



# 2010 Waukesha County First Program Year Action Plan

The 2010 Waukesha County Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

## ACTION PLAN

*Annual Action Plan includes the [SF 424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.*

### **Executive Summary 91.220(b)**

1. *The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.*

The 2010 Annual Action Plan is submitted based on an ordinance approved by the Waukesha County Board of Supervisors on October 27, 2009 and signed by the County Executive prior to submission to the U.S. Department of Housing and Urban Development. The 2010 Annual Plan is the first year of the new five year Consolidated Plan.

The allocation of funds covering the Community Development Block Grant (CDBG) and HOME Investment Partnership Programs (HOME) are based on an estimated grant award for 2010 since the federal appropriation has not been approved. The Annual Plan does not cover the Emergency Shelter Grant (ESG) or Housing Opportunities for People with AIDS (HOPWA) since Waukesha does not receive direct funding from those grants. Waukesha County anticipates receiving \$1,450,000 in CDBG, \$1,500,000 in HOME and \$700,000 (CDBG) and \$250,000 (HOME) in Program Income in 2010 which will be used for projects and activities proposed in this 2010 Annual Plan.

The Annual Plan is based on data from the 2000 Census and on updates available through other resources, such as the American Community Survey. We are aware that the CHAS data was recently updated to 2009; however, this data became available after we had completed our consolidated plan development process and, therefore, we will review this data and, if there are significant changes, we will update the Consolidated Plan and Annual Plans accordingly for 2011.

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

The Waukesha County CDBG program was initially funded in 1988 and includes participation of 35 of 37 local government jurisdictions. The CDBG program is the most flexible source of funds to meet local housing, economic development, public services and community development needs with the allocation directed to meet one of three federal objectives:

- benefit low and moderate income households
- eliminate slums and/or blight
- meet a specific urgent need (this requires federal approval and is rarely used for allocating CDBG funds)

The CDBG Board of Directors has established criteria for the allocation of annual funds based on the following:

- The primary allocation of funds is determined through the Waukesha County CDBG Board which has established priorities for funding including housing, public services; provisions of Neighborhood Revitalization Strategy areas, Public Facilities Improvements, Economic Development, Planning, Removal of Slums and Blight, and other regulatory eligible activities.
- The CDBG Board, based on a three-year qualification period, allocates to participating jurisdictions of the Urban County over a three year period, a formula allocation of funds based on percent of population and percent of low and moderate income persons which can be drawdown during any one of the three qualification years. A total of approximately 10% of funds for local participating jurisdictions is allocated for this purpose.
- In 1993, the City of Waukesha CDBG program merged with the Waukesha County CDBG program as the Waukesha County Urban County with Waukesha County acting as the administrative agent. The merger agreement provided an annual allocation of CDBG funds for specific activities to undertaken in the City.

### **HOME Investment Partnership Program (HOME)**

The HOME Program is a four county partnership with Waukesha County as the grantee and the HOME programs administered through the Wisconsin Partnership for Housing Development since 2007. The HOME Board bases the initial allocation of HOME funds on an estimate of need for specific activities with flexibility to modify the initial allocation.

The housing foreclosure national crisis has had limited affect on the housing market and the repayment of HOME loans in the HOME Consortium areas compared to other areas of the county. Waukesha County did receive funding through the allocation appropriated to the State of Wisconsin under the Neighborhood Stabilization Program

(NSP) related to foreclosures. The amendment for the NSP funds made to the previous 5 Year Consolidated Plan is incorporated into the 2010-2014 plan. A copy of the amendment is attached.

Unfortunately, the demand for services, the need for affordable housing, and other needs of low and moderate income individuals cannot be met by the decreasing allocation of CDBG and HOME alone. Waukesha County will partner with its non-profit agencies, United Way, foundations, other government entities, and the private sector to cooperate and leverage resources.

## **Citizen Participation 91.220(b)**

2. *Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan).*
3. *Provide a summary of citizen comments or views on the plan.*
4. *Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.*

### **Consultation**

Waukesha County, as the lead agent and federal fund grantee, shall have primary responsibility for the development and implementation of this plan.

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

Together with community leaders, municipal government representatives and local advocates for community development, housing and homeless issues, the County worked to develop a set of priority needs, in addition to specific goals and objectives, for related programming from 2010-2014.

In an effort to increase public involvement in the development of the 2010-2014 Five-Year Consolidated Plan, Waukesha County contracted with the consultant firms of Urban Strategies, LLC and Community Planning and Development Advisors, LLC to conduct a series of focus groups for stakeholders and practitioners involved with CDBG and the HOME program and to conduct an Internet survey of community members.

### **Focus Groups**

The intent of the County was to provide a forum for participation by key community leaders, or stakeholders, from each of the four counties involved in the Consolidated Planning process, that being Jefferson, Ozaukee, Washington and Waukesha counties. An invitation to participate in the process was sent to people from each respective county who represented a variety of special interest groups, elected officials, public administrators, police and fire departments, and non-profit organizations. The focal point for sessions held in the HOME Consortium counties of Jefferson, Ozaukee and Washington County was on housing issues, given that HOME funding is exclusively for housing activities. Two sessions held in Waukesha County focused on both community development and housing issues since the County receives both CDBG and HOME funding. An additional session was held in Waukesha County, open to participants from all counties, to specifically cover fair housing issues. ***The comments and statements included below are solely of the participants in the focus groups and do not represent the opinions or policies of the Waukesha County Consortium***

The series of focus group sessions were held on the following dates:

- October 8, 2009 in Jefferson County, focused on Housing issues.
- October 14, 2009 in Ozaukee County, focused on Housing issues.
- October 21, 2009 in Washington County, focused on Housing issues.
- October 26, 2009 in Waukesha County, (an evening session) focused on both Community Development and Housing issues.
- October 28, 2009 in Waukesha County (2 sessions: am and pm), focused on both Community Development and Housing issues.
- November 4, 2009 in Waukesha County, focused on Fair Housing issues

At each of the sessions, the participants were divided into groups of 10 or less. Facilitators from Urban Strategies/Community Planning and Development Advisors used a nominal group technique developed by Andre Delbecq to help each group generate a series of responses to a question, clarify and consolidate the ideas, and then rank them. This was repeated for each of two or three topic questions to provide County staff and the consultants with enriched observations about the strengths, weaknesses and balancing efforts of the community development and housing programs.

