wisconsin Women's Business Initiative	Revolving Loan Fund
<b>HOME Program</b>		
1	HOME Program	Administration Housing Development
2	CHDO Reserve	TBD
3	CORE Programs	Downpayment Assistance Program Housing Rehabilitation Program Purchase Rehabilitation Program

**Table 8 – Project Information**

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

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

## Projects

### AP-38 Projects Summary

#### Project Summary Information

##### **180° Juvenile Diversion: Creating Lasting Families**

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

Funding Awarded: \$6,000

Annual Goals: Potentially all services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: Access for all at-risk youth

##### **Big Brothers Big Sisters of Metropolitan Milwaukee: Mentoring Program**

Description: The mission of Big Brothers Big Sisters of Metro Milwaukee (BBBS) is to provide children facing adversity with strong and enduring, professionally supported one-to-one mentoring relationships that change their lives for the better, forever.

Funding Awarded: \$9,000

Annual Goals: Potentially all services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: Access for all at-risk youth

### **City of Waukesha: Landmark Paint/Repair**

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

Funding Awarded: \$10,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 5 facilities improved

### **City of Waukesha: Historic Springs Restoration**

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

Funding Awarded: \$15,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 1 facility improved

### **City of Waukesha: Adaptive Recreational Programs**

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

Funding Awarded: \$7,125

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 50 low income persons to benefit

#### **City of Waukesha: Sentinel Park Summer Program**

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

Funding Awarded: \$6,000

Annual Goals: Public Services

Target Areas: City of Waukesha

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 150 low income persons to benefit

#### **City of Waukesha: Saratoga/Haertel Park Summer Playground**

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

Funding Awarded: \$6,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 150 low income persons to benefit

#### **City of Waukesha: Senior Activity Coordinator**

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

Funding Awarded: \$9,000

Annual Goals: Public Services

Target Areas: City of Waukesha

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 50 seniors to benefit

#### **City of Waukesha: Façade Program**

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

Funding Awarded: \$45,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 15 facilities improved

### **City of Waukesha: ADA Compliance**

Description: This project will upgrade 210 audible pushbuttons at 30 various intersections within the City of Waukesha's NRSA districts.

Funding Awarded: \$48,706

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: 200 persons to benefit from public improvement

### **City of Waukesha: Cemetery Sidewalk**

Description: This project will upgrade walk ways in a public facility that is greatly used by the public.

Funding Awarded: \$4,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator: Access for all, including elderly and disabled

### **City of Waukesha: Entrance Sign**

Description: This project will serve to enhance and promote the Downtown, which is located in the Haertel Field Neighborhood Revitalization Strategy area.

Funding Awarded: \$45,000

Annual Goals: Public Improvement

Target Areas: City of Waukesha

Priority Needs Addressed: Public Improvements and Infrastructure

Goal Outcome Indicator:

### **City of Waukesha: Homeless Services**

Description: To provide funds to the Jeremy House Outside-In case workers to address homelessness in Waukesha County

Funding Award: \$2,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 4 low-income persons to benefit

### **City of Waukesha: Shelter Improvements**

Description: This money will be used to establish additional homeless capacity and/or shelter facility in the City of Waukesha.

Funding Award: \$3,000

Annual Goals: Homeless

Target Areas: City of Waukesha

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 4 low-income persons to benefit

### **Elmbrook Senior Taxi: Taxi Replacement**

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

Funding Award: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Senior/ADA Services

Goal Outcome Indicator: 800 households to benefit

### **Family Promise of Western Waukesha Co.: Family Promise**

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

Funding Awarded: \$9,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 20 low income households to benefit

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

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

Funding Awarded: \$10,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 60 low income persons to benefit

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

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

Funding Awarded: \$7,900

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

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

### **Hebron House: Emergency Shelter**

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

Funding Awarded: \$75,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 275 homeless persons to benefit

### **Hebron House: Jeremy House**

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

Funding Awarded: \$8,500

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 16 homeless persons to benefit

### **Hebron House: Operations – Outside In Program**

Description: To provide an initial point of contact as clients enter the program. The ability to put the client at ease and provide a safe, stable environment is an important step in program success.

