2015-2019 Consolidated Plan

Waukesha County, Wisconsin
And the HOME Consortium including
Jefferson, Ozaukee, Washington and Waukesha Counties

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Prepared for
Waukesha County, Wisconsin

By

WFN CONSULTING

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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, which includes Jefferson, Ozaukee, Washington, and Waukesha Counties, have prepared this 2015-2019 Consolidated Plan to serve as a comprehensive document promoting a coordinated approach to housing and community needs, and fostering the coordination of all program funded by the U.S. Department of Housing and Urban Development (HUD). 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 five years. It provides guidance on the investment of HUD dollars, as well as other federal, State, and local funding dollars. Every year Waukesha County and the HOME Consortium will produce an Annual Action Plan to detail specific activities to carry out the Plan's priorities and goals.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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.

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.

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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.

4. Summary of citizen participation process and consultation process

Citizen participation was achieved through several methods during development of the Consolidated Plan. These methods included an online survey for resident input on community development and

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housing needs, a dedicated website for the project, public meetings, and individual interviews. More specifically, the following methods were used to garner public and private input:

- Housing and community development survey completed by 383 residents.
- Project website with 336 unique visitors and 802 page views.
- Stakeholder interviews with 30 individuals/agencies.
- Six public meetings advertised via public notices in local newspapers and through direct email notification to over 260 contacts. There were a total of 25 attendees at public meetings for the project.
- Thirty-day public comment period lasting from September 26, 2014 to October 26, 2014 and public hearing to receive comments on the draft held on October 6, 2014. Written comments were received from four individuals/agencies and four persons attended the public hearing.

5. Summary of public comments

Public comments received on the draft plans included the need for a table of contents, the need to list all HOME Consortium counties on the cover of the Plan, an edit to one of the NRSA maps, edits to the language regarding shared-ride taxi services, edits to the language regarding the availability of public water and sanitary sewer services, the need to prioritize rental housing, the need for support for aging-in-place, and the need to improve voucher utilization rates. All public comments regarding the draft Plan are provided in the Appendix.

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

All comments were taken into consideration in preparing the Consolidated Plan. Comments were reviewed from common and recurring themes to help establish priorities and goals.

7. Summary

The five-year plan identifies the community's affordable housing, community development, and economic development needs as well as outlines a comprehensive and coordinated strategy from implementation of programs. Waukesha County and the HOME Consortium will utilize CDBG and HOME Program funds to leverage other public and private investment to address priority goals.

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The Process

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

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

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

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

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

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

1. Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies/Groups/Organizations Consulted

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

PR-15 Citizen Participation

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

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

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

- **Housing & Community Development Survey** – This 29-question survey was designed to collect input from a broad spectrum of the community and received responses from over 300 residents across the four-county HOME Consortium area. The survey was open for a 23-day period from August 9, 2014 to August 31, 2014. Paper surveys received were manually entered by the survey administrator into SurveyMonkey for tabulation and analysis. Hard copies of the survey were also made available at all community meetings and to any sub-recipients interested in sharing hard copies with their clients. A Spanish translation of the same survey was made available in hard copy and online. The survey instruments and responses are provided in the Appendix.

- **Project Website** - To promote the Consolidated Plan and Annual Action Plan planning process with local residents, employees, and other stakeholders, a website dedicated to the project was prepared: www.waukeshacountyconplan.com. The website address was included in all public meeting notices, advertised at public meetings, and linked to the Waukesha County Community Development Department's site. It had 336 unique visitors from August 4, 2014 through October 26, 2014, and one comment was received through it.

- **Stakeholder Interviews** – Key community stakeholders including elected officials, representatives of nonprofit organizations, municipal and county staff, fair housing advocates, lenders, and real estate agents were interviewed individually from August 11, 2014 through August 27, 2014. Thirty stakeholder interviews were conducted.

- **Public Meetings** – Six public meetings were held in order to provide forums for residents and employees in the HOME Consortium area to contribute. Meetings were held both during the day and in the evenings in various locations across the region, providing a variety of options for attendance. These meetings were advertised via public notices in local newspapers and through email notifications sent to over 260 contacts. Dates and times of meetings are shown below:

    - Public kickoff meeting held in Waukesha, WI on August 11, 2014 at 1:30 pm.
    - Jefferson County neighborhood meeting held in Jefferson, WI on August 11, 2014 at 4:00 pm.

- Waukesha County neighborhood meeting held in Oconomowoc, WI on August 11, 2014 at 6:00 pm.
- Ozaukee County neighborhood meeting held in Cedarburg, WI on August 12, 2014 at 6:00 pm.
- Washington County neighborhood meeting held in West Bend, WI on August 12, 2014 at 6:00 pm.
- Waukesha County neighborhood meeting held in Waukesha, WI on August 13, 2014 at 6:00 pm.