### **Jefferson/Ozaukee/Washington County Housing Focus Groups**

The three questions asked at the housing-only sessions, one each in Jefferson, Ozaukee, and Washington Counties, were:

- What are the strengths of housing programs funded over the last 5 years in Jefferson/Washington/Ozaukee County under the Waukesha County Consortium Consolidated Plan?

- What are the weaknesses of housing programs funded over the last 5 years in Jefferson/Washington/Ozaukee County under the Waukesha County Consortium Consolidated Plan?
- What should be the priorities or focus of housing programs in the 2010 – 2014 Waukesha County Consolidated Plan for Jefferson/ Washington/Ozaukee County under the HOME program?

#### Summary Narrative

***Following is a summary of the strengths and weaknesses and recommendations for future funding offered at the three 3 focus group sessions held in Jefferson, Ozaukee, and Washington Counties. These statements were compiled by the consultants, Community Planning and Development Advisors (CPDA). The following were observations and opinions of the participants in the focus groups. They have not been verified and are not presented as factually accurate. The statements provided below do not represent the opinions or policies of Waukesha County or the Waukesha County Consortium.***

Among the strengths mentioned by the groups were the following: there is a fairly good amount of housing available for seniors and the disabled and the quality of the housing stock is good; there is a variety of housing available; the old county by county allocation process was much more fair and useable for them and they would like to return to that process; there is minimal duplication of services within the counties; a housing hotline that refers people to available resources; the shared ride program offers improved transportation; agencies are very dedicated, sustainable and long term.

Among the weaknesses mentioned by the groups were the following: what is most needed is more affordable housing for people on SSI; need for more communication and education; the canceling a program in mid-year; need a landlord association in each county; there should be a percentage of the HOME allocation that has local control; there is a need for more transitional housing.

Many recommendations were made for what the focus and priorities should be over the next five years. Among these were: improve communication with seniors, disabled and caregivers on what is needed to keep people in their homes, including housing needs; provide technical assistance to individual organizations on how to access and use available funds; provide permanent housing with case management; continue assistance for purchasing homes; return to the old allocation system of providing each county with funding; change the administration of the program from Waukesha County being the lead agency to hiring an independent entity through a contractual arrangement; increase the allotment for Tenant-Based Rental Assistance and increase local control of that activity; provide grant writing assistance to organizations; work on legislation to reduce regulatory barriers to affordable, multi-family housing; provide education

on job training for youth in housing rehab trades; re-evaluate the HOME Board composition and membership rules to allow for rotating terms, or 1/3, 1/3, 1/3 system; and better recognition of shared priorities.

### **Waukesha County Housing and Community Development Focus Groups**

The three questions asked at each of the three community development and housing sessions in Waukesha County were:

- What are the strengths of the current 5-Year Waukesha County Consolidated Plan or the community development and housing programs?
- What are the weaknesses of the current 5-Year Waukesha County Consolidated Plan or the community development and housing programs?
- What should be the priorities or focus of in the 2010 – 2014 Waukesha County Consolidated Plan for community development and housing programs?

#### Summary Narrative

***Following is a summary of the strengths and weaknesses and recommendations for future funding offered at the three 3 focus group sessions held for Waukesha County. These statements were compiled by the consultants, Community Planning and Development Advisors. The following were observations and opinions of the participants in the focus groups. They have not been verified and are not presented as factually accurate. The statements provided below do not represent the opinions or policies of Waukesha County or the Waukesha County Consortium.***

#### Strengths

The highest rated strengths concerned the CDBG/HOME boards and the process of making funding decisions. Participants complimented the board for its diversity, knowledge and fairness in project selection. It was noted that the board process is open, asks good questions and are encouraging. Participants also complimented the application process which they said was simple.

There were also compliments for the County staff for being available, helpful and knowledgeable.

Programmatically, practitioners noted that the County funds “critical basic needs” programs such as social services and assists non-profits by funding programs and operations. Funding was described as diverse and flexible.

## Weaknesses

The most pronounced weakness in the community development in Waukesha is the lack of affordable housing. The participants noted a lack of mixed affordable housing outside of the city of Waukesha and they specifically mentioned rental and housing for the disabled.

The second cluster of comments about weaknesses in the program concerned the distribution of funds and the amount of available funds. The highest rated weakness was that CDBG is providing funding for government entities as well as other organizations that also provide funding. Although the groups knew that total funding for CDBG and HOME is based on a mathematical formula, participants still noted that the county tries to spread its funding too much. Two types of funding distribution methods were criticized. One was the decision not to fully fund projects so that the available funds can be further spread. This method was called "slow death." Another funding method criticized was the county's policy of not funding "duplicative" programs. A participant noted that "There is a lack of understanding of what constitutes "duplication" of services.