Funding Awarded: \$10,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 20 low income persons to benefit

### **Hebron House: Case Management Outside In Program**

Description: The purpose of this project is to provide temporary shelter, assessments, case management and referrals to the chronically homeless population in Waukesha County. The goal is to move clients through the temporary shelter quickly, and in to permanent housing, with continuing case management.

Funding Awarded: \$20,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 22 chronically homeless persons to benefit

### **Hope Center: Outreach Meal Program**

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

Funding Awarded: \$50,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 350 homeless persons to benefit

### **Hope Center: Day Center**

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

Funding Awarded: \$13,500

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 450 homeless persons to benefit

### **Housing Resources Inc: Homebuyer Education & Counseling**

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

Funding Awarded: \$15,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 275 low income persons to benefit

### **Interfaith Senior Programs: Transportation Collaborative**

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

Funding Awarded: \$5,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 160 low income persons to benefit

### **Interfaith Senior Programs: Housing Support for Seniors & Disabled Adults**

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

Funding Awarded: \$7,500

Annual Goals: Non-homeless Special Needs

Target Areas: Waukesha County

Priority Needs Addressed: ADA Services

Goal Outcome Indicator: 190 persons to benefit

### **Lake Area Free Clinic: Medication Assistance**

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

Funding Awarded: \$6,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 190 low income persons to benefit

### **Literacy Council of Greater Waukesha: Outreach & Recruitment**

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

Funding Awarded: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 325 low income persons to benefit

### **Metropolitan Milwaukee Fair Housing: Fair Housing Services**

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

Funding Awarded: \$15,000

Annual Goals: Fair Housing Services

Target Areas: Waukesha County

Priority Needs Addressed: Fair Housing Services

Goal Outcome Indicator: 144 persons to benefit

### **Muskego Senior Taxi: Taxi Replacement**

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

Funding Awarded: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 150 low income persons to benefit

### **NAMI: SSI/SSDI Outreach**

Description: The SOAR Program assists individuals who are affected by severe and persistent mental illness or co-occurring substance abuse and are homeless or at imminent risk of becoming homeless move from homelessness and instability to housing and stability by ensuring they receive income, health insurance, and safe and affordable housing.

Funding Awarded: \$5,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: 20 low income persons to benefit

### **Parent's Place: Community Education Program**

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

Funding Awarded: \$8,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 60 low income persons to benefit

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

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

Funding Awarded: \$6,000

Annual Goals: Non-homeless Special Needs

Target Areas: Waukesha County

Priority Needs Addressed: Non-homeless Special Needs

Goal Outcome Indicator: 58 persons to benefit

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

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

Funding Awarded: \$20,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 28 low income persons to benefit

### **Salvation Army: Emergency Lodge**

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

Funding Awarded: \$8,500

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 67 homeless persons to benefit

### **Salvation Army: Community Meal Program**

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

Funding Awarded: \$18,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 320 homeless persons to benefit

### **St. Joseph's Medical Clinic: Prescription Payment Assistance**

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

Funding Awarded: \$10,500

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 80 low income persons to benefit

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

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

Funding Awarded: \$6,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 168 low income persons to benefit

### **The Women's Center: Family Support**

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

Funding Awarded: \$7,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Services

Goal Outcome Indicator: 75 low income persons to benefit

### **The Women's Center: Emergency Shelter**

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

Funding Awarded: \$30,000

Annual Goals: Homeless

Target Areas: Waukesha County

Priority Needs Addressed: Homeless

Goal Outcome Indicator: 90 homeless persons to benefit

**The Women’s Center: Sexual Abuse Counseling**

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

Funding Awarded: \$15,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 70 persons to benefit

**Town of Oconomowoc: Handicap Ramp & ADA Bathroom**

Description: The Town will install a handicap ramp from grade level to the main level of the building to meet all ADA requirements. The Town will also modify the existing bathrooms on the main level to make them ADA compliant.