- **Public Comment Period and Hearing** – Public comments on the draft Consolidated Plan and Annual Action plan were received throughout a 30-day public comment period running from September 26, 2014 through October 26, 2014. Written comments were received from four individuals and/or agencies. A public hearing on the draft plans was held on Monday, October 6, 2014 at 9:00 am. Four persons attended the hearing. Agencies that provided comments on the drafts in writing or attended the public hearing are shown below. Written comments and comments received at the public hearing are provided in the Appendix.

  - Waukesha County Habitat for Humanity
  - City of Oconomowoc
  - Waukesha County
  - Metropolitan Milwaukee Fair Housing Coalition
  - Milwaukee Housing Coalition
  - Village of Grafton
  - Southeast Wisconsin Regional Planning Commission

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	Stakeholder Interviews & Public Meetings	Local residents, community and economic development professionals, housing developers/ providers	Meeting participation and/or personal interviews with representatives from 55 community and economic development or housing organizations	Comments received by stakeholders identified the following as key issues: need for affordable housing, especially rental units; long wait lists for vouchers; NIMBYism regarding affordable housing; economic development and a jobs/housing balance; housing for elderly/disabled residents; transportation difficulties for residents without a car.	Not applicable	Not applicable
2	Housing & Community Development Survey	Local residents, community and economic development professionals, housing developers/ providers	Participation by 383 survey respondents, including 299 to the English version and 84 to the Spanish version of the survey	Top needs identified in the survey include downpayment assistance; homeowner rehab; rental housing construction, rehab, tenant-based assistance; homeless assistance; youth services; food banks; medical/dental services; drug abuse/crime prevention and funding for entrepreneurs and community organizations. See Appendix for complete survey results.	Not applicable	Not applicable
3	Project Website	Local residents, community and economic development professionals, housing developers/ providers	Total of 336 unique visitors and 802 page views; Written comments from two organizations on the draft Plans received via the website	Commenters noted the need for a table of contents, to list all HOME Consortium counties on the cover of the Plan, and an edit to the NRSA maps. See Appendix for comments received.	None	www.waukesha countyconplan.com
4	Public Comment Period and Public Hearing on Draft Plan	Local residents, community and economic development professionals, housing developers/ providers	Written comments from 2 organizations received; Four attendees at public hearing	Commenters requested changes to the language regarding shared-ride taxi services and the availability of public water and sanitary sewer services; Commenters also noted the need to prioritize rental housing and support for aging-in-place. See Appendix for complete comments.	None	Not applicable

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

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

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

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

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

Summary of Housing Needs

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households

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

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Jefferson County					
Total Households *	3,085	3,325	5,820	4,155	15,550
Small Family Households *	180	255	1,235	1,135	8,235
Large Family Households *	165	210	430	380	1,495
Household contains at least one person 62-74 years of age	160	205	365	40	270
Household contains at least one person age 75 or older	325	310	140	870	40
Households with one or more children 6 years old or younger *	645	500	905	1,159	2250
Ozaukee County					
Total Households *	1,690	2,675	4,960	2,945	21,800
Small Family Households *	0	24	615	680	11,335
Large Family Households *	45	105	185	170	1,980
Household contains at least one person 62-74 years of age	135	235	310	80	470
Household contains at least one person age 75 or older	185	325	150	600	100
Households with one or more children 6 years old or younger *	165	225	458	699	3,055
Washington County					
Total Households *	3,230	4,730	8,365	5,305	30,205
Small Family Households *	20	165	1615	1,205	16,915
Large Family Households *	135	210	585	325	2,600
Household contains at least one person 62-74 years of age	365	235	310	65	400
Household contains at least one person age 75 or older	355	425	150	1,535	45
Households with one or more children 6 years old or younger *	415	655	1,275	1,099	5,255

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

Table 6 - Total Households Table

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing Needs Summary Tables

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

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

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

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

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

3. Waukesha County Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

4. Waukesha County Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Waukesha County Crowding (More than one person per room)

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

Table 11 – Crowding Information

Data Source: 2007-2011 CHAS

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

Estimates regarding at-risk populations were not provided.

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

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

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

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

Introduction

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

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

0%-30% of Area Median Income

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

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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

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30%-50% of Area Median Income

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

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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

50%-80% of Area Median Income

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

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%.

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

80%-100% of Area Median Income

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

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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

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

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

Introduction

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

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

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

0%-30% of Area Median Income

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

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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

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30%-50% of Area Median Income

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

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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

50%-80% of Area Median Income

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

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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

80%-100% of Area Median Income

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

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

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

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

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

Introduction:

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

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

Housing Cost Burden

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

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion

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

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

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

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

- At the income level of 30% of AMI, American Indians/Alaska Natives and Pacific Islander residents both have disproportionately greater need with 100% of each group experiencing housing problems. Hispanic residents also have disproportionately greater need with 98.1% of Hispanic residents experiencing housing problems. Within this income group, all racial and ethnic groups experienced disproportionately greater need with 100% of American Indian/Alaska Native, 85.5% of Hispanic residents, 81.7% of Black residents, and 80.0% of Asian residents experiencing severe housing problems.