## Recommendations for Priorities

In analyzing the focus group sessions the consultants identified three major themes. The first and the one that garnered the most comments involved the County's process of making funding decisions. Recommendations included more funding for non-profits and more focus on community needs. Make sure that the programs selected match the needs. The group also recommended training and educational sessions for the board, the public as well as non-profits participating in the program. A two year grant was suggested. The group also recommended elimination of what they called "second level funding" including funding agencies that then turn around and fund other agencies.

The second theme was affordable housing. More housing was called for as was mixed income housing, and affordable housing in areas outside of the City of Waukesha. Comments also addressed increasing county resources for housing and educating the public about the housing trust fund and its benefits.

The third category of recommendations included specific programs including mental health and two recommendations for transportation.

## **Waukesha/Jefferson/Ozaukee/Washington Fair Housing Focus Groups**

The two questions asked at the one Fair Housing focus group session held in Waukesha County were:

- What are the strengths (S) and weaknesses (W) of the Fair Housing programs within Waukesha County and within the participating jurisdictions of the Waukesha County Consortium?
- What should the focus be or what actions should be taken over the five years to address Fair Housing issues in Waukesha County and the participating jurisdictions within the Waukesha County Consortium?

## Summary Narrative

***The following strengths and weaknesses were recorded observations and opinions of the participants in the focus groups. They were recorded by and analyzed by the consultants, CPDA. As previously noted these observations and opinions do not represent the opinions or policies of the Waukesha County Consortium nor are they to be considered as verified and factually accurate.***

## Strengths

Very few strong points were listed by the groups with one group listing only three strengths and the other two groups listing five each.

The one strength listed by all three groups was the County's down payment assistance and homeownership program. Two groups listed the two advocacy groups supporting affordable housing in the county as strengths, the Housing Trust Fund and SOPHIA. Related to this, the one group that did not specify these groups did say that the county does work with community groups which may include these advocacy groups.

Two groups did compliment the CDBG/HOME program administrators saying that they are knowledgeable and helpful.

## Weaknesses

The list of weaknesses is long. Two groups listed 17 weaknesses and the one remaining group listed 14. Many of the comments were made by one individual and were not duplicative.

If categorized, the most frequently mentioned weakness related to a lack of political will and commitment to affordable housing and fair housing on behalf of elected officials at the county level and at municipalities. One commenter said that there is a failure to accept affordable housing. Another said that there is a lack of political initiative. One said there is a "profound political resistance" to fair housing. Lack of commitment to the plan and implementation of fair housing by the private sector was also identified as a weakness.

Related to this, a number of commenter's noted that the County "overstates" its commitment to affordable and fair housing as evidenced, for example, by the failure of the county to actually commit funds to the affordable housing trust fund and the failure to adopt a fair housing ordinance.

It was noted by a number of participants that racial segregation continues to be an issue and this is not identified in the analysis of impediments nor acknowledged. One commenter stated that Waukesha County is the "whitest" county and it did not get that way by "accident". It was suggested that instances of discrimination is "understated" particularly because the minority population is so small that using grievances as an indicator is not an accurate measure.

Another commenter broadened that idea to a failure of the plan to identify the changing characteristics of the lower income population in Waukesha County.

A number of participants noted that the public lacks knowledge about fair housing and affordable housing and there is a need for education and "public discourse."

The cost of land was identified by a number of participants as a major impediment to affordable and fair housing. It was noted that the cost of land continues to increase as suitable, available sites are developed for other uses such as commercial development or market rate housing. Related to this were comments concerning the restrictive effects of zoning and a lack of commitment to changing zoning restrictions, both of which contribute to the high cost of land. Also related was a comment that since Waukesha County doesn't have the authority to implement provisions of the Smart Growth Plan in municipalities, this is a weakness inhibiting fair housing.

When discussing specifics of the Analysis of Impediments, Consolidated Plan and implementation of the CDBG and HOME programs, the participants noted a number of weaknesses. These included:

- There is no mention of Affirmative Fair Housing Marketing in the Analysis of Impediments.
- The plan does not create affordable housing. The plan does not promote affordable rental housing.
- There is too much emphasis on homeownership. This means that assistance is offered to moderate income households at the 50 – 89 percent of median income range but not available or affordable to those below 50 percent of county median.
- Housing plans are for senior housing not integrated or mixed housing.

Each group also identified as a major weakness a prohibition that prevents the Waukesha Housing Authority from developing affordable housing outside of the City of Waukesha.

The lack of jobs, workforce housing and transportation were also weaknesses mentioned and agreed to by many participants.

### **Recommended Priorities/Goals for Fair Housing**

Each of the three groups recommended support for the Housing Trust fund, improving the transportation system and linking jobs/employment to affordable housing as major priorities for the future. Workforce housing was mentioned a number of times and it was suggested that the county develop incentives to encourage employers to participate in programs for workforce housing.

Another major recommendation was that the County/Consortium must change the emphasis of the funding from homeowner to a more diversified mix of housing, especially multifamily housing. One comment was that the county must “stop the funding disparity.” Related to this were a number of other recommendations.

- Consolidate multiple funding sources to allow financing of larger projects.
- Better coordinate funding sources to align support services with housing development.
- Encourage bigger developments to help qualify for use of tax credits.
- Develop a new CHDO (Community Housing Development Organization) capable of developing affordable housing.

The groups also suggested continuing the education of public officials and the public at large about the benefits of affordable and fair housing. Among the suggestions were:

- Educate and encourage advocacy to the general public;
- Compile examples of good housing programs in other counties. Publicize and promote the benefits of affordable housing
- 
- Make presentations to communities; make use of media.
- Develop a best practices inventory and other concepts.
- Identify champions in each municipality to attend meetings, voice the need for affordable housing.
- Identify and fund projects that meet goals of the plan.