Funding Awarded: \$75,750

Annual Goals: Public Facilities

Target Areas: Waukesha County

Priority Needs Addressed: Public Facilities

Goal Outcome Indicator: Access for persons with a disability

**UW Extension: West Side NRSA Strategic Plan**

Description: This project will increase community capacity to collectively identify/address shared issues, challenges, and barriers to neighborhood improvements and to update the West Side NRSA Strategic Plan to retain eligibility for US Department of Housing and Urban Development Neighborhood Revitalization Strategy Area program.

Funding Awarded: \$15,000

Annual Goals:

Target Areas:

Priority Needs Addressed:

Goal Outcome Indicator:

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

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

Funding Awarded: \$10,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 100 low income persons to benefit

### **Waukesha County Community Dental Clinic: Adult Dental Clinic**

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

Funding Awarded: \$10,000

Annual Goals: Public Services

Target Areas: Waukesha County

Priority Needs Addressed: Public Service

Goal Outcome Indicator: 33 low income persons to benefit

**Waukesha County Department of Parks & Land Use: Fox Brook Park Accessible Fishing Pier**

Description: This project will implement a disabled accessible fishing pier at the Fox Brook Park lake to provide ADA-compliant access to fishing opportunities at the Park lake for persons of all ages and abilities.

Funding Awarded: \$59,000

Annual Goals: Public Facilities

Target Areas: Fox Brook Lake

Priority Needs Addressed: ADA rehabilitation of a public facility

Goal Outcome Indicator: Access for all persons with a disability

**TBD: Revolving Loan Fund Re-Cap**

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

Funding Awarded: \$410,000

Annual Goals: Special Economic Development

Target Areas: Waukesha County

Priority Needs Addressed: Special Economic Development

Goal Outcome Indicator: 11 jobs created/retained

### **WI Partnership: Housing Rehabilitation**

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

Funding Awarded: \$165,000

Annual Goals: Rehabilitation of existing units

Target Areas: Waukesha County

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 10 income eligible households

### **Wisconsin Women's Business Initiative: Downtown Waukesha Business Attraction**

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

Funding Awarded: \$65,000

Annual Goals: Special Economic Development

Target Areas: Waukesha County

Priority Needs Addressed: Special Economic Development

Goal Outcome Indicator: 20 jobs created/retained

**Unallocated: TBD**

Description: Unallocated

Funding Awarded: \$84,679

Annual Goals: TBD

Target Areas: Waukesha County

Priority Needs Addressed: TBD

Goal Outcome Indicator: TBD

**HOME Program: Administration**

Description: Program administration.

Funding Awarded: \$114,779

Annual Goals: Planning and Administration

Target Areas: Waukesha County

Priority Needs Addressed: Planning and Administration

Goal Outcome Indicator: Not Applicable

**CHDO Reserve: TBD**

Description: CHDO reserve

Funding Awarded: \$148,619

Annual Goals: Increase Access to Affordable Housing

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 4 low income housing units created

### **CORE Programs: Downpayment Assistance Program**

Description: Downpayment assistance program.

Funding Awarded: \$300,000

Annual Goals: Increase Access to Affordable Housing

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 60 income eligible households

### **Housing Rehabilitation Program**

Description: Housing rehabilitation.

Funding Awarded: \$225,000

Annual Goals: Rehabilitation of existing units

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 20 income eligible households

### **Purchase Rehabilitation Program**

Description: Purchase rehabilitation program.