- At the income level of 30-50% of AMI, Hispanic residents have a disproportionately greater need with 89.7% experiencing housing problems. Within this income bracket, 65.5% of Black/African American residents, 57.7% of Asian residents, and 54.4% of Hispanic residents experience severe housing problems and have disproportionately greater need.

- At the income level of 50-80% AMI, 78.5% of Black/African American residents, 65.6% of Asian residents, and 58.2% of Hispanic residents experience housing problems. In this income group, 32.1% of Black/African American residents experience severe housing problems and have disproportionately greater need.

- At the income level of 80-100% AMI, 67.4% of Black/African American residents experience housing problems, while 47.4% of Asian residents experience housing problems. In this income level, 18.9% of Asian residents experience severe housing problems and have disproportionately greater need.

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

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

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

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

Tract	Total Pop.	Minority Pop. (%)	2014 Median Family Income
2001.01	4480	6.94	$86,209
2001.02	4852	6.41	$65,168
2001.03	3122	9.51	$76,676
2002.01	3595	5.67	$94,835
2002.02	4206	9.46	$85,007
2003.00	4178	8.88	$87,060
2004.00	6582	14.05	$113,717
2005.00	5667	12.99	$112,030
2006.00	1841	10.54	$61,316
2007.00	3808	11.27	$79,559
2008.01	5114	7.12	$121,380
2008.03	4493	8.57	$97,766
2008.04	3624	12.31	$112,480
2009.01	3932	8.34	$96,859
2009.02	4005	9.11	$119,081
2010.00	6027	6.29	$130,786
2011.01	4656	13.21	$99,643
2011.02	2867	11.68	$84,276
2012.01	2119	12.65	$118,800
2012.02	6032	16.78	$116,705
2012.03	3233	14.17	$85,267
2013.00	4855	10.48	$81,471
2014.02	4656	9.32	$74,237
2014.03	4265	10.95	$83,713
2014.04	3844	7.10	$100,311
2015.03	6647	9.54	$114,378
2015.04	6210	8.60	$107,896
2015.05	2936	4.84	$102,666
2015.06	4697	6.45	$81,246
2016.00	5117	5.18	$86,160
2017.01	4594	3.87	$96,381
2017.03	6097	4.48	$98,877
2017.04	5206	4.49	$96,058
2018.00	1503	4.59	$88,142
2019.00	5169	5.11	$101,555
2020.01	4995	4.18	$110,188
2020.02	4030	4.86	$82,708
2021.01	4094	10.16	$104,698
2021.02	4650	11.16	$76,711
2021.03	3409	11.09	$110,181
2022.01	4329	9.75	$90,525
2022.02	5774	26.67	$60,585
2023.01	4494	15.00	$74,778

Tract	Total Pop.	Minority Pop. (%)	2014 Median Family Income
2023.02	6832	31.50	$55,762
2024.00	5003	11.57	$85,330
2025.00	3998	16.28	$63,136
2026.00	3498	18.35	$45,147
2027.00	1552	24.16	$31,424
2028.00	4219	36.34	$62,813
2029.01	4452	22.91	$68,620
2029.02	3513	11.87	$87,003
2030.00	2641	17.68	$68,697
2031.01	6536	13.26	$98,863
2031.02	6701	11.36	$89,738
2031.03	4528	20.47	$66,630
2032.00	4106	4.97	$99,348
2033.03	3749	4.11	$91,643
2033.04	4037	9.66	$104,754
2033.05	4328	6.19	$87,706
2033.06	5889	12.50	$74,996
2034.02	4011	5.41	$81,400
2034.03	5504	5.00	$102,701
2034.04	3035	8.37	$68,978
2034.05	4139	5.94	$118,695
2034.06	6425	3.24	$106,055
2035.00	6563	3.90	$109,239
2036.01	4102	6.02	$78,792
2036.02	5897	6.24	$95,728
2037.02	5046	9.22	$103,032
2037.03	3819	7.86	$136,122
2037.04	4469	5.10	$124,227
2038.02	6145	4.46	$96,733
2038.03	3945	3.02	$96,663
2038.04	7210	5.78	$96,536
2039.01	4532	5.67	$75,010
2039.02	4308	5.43	$81,675
2040.02	5479	3.85	$88,951
2040.03	3826	6.30	$86,863
2040.04	4379	3.61	$102,069
2041.00	5032	5.48	$110,188
2042.00	7197	5.97	$91,031
2043.01	4852	4.00	$88,719
2043.02	3755	7.30	$82,258
2044.00	2079	4.47	$97,675
2045.01	2495	4.77	$103,207
2045.02	6061	3.45	$88,163

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

NA-35 Public Housing – 91.205(b)

Introduction

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

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

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

Waukesha Housing Authority

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

Washington County Housing Authority

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

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

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

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

Tools in Use

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

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

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

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

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

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

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

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
							Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	356	0	289	0	0	67
Black/African American	0	0	0	36	0	35	0	0	1
Asian	0	0	0	5	0	4	0	0	1
American Indian/Alaska Native	0	0	0	2	0	1	0	0	1
Pacific Islander	0	0	0	2	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant – based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	16	0	15	0	0	1
Not Hispanic	0	0	0	385	0	316	0	0	69
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