- Gear education on benefits to local elected officials.
- Work with development community to highly publicize a good project i.e. concept houses.
- Change the “culture of exclusion” especially with elected officials.

Other recommendations included:

- Changing zoning to streamline the system and encourage/incentivize multifamily housing.
- Find methods to hold local governments accountable for enforcement of the Consolidated Plan’s Certification to Affirmatively Further Fair Housing.
- Create a County Fair Housing Ordinance.
- Acquire foreclosed and abandoned properties to use for affordable housing.

See a summary of the results of focus groups in Appendix B.

## **Community Needs Survey**

A copy of the survey, charts of survey results and written comments from the survey are provided in Appendix B.

The Internet Community Needs and Housing Needs Survey was conducted during the months of September and October 2009 and was accessible to residents of Jefferson, Ozaukee, Washington and Waukesha counties through the Waukesha County’s and Waukesha City’s website. The results of the needs survey were to help the County determine the use of public funds, including their yearly allocations of Community Development Block Grant funds, HOME funds and programs introduced under the economic stimulus package.

Five hundred and four (504) residents of the four Consortium Counties accessed the survey with 89.9% (453) of those responding completing the entire survey. The respondents represented residents of each of the counties in the Consortium by the following percentages: Jefferson County (26.5%), Ozaukee County (1%), Washington County (3.4%), and Waukesha County (69.1%). The survey included questions concerning community development and housing for residents of Waukesha County, but the questions for residents of Jefferson, Ozaukee and Washington counties focused on housing activities.

### **Waukesha County Questions and Results:**

Two of the questions asked Waukesha's residents about their feeling regarding neighborhood safety. In response to the question that asked about the residents "feeling about neighborhood safety," 43.4% said that "they always feel safe", 53.8% said that "they mostly feel safe", 3.1% said "mostly feel unsafe" and no one said that they "never feel safe". The follow up question was whether their feeling of safety had changed in the last 5 years. 10.6% said "they feel a lot safer", 31% said "they feel somewhat safer", 57% said "they feel somewhat less safe", and 2.1% said "they feel a lot less safe".

In regard to housing, the survey asked two questions of Waukesha County residents. First, the survey asked the residents to rate the Need for housing programs/assistance in their neighborhood. The rating scale used was 1 = Extreme Need to 4 = No Need at all. The highest ratings were in the 3 to 4 range indicating No Need to No Need at All. This indicated that residents did not believe that housing assistance was needed. Of those who did rate housing as needed, "places that are safe after dark", "places to walk" and "places for children to play" received the highest ratings. Rental housing was rated the highest under No Need At All.

The survey then asked Waukesha County residents to rate the importance of spending public dollars on various activities relating to housing, economic development, public improvements, revitalization efforts, homeless programs and public services. The ratings choices were Extremely Important, Very Important, Not Very Important, Not Important, or Don't Know. The activities were selected for inclusion in the survey based on a review of funding decisions made by the County in allocating Community Development Block Grant (CDBG) and HOME funds over the last 10 years.

The second housing question on the survey asked the residents to "rate the importance of spending public dollars on housing efforts." "Housing for persons with disabilities" and "housing for seniors" were the two categories with the highest scores of Extremely Important and Very Important. A rating of Very Important" was selected most often by respondents for all but two of the activities listed: affordable housing development (36.4%), owner housing development (39.2%), down payment and closing costs (40%), housing for seniors (53.7%), housing for persons with disabilities (53.3%), homeowner rehab loans (41%), and fair housing activities (35%). The highest rating of Not Very Important was given to the two remaining activities of "rental housing development" (36.6%) and "rental rehab loans" (36%).

In the economic development/public improvement category, both "increasing the opportunity for jobs" and "encourage the development of small businesses" were rated extremely important/very important by 90.6% of those responding. Repair/replace streets and street lighting was next highest rated at 86.3%. Also highly rated was to "remove/repair/replace blighted and damaged buildings" at 70.6%, followed by "repair/improve targeted public facilities" with 68.2% considering that category extremely important/ very important. Lowest scoring categories were "improve/ increase the number of bus shelters/stops" with 62.2% of those responding putting this in the not very important/not important categories and 55.4% of the

respondents ranking not very important/not important for “improving the conditions of parks and public space”.

In the category for homeless and public service programs the choices all received fairly high levels of support in the categories of extremely important and very important. The highest in importance (rated extremely important/ very important) were “programs that assisted disabled persons” at 83.1 and job training programs at 82.4%. “Programs that assist senior citizens” were rated extremely important/very important by 81.3% and that was closely followed by “programs for youth” at 80.6%. 76.2 % of the respondents rated “programs that serve persons with mental illness” as extremely important/very important. At the low end, “legal services” was deemed not very important/not important by 48.8% of those responding followed by 42.3% for the category of “facility improvements for non-profits”.

The survey also asked Waukesha County residents “generally speaking, how has your City/Town/Village changed in the following areas over the last 5 years?” The choices were “A Lot Better Off”, “Somewhat Better Off,” Somewhat Worse Off,” “A lot Worse Off,” and “Don’t know. Over 50% of the respondents rated their communities as “A Lot Better Off” in the following categories:

- Opportunities for walking (57.8%)
- Opportunities for biking (55.8%)
- Condition of parks and other public spaces (52.9%)
- General neighborhood appearance (51%)
- Safe places for children to play (50.9%)

On the opposite side, 22.7% of the respondents reported that Opportunities for Jobs was “A Lot Worse Off,” the highest rating in that category. If you combine this with those who rated this category “Somewhat Worse Off” (35.3%) the total was 58% of the respondents. This was the highest of the negative ratings followed by 45.1% who found the conditions of the streets and sidewalks worse off and 42.8% who the situation was worse off regarding affordable housing than it was five years ago.