Funding Awarded: \$175,000

Annual Goals: Rehabilitation of existing units

Target Areas: Waukesha County HOME Consortium

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: 10 income eligible households

### **Housing Development Projects**

Description: Housing Development

Funding Awarded: \$184,395

Annual Goals: Increase Access to Affordable Housing

Target Areas: Waukesha County Consortia

Priority Needs Addressed: Increase Access to Affordable Housing

Goal Outcome Indicator: Not Applicable

### **Table 9 – Project Summary**

## AP-50 Geographic Distribution – 91.220(f)

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

### Geographic Distribution

Target Area	Percentage of Funds
City of Waukesha	16.3%

Table 10 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

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

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

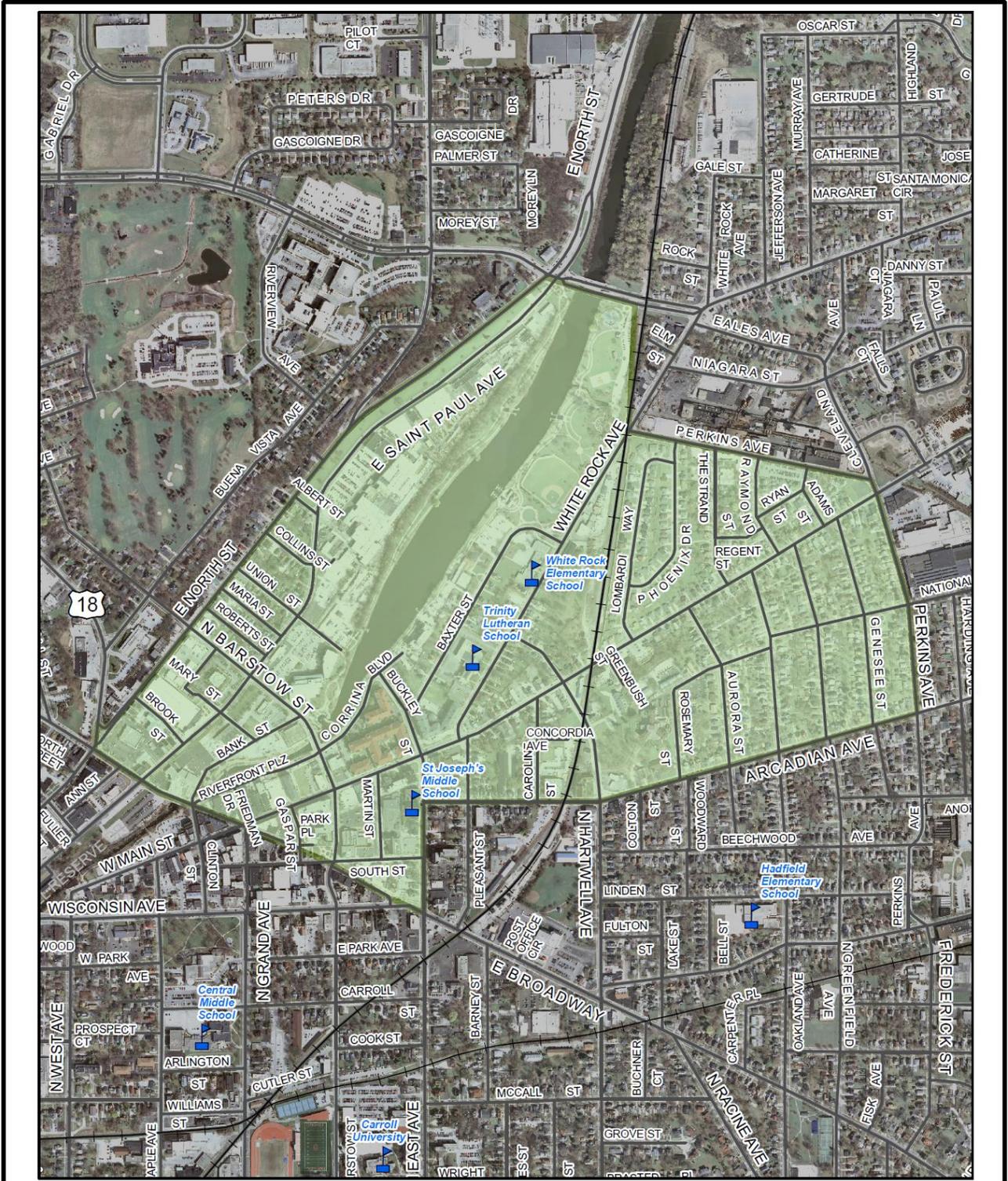
### Neighborhood Revitalization Strategy Areas (NRSAs)

Waukesha County identified three NRSAs in the City of Waukesha in 1999 – Phoenix Heights, Haertel Field, and West Side, as shown in the maps on the following pages. The County will continue to prioritize the three NRSAs for funding and community development efforts during 2016. 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.