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

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

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

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

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

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

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Chronic Homeless Point-in-Time Counts

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

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

Source: WI Balance of State Continuum of Care Chronic Homeless Numbers – 2012 & 2013 Point-in-Time Counts

Local data was not available to futher characterize the homeless and chronically homeless population by age, family status, presence of children, or veteran status at the county level. Data provided by WIBOSCOC from its January 2013 PIT count give a general characterization of the homeless population in Wisconsin, and show that the majority of homeless persons (57.1%) are in families with children. Chronically homeless families and individuals make up 7.1% of the homeless population statewide, veterans make up 8.0%, unaccompanied youth constitute 0.1%.

Nature and Extent of Homelessness: (Optional)

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

Race: n/a	**Sheltered: n/a**	**Unsheltered (optional)**
Ethnicity: n/a	**Sheltered: n/a**	**Unsheltered (optional)**

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

This information is not available in the community.

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

This information is not available in the community.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

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

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

Introduction:

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

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

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

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

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

Persons with Physical Disabilities

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

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

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

Persons with Alcohol/Drug Addictions

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

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

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

Persons with HIV/AIDS

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

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

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

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

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

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

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

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

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

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

While housing opportunities can be limited by household income and purchasing power, the lack of affordable housing options can result in a significant hardship for low-income households, preventing them from meeting other basic needs. The proceeding market analysis characterizes the current supply of housing units in the four-county HOME Consortium in terms of property type, size (i.e., number of bedrooms), cost, age, and condition. It also identifies types of assisted housing units in the four-county area including public housing and Low Income Housing Tax Credit units. An overview of homeless and other special needs facilities and services is also provided.

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

Introduction

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

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

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All residential properties by number of units

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

Table 25 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

OMB Control No: 2506-0117 (exp. 07/31/2015)

Unit Size by Tenure

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

Table 26 – Unit Size by Tenure in Waukesha County

Data Source: 2007-2011 ACS

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

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

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

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

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

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

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

Describe the need for specific types of housing

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

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

Cost of Housing

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

Table 27 – Cost of Housing

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

Rent Paid	Number	%	Number	%
	Waukesha County		Jefferson County	
Less than $500	4,302	12.4%	2,814	31.7%
$500-999	23,205	66.8%	5,524	62.3%
$1,000-1,499	5,594	16.1%	456	5.1%
$1,500-1,999	1,001	2.9%	43	0.5%
$2,000 or more	652	1.9%	27	0.3%

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Rent Paid	Number	%	Number	%
	Waukesha County		Jefferson County	
Total	**34,754**	**100.0%**	**8,864**	**100.0%**
	Ozaukee County		Washington County	
Less than $500	1,274	16.8%	1,891	16.6%
$500-999	5,182	68.1%	8,510	74.8%
$1,000-1,499	995	13.1%	777	6.8%
$1,500-1,999	95	1.2%	91	0.8%
$2,000 or more	58	0.8%	104	0.9%
Total	**7,604**	**100.0%**	**11,373**	**100.0%**

Table 28 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

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

Table 29 – Housing Affordability in Waukesha County

Data Source: 2007-2011 CHAS

Monthly Rent

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

Table 30 – Monthly Rent in Waukesha, Ozaukee, and Washington Counties

Data Source: HUD 2014 FMR and HOME Rents

OMB Control No: 2506-0117 (exp. 07/31/2015)

Is there sufficient housing for households at all income levels?

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

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

Median home prices in each county have increased substantially from 2000 to 2011, with percent change ranging from 45% to 54%, compared to 18% to 24% growth in rental rates. Growing home prices will make homeownership unaffordable to households who otherwise may have been able to purchase entry level housing. As households are priced out of owning homes and stay in the rental market, occupancies and then rents are likely to increase.

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

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

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

Introduction

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

Definitions

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

Condition of Units

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

Table 31 - Condition of Units in Waukesha County

Data Source: 2007-2011 CHAS

OMB Control No: 2506-0117 (exp. 07/31/2015)

Year Unit Built

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

Table 32 – Year Unit Built

Data Source: 2007-2011 ACS

Risk of Lead-Based Paint Hazard

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

Table 33 – Risk of Lead-Based Paint in Waukesha County

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

Vacant Units

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

Table 34 - Vacant Units

Data Source: 2007-2011 ACS

Need for Owner and Rental Rehabilitation

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

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

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

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

Introduction

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

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

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

Totals Number of Units

Program Type									
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project – based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	0	2,002	591			0	0	678
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35– Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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

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

Low Income Housing Tax Credit (LIHTC) Inventory

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

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

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

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

MFH Inventory Survey of Units for the Elderly and Disabled

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

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

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

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

Public Housing Condition

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

Source: HUD Public Housing Property Physical Inspection Data
http://portal.hud.gov/hudportal/HUD?src=/topics/physical_inspection_scores/public_housing_property_physical_inspection_data

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

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:
All residents are offered a well-managed living environment. The needs of both the resident and property are addressed in an expeditious fashion, and all available resources from outside agencies that offer social services are consistently promoted to residents.