What is interesting is the high number of respondents who did not know whether certain categories were better or worse off. However, three of the four highest rated as “do not knows” were in regard to housing, particularly for rental, the disabled and seniors. This included:

- Availability of housing for people with disabilities (50.3%).
- Availability of housing for seniors (41.8%).
- Public transportation options (34.7%).

- Availability of rental housing (33%).

### **Jefferson, Ozaukee and Washington Counties**

Residents of Jefferson, Ozaukee and Washington Counties receive only HOME funding from the Waukesha County Consortium. Therefore, this survey only asked one program question relating to housing for each county. The question was: "...please rate the importance of spending public dollars on housing efforts in your county in the following areas." A list then was provided of various housing program types and the respondents scored each according to a scale ranging from Extremely Important to Not Important. They were also given the opportunity to check Don't Know.

Jefferson County: 132 respondents

The category of housing that received the highest percent response as Extremely Important was "Affordable Housing" at 52.7%. Combining that with those who responded that "Affordable Housing" was Very Important gave this category a rating of 86%. The second highest rated as Extremely Important was "Homeownership Assistance" at 47.5% although when combined with Very Important this activity rated fourth at 76.2%. "Rental Housing" was rated third as Extremely Important at 42.3% and third combined at 76.9%. Interestingly, the second highest combined score was for Fair Housing Information and education activities with a combined score of 79.5%.

Jefferson County residents rated "Rental Rehab Loans" and "Rental Housing" as one and two for being Not Very or Not important "scoring them 26.7% and 26.1% respectively.

Washington County: 17 respondents

38.9% of the Washington County respondents scored "Fair Housing Anti-Discrimination Activities" as Extremely Important, the highest score in the housing category. 55.6% scored "Housing Rehab loans" as Very important. Combined, the highest rated category was "Housing for disabled persons" at 77.8%. On the negative side, 44.4% of the respondents rated "Rental Rehab Loans" as Not Very Important.

Ozaukee County: 5 respondents

The highest rated category in Ozaukee County was "Owner Housing Development" with 66.7% of the respondents rating that as Extremely Important. "Affordable housing" was second at 33.3%. 66.7% of respondents said that "Homeowner Rehab Loans" was Not Very Important.

The survey allowed for written comments to each question and there was one open-ended question for each county inviting a respondent to provide any additional comments or recommendations on the use of public funds over the next 5 years. The respondents to the

survey were more than willing to provide their recommendations with comments. (See Appendix B)

***Based upon the survey responses, the consultants, CPDA, have categorized the following conclusions for consideration by staff and County officials:***

**Economic Development and Public Facilities Components (Question 12)**

**Conclusion # 1:**

Waukesha County survey respondents indicated a preference that CDBG funding should be provided to activities that increase opportunities for jobs.

**Conclusion # 2:**

Additionally, survey participants supported using federal funds to encourage the development of small businesses.

**Homeless and Public Service Components (Question 13)**

**Conclusion # 1:**

Waukesha County survey participants favor funding programs that assist people with disabilities.

**Conclusion # 2:**

Waukesha County survey participants also favor funding job creation activities under public services.

**Housing Components**

**Waukesha County: (Question 14)**

**Conclusion # 1:**

Less than 25% of Waukesha County respondents scored housing as an extremely important need in any housing category. The highest rated need was for “affordable owner-housing development”, but, at the same time, a higher number of people rated “affordable rental housing” as being of little or no need. “Rental housing” was seen by the largest percent of people responding as being Not Very Important or Not Important with a combined score of almost 50%.

**Conclusion # 2:**

If CDBG and/or HOME are used for housing activities, the activity that more than 50% of survey participants rated as most important was “housing for persons with disabilities” followed by “housing for seniors”.

**Jefferson County: (Question 18)**

**Conclusion # 1:**

Jefferson County survey participants favor funding of “affordable housing” activities.

**Conclusion # 2:**

Jefferson County survey participants favor funding of “homeownership assistance” activities.

**Conclusion # 3:**

Jefferson County survey participants favor encouraging Fair Housing information and education activities as well as Fair Housing anti discrimination activities.

**Ozaukee County:** (Question 21)

**Conclusion # 1:**

Ozaukee County survey participants favor funding for “owner housing development” programs.

**Washington County:** (Question 24)

**Conclusion # 1:**

“Housing rehab loans” were rated as very important by Washington County survey participants.

**Conclusion # 2:**

Fair housing anti-discrimination activities was rated as extremely important by Washington County survey participants.

**Conclusion # 3:**

Washington County survey participants rated “rental rehab loans” as not very important.

## **Citizen Participation**

Waukesha County provides all citizens an opportunity to participate at all CDBG and HOME Board meetings through a public comment period. All CDBG and HOME meetings are posted in accordance with County requirements for public notice. In addition, a public hearing is held annually to obtain citizen comments on community needs and CDBG funding priorities. The CDBG Board also reviews comments received at the public hearings held by the Department of Health and Human Services and Department of Senior Services. CDBG staff also receives comments related to various community needs as a participant on numerous coordinating groups, including, but not limited to: Workforce Development Board, Waukesha Action Committee, United Way Community Building Committee, Regional Development Committee, Waukesha Youth Collaborative, and Waukesha Transit Collaborative, etc.