Phoenix Heights



Schools



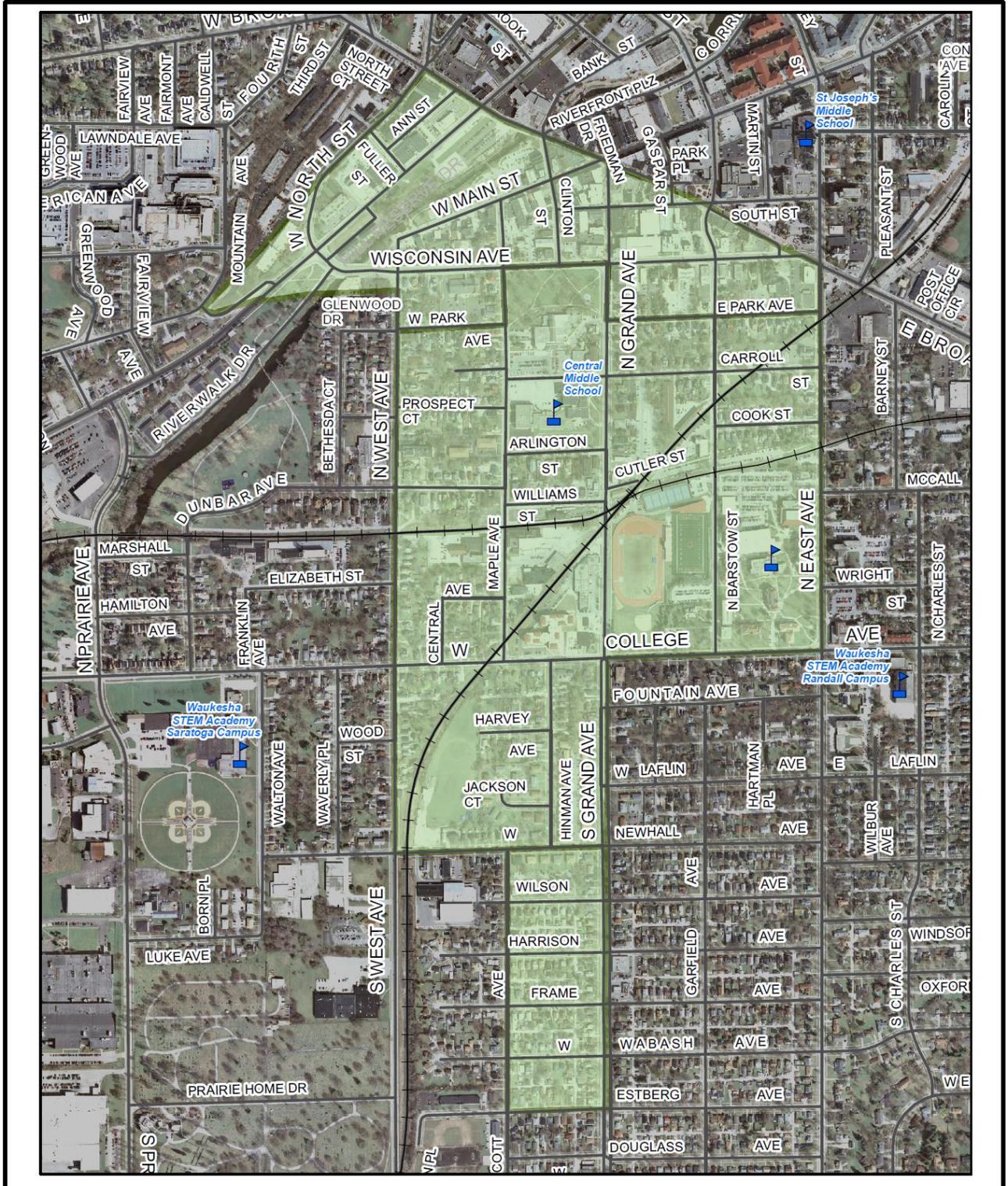
Railroads

# Phoenix Heights NRSA

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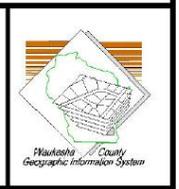