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

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

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

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

Facilities and Housing Targeted to Homeless Households

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

Table 36- Facilities and Housing Targeted to Homeless Households

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

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

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

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

Introduction

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

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

Elderly/Frail Elderly

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

Disabled Persons

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

Persons with Drug or Alcohol Addictions

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

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

Persons with HIV/AIDS

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

Public Housing Residents

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

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

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

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

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

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

Full Agency Title	Project	Amount
Family Promise of Western Waukesha Co.	Family Promise	$8,000
Family Service Agency	C.A.R.E Center	$8,000
Food Pantry of Waukesha County Inc.	Food Allocation Improvement Project	$7,500
Hebron House	Emergency Shelter	$74,000
Hebron House	Jeremy House	$7,500
Hebron House	Capital Project	$77,930
Hebron House	Case Management Outside In Program	$21,104
Hope Center	Outreach Meal Program	$34,000
Hope Center	Day Center	$12,500
Housing Resources Inc	Homebuyer Education & Counseling	$15,000
Interfaith Senior Programs	Transportation Collaborative	$4,500
Interfaith Senior Programs	Housing Support for Seniors & Disabled Adults	$6,500
La Casa de Esperanza, Inc.	Early Childhood Education and Summer Food	$20,000
Lake Area Free Clinic	Medication Assistance	$5,500
Lake Country Cares Cab, Inc	Ambulatory Senior and Disabled	$7,000
Literacy Council of Greater Waukesha	Outreach & Recruitment	$6,000
Metropolitan Milwaukee Fair Housing	Fair Housing Services	$15,000
Oconomowoc Silver Streak	Taxi Replacement	$7,000
Parent's Place	Community Education Program	$5,000
Richard's Place, Inc.	HIV/AIDS Support	$5,000
Safe Babies Healthy Families, Inc.	Case Mgmt. Program	$19,000
Salvation Army	Emergency Lodge	$7,500
Salvation Army	Community Meal Program	$18,000
Seniors on the Go! Taxi Service Inc	Taxi Replacement	$7,000
St. Joseph's Medical Clinic	Prescription Payment Assist.	$10,500
The Caring Place, Inc.	Meals-On-Wheels	$6,000
The Women's Center	Family Support	$5,000
The Women's Center	Emergency Shelter	$29,000
The Women's Center	Sexual Abuse Counseling	$10,403

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

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

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

Introduction

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

Economic Development Market Analysis

Business Activity

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

Table 37 - Business Activity

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

Labor Force

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

Table 38 - Labor Force

Data Source: 2007-2011 ACS

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

Table 39 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

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

Table 40 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

Table 41 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

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

Table 42 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

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

Describe the workforce and infrastructure needs of the business community:

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

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

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

Waukesha County will continue to respond to businesses interested in opening or expanding within the County by partnering with a local economic development agency. The agency will fund initiatives to attract new business and jobs to Waukesha County, such as offering low interest loans to businesses interested in expansion or new business opportunities in Brookfield and Hartland. A revolving loan fund for the Village of Menomonee Falls is designed to create jobs and retain target businesses that provide at least 51% of jobs to low- and moderate-income residents. Other projects include efforts to increase the tax base and expand small businesses in the City of Muskego, increase capital investment and revitalization in the City of Oconomowoc, and increase the construction of old and revitalization of older vacant properties in the Village of Pewaukee. These investments in attracting new businesses can positively impact job creation and retention for the County and generate increased resident expenditures and tax revenue.

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

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

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

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

Waukesha County will partner with a local economic development agency to utilize public and private partnerships between Waukesha County government, private businesses, and Waukesha County Technical College to encourage economic growth and business growth strategies within the region. Waukesha County Technical College has two campuses and works with regional employers to provide workforce training and additional opportunities are available for continued education at Carroll University, University of Wisconsin at Waukesha, and Ottawa University. Waukesha, Ozaukee, and Washington Counties have workforce development centers that offer career exploration services, career assessment, work readiness training, etc.

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

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

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

Waukesha County does not participate in a CEDS.

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

Not applicable.