Waukesha County held public hearings to obtain citizen input on community-wide needs, comment on the annual allocation of funds and published all required public announcements.

A public hearing to comment on the 2010 CDBG allocation was published as a display advertisement in the Milwaukee Journal/Sentinel, the official county newspaper, on October 10, 2009. A similar notice relating to the 2010 HOME allocation was published as a display advertisement also on October 10, 2009. The CDBG public hearing was held in conjunction with the October 14, 2009 CDBG Board meeting and the HOME public hearing was held in conjunction with the HOME Board meeting on October 15, 2009. The County Board ordinance approving these allocations was held on October 27, 2009.

A copy of the proposed 2010-2014 Consolidated Plan and the 2010 Annual Plan was provided for review and comment to the public on December , 2009 through January , 2010.

See Appendix B for a list of comments received: 1) to the Community Needs Survey, 2) during the Focus Group sessions, 3) any comments received at the public hearings, and 4) any comments received during the 30 day comment period. All comments received are listed; however, the comments were edited to remove information identifying a person or a business by name or location.

No comments were presented at any of the public hearings.

## **Resources 91.220(c)(1) and (c)(2)**

5. *Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.*
6. *Identify federal resources the jurisdiction expects to receive from the Housing and Economic Recovery Act and the American Recovery and Reinvestment Act that will be used to address priority needs and specific objectives identified in the plan.*
7. *Explain how federal funds will leverage resources from private and non-federal public sources.*

**Figure 1: 2010 Resources**

<b>Resources</b>	<b>2010 Allocation</b>
Community Development Block Grant	\$ 1,475,000
Reallocation	\$ 22,708
CDBG Program Income (estimated)	\$ 700,000
HOME	\$ 1,500,000
HOME Program Income (estimated)	\$ 250,000
Neighborhood Stabilization Program (NSP) (from State)	\$ 1,312,575
CDBG-R	\$ 392,451
<b>Total 2010 Budget</b>	<b>\$ 5,652,734</b>
<b>Other Resources</b>	
Emergency Assistance (EAP)	\$4,380,000
Lead Abatement Grant	\$120,000
McKinney-Vento Homeless Assistance*	
Waukesha County	\$529,132
Washington County	\$210,459
Ozaukee County	\$77,897
Jefferson County	\$31,987

\*Direct Agency Allocations

## **Annual Objectives 91.220(c)(3)**

*\*If not using the CPMP Tool: Complete and submit Table 3A.*

*\*If using the CPMP Tool: Complete and submit the Summary of Specific Annual Objectives Worksheets or Summaries.xls*

8. *Provide a summary of specific objectives that will be addressed during the program year.*

Figure 2: HUD Objectives/Outcomes Chart

**\*HUD Outcomes/Objectives Chart**

<b>Outcomes &gt;&gt;&gt; Objectives v v v</b>	<b>Availability/ Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	<i>DH-1</i>	<i>DH-2</i>	<i>DH-3</i>
<b>Suitable Living Environment</b>	<i>SL-1</i>	<i>SL-2</i>	<i>SL-3</i>
<b>Economic Opportunity</b>	<i>EO-1</i>	<i>EO-2</i>	<i>EO-3</i>

Figure 3: Table 3C: 2010 Housing Objectives/Outcomes

<b>Obj #</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Amount 2010</b>	<b>Performance Indicators 2010</b>	<b>Expected Number 2010</b>	<b>Outcome/Objective*</b>
<b>Housing</b>						
<b>H-1</b>	Rehab/develop units to be code compliant and affordable to workforce housing including residential units above commercial/retail stores	<b>CDBG:</b>  <b>HOME</b>	\$80,000 PI: \$220,000 15 units  \$300,000 PI: \$250,000 35 units	# of units rehabbed to be code compliant  # of units rehabbed or developed above commercial/retail stores	50 units	<i>DH-1</i> <i>DH-2</i>
<b>H-2</b>	Down Payment and Closing Costs Assistance	<b>HOME :</b>	\$540,000	# of households who become homeowners	70 households	<i>DH-1</i>
<b>H-3</b>	Purchase/Rehab In conjunction with DPA program (H-2)	<b>HOME</b>	\$200,000	# of households assisted w/rehab of purchased unit	11 households	<i>DH-3</i>

<b>H-4</b>	Housing Development: Homeownership and/or Rental unit development	<b>CDBG:</b>  <b>HOME:</b>	\$7,500 PI: \$125,000  \$85,000 PI: \$125,000	# of Homeowner units  # of Rental units	65 units	<b>DH-3</b>
<b>H-5</b>	CHDO Reserve Projects	<b>HOME:</b>	\$225,000	Increase CHDO capacity  Development of housing in a larger region of the Consortium	1 viable CHDO  2 units	<b>DH-1</b>

**Figure 4: Table 3C: 2010 Community Development Objectives/Outcomes**

<b>Obj#</b>	<b>Specific Objectives</b>	<b>Sources of Funds</b>	<b>Amount 2010</b>	<b>Performance Indicators 2010</b>	<b>Expected Number 2010</b>	<b>Outcome/Objective *</b>
<b>Community Development</b>						
<b>Public Services (Non-NRSA)</b>						
<b>CD-1</b>	Provide assistance to persons and/or families to mitigate or prevent homelessness	<b>CDBG</b>	\$135,500	# of persons assisted with services  # of LMI persons assisted	525 persons  268 persons	<b>SL-1</b>
<b>CD-2</b>	Provide assistance to at-risk families and youth (Non- NRSA)	<b>CDBG</b>	\$ 94,000	# of persons provided assistance  # of LMI persons	909 persons/ households 57,000 calls  455 persons/ households 30,000 calls	<b>SL-1</b>
<b>CD-3</b>	Provide assistance to seniors, persons w/special needs including support services and transportation services	<b>CDBG</b>	\$ 61,000	# of seniors and/or persons with special needs provided supportive services including transportation services  # of LMI persons assisted	2000 persons  1020 persons	<b>SL-1</b>
<b>Public Facilities (including Accessibility)</b>						