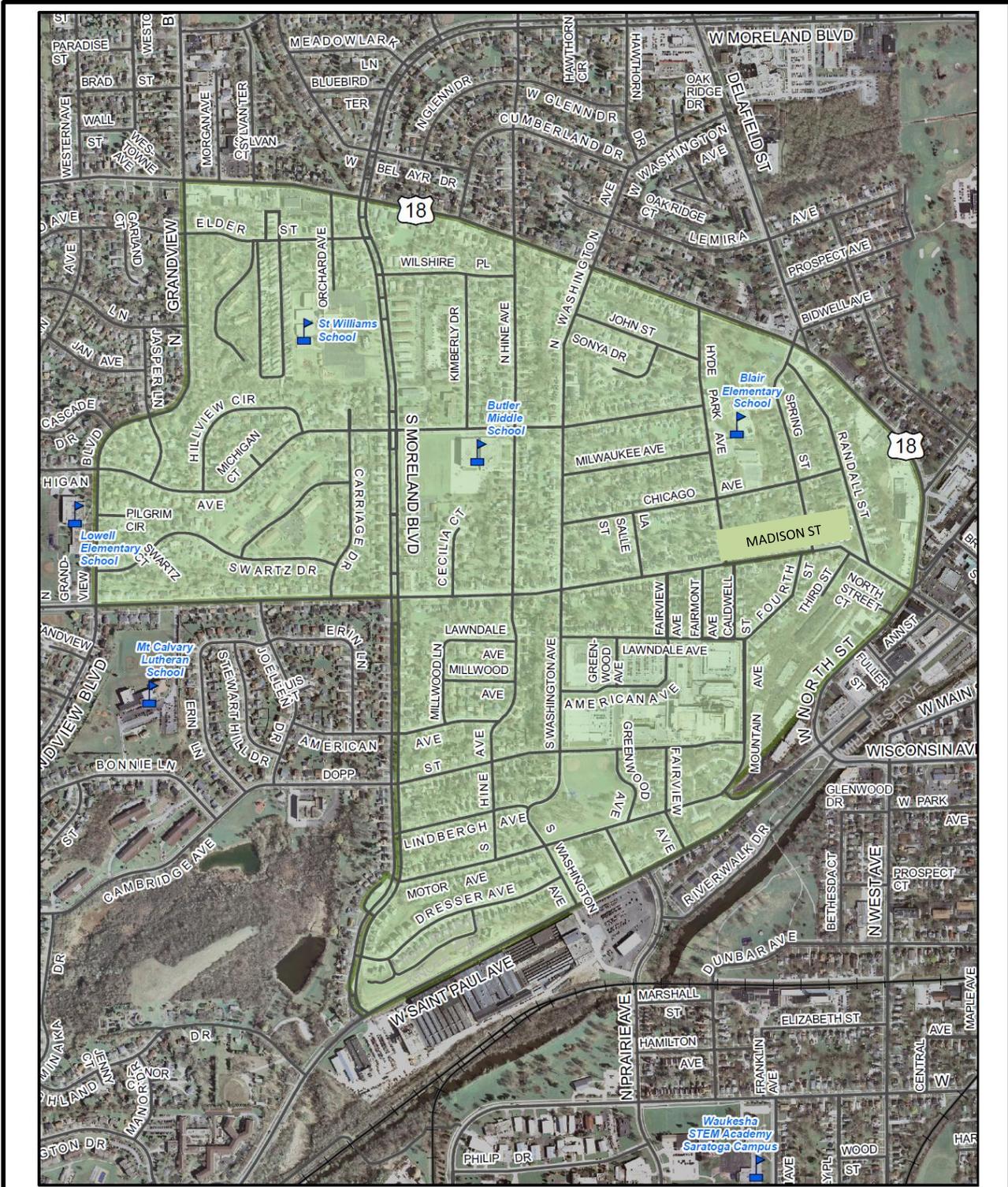
-  Haertel Field
-  Schools
-  Railroads