Discussion

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

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MA-50 Needs and Market Analysis Discussion

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

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

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

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

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

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

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Geographic Area

General Allocation Priorities

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

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

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

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

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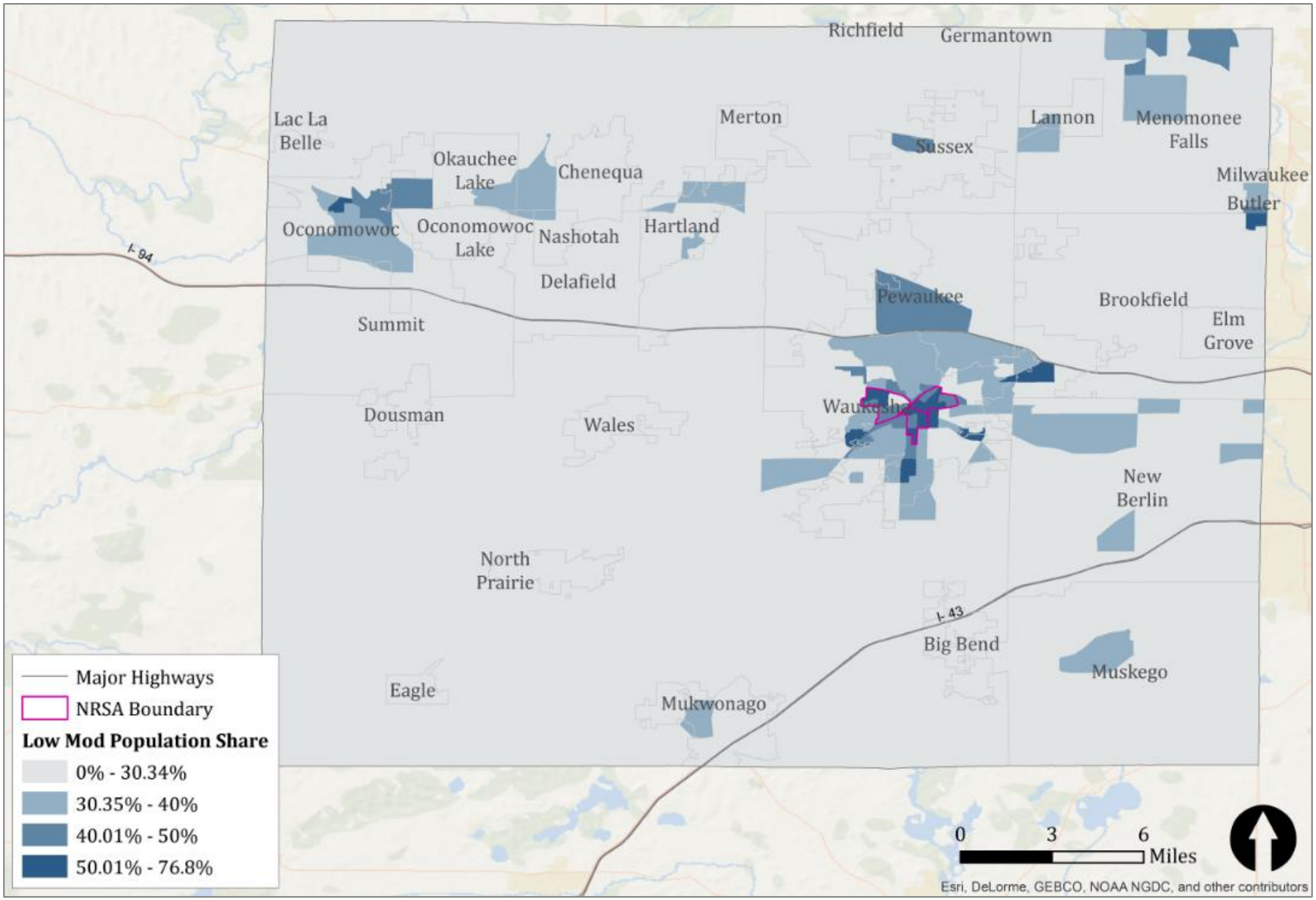
Census Tract, Block Group	Low/Moderate Income Population Share	Census Tract, Block Group	Low/Moderate Income Population Share	Census Tract, Block Group	Low/Moderate Income Population Share
200101, 1	34.5%	203000, 1	40.5%	202800, 2	65.9%
200300, 2	34.7%	203302, 1	40.8%	202600, 2	66.8%
202900, 6	34.7%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

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

Table 44 - Geographic Priority Areas

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



OMB Control No: 2506-0117 (exp. 07/31/2015)