<b>CD-4</b>	Acquire, and/or make accessible or renovate buildings for delivery of services to income- eligible persons	<b>CDBG</b>	\$246,728	# of persons provided services  # of buildings/parks acquired, made accessible and/or renovated	800 persons  9 buildings 6 parks	<b>SL-1</b>
<b>Economic Development</b>						
<b>CD-5</b>	Provide assistance to businesses to create and/or retain jobs for LMI persons	<b>CDBG</b>	\$ 60,000 PI: \$800,000	# of jobs created or retained  # of jobs made available to or taken by LMI persons	25 Jobs  13 Jobs	<b>EO-1</b>
<b>CD-6</b>	Create jobs for LMI persons with transit or workforce connections	<b>CDBG</b>	TBD	# of jobs created  # of jobs made available to or taken by LMI persons	Jobs  Jobs	<b>EO-1</b>
<b>Neighborhood Revitalization/Public Improvements</b>						
<b>CD-7</b>	Improve targeted neighborhoods through variety of initiatives including park and infrastructure improvements	<b>CDBG</b>		# of neighborhoods assisted  # of facilities improved	3 targeted areas assisted  # of facilities improved	<b>SL-3</b>
<b>CD-8</b>	Provide public services for residents of 3 NRSAs	<b>CDBG</b>	\$479,470	# of persons assisted  # of LMI persons assisted	13,640 persons/ Households  7000 persons/ households	<b>SL-1</b>
<b>CD-9</b>	Develop and/or acquire/rehab units affordable as workforce housing in outlying	<b>CDBG</b>  <b>HOME</b>	See H-5	# of units developed, acquired, and/or rehabbed in locations with jobs/ transportation	See H-5	<b>DH-1</b>

	Consortium areas			connections		
<b>Administration/Planning</b>						
<b>CD-10</b>	Effective overall program administration including Fair Housing	<b>CDBG</b>	\$231,000	# of years of successful program administration	1 Year	
		<b>HOME</b>	\$150,000			
	Effective planning	<b>CDBG Planning</b>	\$90,010	Effective planning		

**Description of Activities 91.220(d) and (e)**

*\*If not using the CPMP Tool: Complete and submit Table 3C*

*\*If using the CPMP Tool: Complete and submit the Projects Worksheets and the Summaries Table.*

9. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

10. Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

**Figure 5: 2010 Proposed Housing Activities**

<b>2010 Proposed Activities</b>		
<b>Decent Housing</b>		
<b>H-1</b>	Develop or rehab units to be code compliant and affordable to workforce housing, including residential units above commercial/ retail stores	<b>DH-1 DH-2</b>
<b>H-2</b>	Down Payment and Closing Costs Assistance (DPA)	<b>DH-1</b>
<b>H-3</b>	Purchase/Rehab: used in conjunction with DPA program	<b>DH-3</b>
<b>H-4</b>	Housing Development: Homeownership and/or Rental unit development	<b>DH-1</b>
<b>H-5</b>	CHDO Reserve Housing Development Projects	<b>DH-1</b>

<b>Applicant Agency</b>	<b>Activity Description</b>	<b>Funding Amount</b>	<b>Objective/ Outcome</b>
Wisconsin Partnership for Housing Development	Housing Rehabilitation 50 units	CDBG \$ 55,000 CDBG/PI \$100,000 HOME \$300,000	<b>H-1/DH-3</b>
Waukesha County/ Wisconsin Partnership for Housing Development	HOME Administration	HOME \$150,000	
Habitat for Humanity	Housing Development 3 units NRSA Activity	CDBG \$ 7,500 HOME \$ 85,000	<b>H-4/DH-1</b>
City of Waukesha	Housing Rehab Assistance Program 12 Units	CDBG \$ 25,000 CDBG/PI - \$175,000	<b>H-1/DH-3</b>
Eligible CHDOs	CHDO Reserve	HOME \$250,000	<b>H-5/DH-1</b>
HBC Services Slinger Housing Auth	Down Payment Assistance/ Homebuyer Counseling 70 households	HOME \$540,000	<b>H-2/DH-1</b>
Wisconsin Partnership for Housing Development	Purchase/Rehab (see DPA program)	HOME \$200,000	<b>H-3/DH-3</b>

HOME regulations allow a maximum of 10% for administration. Waukesha County, as the lead agency for the Participating Jurisdiction (PJ) shares its administration costs with the Waukesha County CDBG budget and contracts with the Wisconsin Partnership for Housing Development for part of the administrative duties.

The Waukesha County staff for the CDBG and HOME programs is a Coordinator, Program Assistant and clerical support with a total budget split of 70% from CDBG funds and 30% from HOME funds. Waukesha County has fiscal, daily administration, program compliance and regulatory enforcement responsibilities.

This portion of the allocation is part of the allowed 10% PJ Administration paid by contract to the Wisconsin Partnership for Housing Development (WPHD) for 2010. Under this contract, WPHD administers the CPA (?) and Housing Rehabilitation program, services housing rehabilitation loans and provides technical assistance related to proposed development and regulatory compliance.