# Haertel Field NRSA

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-  West Side
-  Schools
-  Railroads

# West Side NRSA

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## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	4
Rehab of Existing Units	56
Acquisition of Existing Units	60
Total	135

Table 12 - One Year Goals for Affordable Housing by Support Type

#### Discussion

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

Affordable housing for non-homeless households is projected to assist 135 households in the HOME Consortium area. Approximately 56 of these households will be supported via rehab of existing units through the HOME purchase and housing rehabilitation programs (estimated to assist a combined total of 30 households), WI Partnership housing rehab program (10 households), and the City of Waukesha housing rehab and homeowner loan programs (combined total of 16 households). Through the HOME program, an estimated 4 new units will be produced by a CHDO and 60 households will be assisted in acquiring homes using the downpayment assistance program. Finally, the HOME Consortium has set aside \$125,000 in unallocated funds and program income dollars generated in 2015 for a new Tenant Based Rental Assistance

program (TBRA) to be administered in Jefferson and Waukesha Counties for 2016. These funds are expected to help approximately 15 families move from homelessness to permanent housing.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

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

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

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

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

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

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

### **Introduction**

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

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

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

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

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

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Waukesha County will continue to provide financial assistance to nonprofit agencies to develop and implement a coordinated assessment system throughout the jurisdiction. Waukesha County funds all of the emergency shelters in the County through the CDBG program, and is an active member in the Housing Action Coalition.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that**

**individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Waukesha County will continue to support homeless service providers, funders, and stakeholders who recognize the need to shift focus and resources from short-term, emergency shelter to long-term, permanent housing, in order to end homelessness. Waukesha County and the Housing Action Coalition support the adoption of the Housing First model by all shelter, transitional and permanent housing providers.

**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.**

Waukesha County will continue to support the Wisconsin Balance of State Continuum of Care Regional Plan to End Homelessness by:

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

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

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

### **Introduction**

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

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

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

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

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

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

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

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

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

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

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

### **Actions planned to reduce lead-based paint hazards**

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

### **Actions planned to reduce the number of poverty-level families**

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

### **Actions planned to develop institutional structure**

Waukesha County has been receiving HUD grant funds for a number of years and has developed a robust administrative structure to manage its CDBG and HOME funds. The County's Community Development Division also offers seminars for potential subrecipients, CHDOs, and contractors to learn more about the CDBG and HOME programs. In addition to working with organizations, the County's Citizen Participation process is designed to make engaged and informed citizens another vital part of the institutional structure.

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

Waukesha County is a founding member of the Thriving Waukesha County Alliance, whose goals include the development of a more sustainable and comprehensive plan for addressing homelessness. Recommendations emerging from the Thriving Waukesha effort which will help enhance coordination include a community outreach and education campaign to provide information about resources available through homeless prevention programs; development of a lead agency to work with homelessness prevention and intervention agencies to produce information for provider networks; and establish a backbone agency that can plan, oversee, and coordinate homeless assistance across the community.

Waukesha County is an active participant in the local Continuum of Care, known as the Housing Action Coalition, which is undergoing a transition. The HAC (currently a collection of nonprofit organizations focused on homelessness issues) is planning to change into that "backbone agency" with a new Board of Directors, hired staff, and a mission to bring the community together around affordable housing and homelessness. Waukesha County has been an active member of the steering committee driving this change, and will continue to take an active role through 2016, both in terms of leadership and funding. The goals for 2016 are to have a new Board of Directors and a full-time staff person in place by the end of March 2016.

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(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 N/A

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows: N/A
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: *N/A*