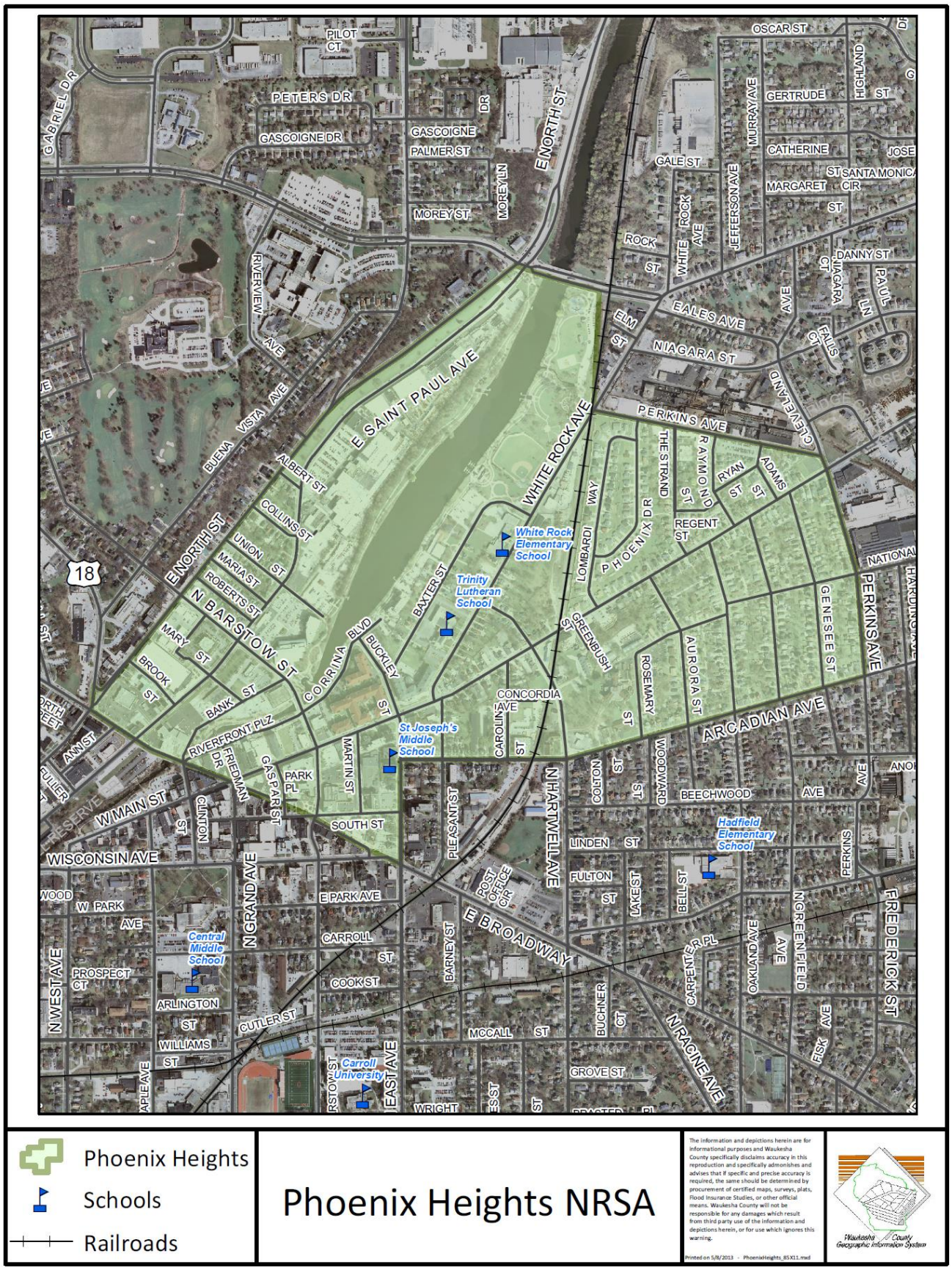
Neighborhood Revitalization Strategy Areas (NRSAs)

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

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

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

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



OMB Control No: 2506-0117 (exp. 07/31/2015)

OMB Control No: 2506-0117 (exp. 07/31/2015)

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Priority Needs

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

Funding Priorities and Guidelines

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

Priority Needs by Spending Category	Priority Level	Projected Share of CDBG Allocation*
Housing		**18%**
Housing Rehabilitation • Extend the useful life of existing affordable housing through weatherization, repair, and rehabilitation programs.	High	
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.	High High	
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.	High High	
Services		**15%**
• Fund projects that provide supportive services to low and moderate income household as well as persons with special needs, specifically including transportation assistance to low income households.	High	
• Fund projects that provide supportive services and shelter to persons who are homeless.	High	
• Support efforts to develop a social service collaborative to coordinate the work of social service organizations, disseminate news and information, and eliminate duplication of effort.	High	

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Public Facility & Infrastructure Improvements		**11%**
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.	High	
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.	Low	
Economic Development		**26%**
• Provide assistance to businesses to create and/or retain jobs for low and moderate income persons.	High	
• Support business development in mixed-use environments with access to affordable and/or accessible housing.	High	
Neighborhood Revitalization Strategy Areas (NRSAs)		**10%**
• Provide focused funding to the three NRSAs within the City of Waukesha. Encourage a mix of strategies for revitalization in the NRSAs including economic development, housing development, public services, and facilities improvements.	High	
CDBG Program Administration		**20%**

Table 45 – Priority Needs Summary

*Note that this funding breakdown applies only to CDBG funds. Spending of HOME program funds are not included in these percentages.

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

Influence of Market Conditions

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

Table 46 – Influence of Market Conditions

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

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	Public-federal	Admin & Planning , Public Facilities, Public Services, Housing Rehab, Historic Preservation, Fair Housing Services	$1,330,160	$460,000	$0.00	$1,790,160	$8,950,800	In 2015, the County's CDBG allocation was decreased by less than 1%. With the complexity of the political and economic environment at the federal level, it is difficult to project the exact amount of CDBG funds that will be received for the next Action Plan period.
HOME	Public-federal	Admin & Planning, Homebuyer assistance, Homeowner rehab, Housing development	$990,793	$157,000	$0.00	$1,147,793	$5,738,965	In 2015, the County's HOME allocation was decreased by 10.3%, with which the County will continue to provide affordable housing options throughout the Consortium.

Table 47 - Anticipated Resources

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

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

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

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

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SP-40 Institutional Delivery Structure

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

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

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

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

Table 49 - Homeless Prevention Services Summary

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

Waukesha County participates in a Continuum of Care that seeks to address and meet the needs of homeless populations through the provision of permanent, transitional, and emergency housing, supportive services, and methods to accurately capture the number of homeless individuals. Through the funding process for CDBG funds many agencies that meet the needs of homeless populations receive funding including emergency shelters, shelters for women and families, organizations that provide food and nutritional assistance, agencies that provide case management and supportive services, and health and medication assistance. The Community Action Coalition for South Central Wisconsin, Inc. (CAC) and the Supportive

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

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

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

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

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

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

- Monitoring the count of homeless and chronically homeless residents and planning for ongoing service provision based on need, as an active participant in the Housing Action Coalition (Waukesha County Continuum of Care).

- Continuing as a lead member of the Thriving Waukesha Initiative, whose main purpose is to facilitate training and capacity building for non-profit organizations.

- Monitoring programs to identify inefficiencies, improve performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households, the homeless, and special needs population.

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SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Goals Summary Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	5-Year Projected Goal
1	Homeless	2015	2019	Homeless	County-wide	Homeless Outreach Emergency Shelter and Transitional Housing Homeless Prevention	CDBG: $1,350,000	Overnight/ Emergency Shelter/ Transitional Housing Beds added	7,700 persons assisted
2	Housing Rehabilitation/ Zero Interest Loans	2015	2019	Affordable Housing	4-County Area	Rehabilitation of Existing Units	CDBG: $1,600,000 HOME: $2,000,000	Homeowner Housing Rehabilitated	600 house-holds assisted
3	Public Improvement	2015	2019	Non-Housing Community Development	County-wide	Public Improvements and Infrastructure	CDBG: $280,000	Street Improvements	1,000 persons impacted
4	Public Services	2015	2019	Public Service	County-wide	Public Service	CDBG: $995,000	Number of LMI Persons Served	25,700 persons assisted
5	Non-Homeless Special Needs	2015	2019	Non-Homeless Special Needs	County-wide	ADA Services	CDBG: $120,000	Number of LMI Persons Served	1,940 persons assisted
6	Public Facilities and Improvements	2015	2019	Non-Housing Community Development	County-wide	Public Facilities	CDBG: $355,000	Facility Renovations	105 facilities improved
7	Planning and Administration	2015	2019	Planning and Administration	County-wide	Administration	HOME: $495,395 CDBG: $1,340,000	Planning & Administration	Not Applicable
8	Fair Housing Services	2015	2019	Fair Housing Services	County-wide	Fair Housing	CDBG: $75,000	Fair Housing Education & Outreach	720 persons assisted
9	Special Economic Development	2015	2019	Non-Housing Community Development	County-wide	Jobs/Small Business/Revolving Loan	CDBG: $2,325,000	Jobs created/retained	155 jobs created

Table 50 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

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

Table 51 – Goals Summary

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

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

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

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

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

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

Activities to Increase Resident Involvements

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

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

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

Plan to remove the 'troubled' designation

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Barriers to Affordable Housing

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

- Several stakeholder interviews indicated a lack of knowledge regarding how to access fair housing counseling, testing, education, advocacy, and where to direct complaints regarding housing discrimination. Many reported escalation to the county level without first using process and agency designed to address such issues.

- During the planning and stakeholder interview process, lack of multi-family units in all regions were identified. In addition, new properties that were recently built were described as having rental rates that exceeded affordability based on worker's wages and strict credit and income requirements that many low-income residents could not meet. Residents with limited English proficiency do not have adequate access to county programs and services.

- There is limited affordable housing for larger families, i.e. 4-5 bedroom units. Stakeholder input indicated that landlords with 3-bedroom rentals often do not rent to larger families.

- Jefferson, Washington, and Ozaukee Counties are not served by a large, fixed-route transit provider. The stakeholder interview process indicated limited public transportation within the city of Waukesha has well.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

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

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

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

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

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SP-60 Homelessness Strategy – 91.215(d)

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This Plan continues to identify economic development as a key goal for the CDBG program, with an estimated 26% of funds planned to be allocated to economic revitalization efforts over the next five years. 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 Wisconsin Women's Business Initiative also works to attract and support small businesses in the City of Waukesha, and is in the process of expanding to the City of Oconomowoc.

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

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

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

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

SP-80 Monitoring – 91.230

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

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

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

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

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