The Home regulations require that a minimum 15% be allocated for CHDO Reserve projects, which are developments that will be owned, managed, developed or sponsored by a non-profit agency who meets the qualifications to be an eligible Community Housing Development Organization (CHDO). Any organization meeting the regulatory CHDO requirements and approved by the Participating Jurisdiction, the Waukesha County Consortium, can apply for CHDO reserve funds for a development project.

In the past few years, the HOME Consortium has provided funds for three CHDO organizations, Movin' Out, Hebron House of Hospitality and the Washington County Habitat for Humanity. Funding for CHDO reserve projects is based on a submitted application, a review of the type of application by the HOME Board, availability of funding and an analysis of the proposal for funding.

**CHDO Reserve      \$225,000**

Allocation to be determined through a Request for Proposal submittal process

**Down Payment Assistance/Homebuyer/Counseling \$ 540,000**

The Down Payment Assistance program (DPA) is combined with Homebuyer Counseling since a household cannot receive DPA funding without a certificate of completion of a homebuyer-counseling program. The DPA program has provided different amount of assistance since its inception in 1998. For 2010, the DPA program will provide a loan that is forgivable after five years.

Homebuyer counseling agency (HBC Services or Slinger Housing Authority) receives \$1,000 for each household who completes homebuyer counseling and purchases a home.

**Housing Rehabilitation Program CDBG: \$300,000; HOME: \$550,000**

The Housing Rehabilitation Program provides the lowest and best repayment of the various housing rehabilitation programs available to homeowners.

**Purchase/Rehab Program \$200,000**

This program, begun in 2008, has become more successful than anticipated. Eligible homebuyers receive both Down Payment Assistance and Housing Rehabilitation Assistance to bring their home up to code within six months of purchase. The Purchase/Rehab program has met a critical need in the affordable housing market for LMI households.

**Foreclosure Crisis Funding: \$1,312,575**

Due to the national housing crisis, HUD appropriated \$3.92 billion in foreclosure assistance under the Neighborhood Stabilization Program (NSP). HUD awarded funds by formula to those communities most affected by foreclosures. Communities not meeting the direct funding threshold under the formula could apply to be funded by an allocation of NSP funds made to the State. On September 26th, HUD announced the funding allocation and, although Waukesha County had the third largest number of foreclosures in Wisconsin, no HUD NSP funds were awarded for direct assistance to Waukesha County. However, the County did apply to the State for NSP funds and was awarded \$1,312,575. The amendment to the 2005 – 2009 Consolidated Plan for the proposed expenditures of NSP funds is attached as part of this 5-year Plan.

**Figure 6: 2010 Proposed Community Development Activities**

<b>2010 Proposed Activities</b>		
<b>Community Development</b>		
CD-1	Provide assistance to persons and/or families to mitigate or prevent homelessness	<b>SL-1</b>
CD-2	Provide assistance to at-risk families and youth (Non-NRSA)	<b>SL-1</b>
CD-3	Provide assistance to seniors, persons w/special needs including support services and transportation services	<b>SL-1</b>
CD-4	Acquire, and/or make accessible or renovate buildings for delivery of services to income-eligible persons	<b>SL-1</b>
CD-5	Provide assistance to businesses to create and/or retain jobs for LMI persons	<b>SL-1</b>
CD-6	Create jobs for LMI persons with transit or workforce connections	<b>EO-1</b>
CD-7	Improve targeted neighborhoods through variety of initiatives including park and infrastructure improvements	<b>EO-3</b>
CD-8	Provide public services for residents of 3 NRSA's	<b>SL-1</b>
CD-9	Develop and/or acquire/rehab units affordable as workforce housing in outlying Consortium areas	<b>DH-1</b>
CD-10	Effective overall program administration including Fair Housing Effective Planning	

<b>Applicant Agency</b>	<b>Activity Description</b>	<b>Funding Amount</b>	<b>Outcome/Objective</b>
<b>Public Service/Shelters</b>			
Hebron House Emergency Shelter	Shelter/families & single women 156 persons	CDBG \$ 74,000	CD-1/SL-1
Salvation Army Emergency Lodge	Shelter/men 230 persons	CDBG \$ 10,500	CD-1/SL-1
Women's Center Sister House	Shelter/women & children 90 persons	CDBG \$ 27,000	CD-1/SL-1
Hebron House Jeremy House	Shelter/persons w/mental illness 38 persons	CDBG \$ 8,500	CD-1/SL-1
Pregnancy Support	Transitional/single mothers & child 6 households	CDBG \$ 7,500	CD-1/SL-1
Richard's Place	Hospice for persons with HIV/AIDS 5 persons	CDBG \$ 8,000	CD-1/SL-1
<b>Public Services/Food and Nutrition</b>			
Food Pantry of Waukesha County	Food Distribution (NRSA) 4000 households	CDBG \$ 13,000	CD-8/SL-1
Caring Place	Meals on Wheels (NRSA) 180 households	CDBG \$ 4,500	CD-8/SL-1
Waukesha Training Center	Food Distribution (NRSA) 800 households	CDBG \$ 10,000	CD-8/SL-1
Salvation Army	Community Meals (NRSA) (see CCWC below)	CDBG \$ 18,500	CD-8/SL-1
CCWC	Community Meals (NRSA) 850 households	CDBG \$ 30,000	CD-8/SL-1
<b>Public Services/Transportation</b>			
Village Menomonee Falls	Senior Bus 715 persons	CDBG \$ 10,000	CD-3/SL-1
Elmbrook	Senior Taxi 375 persons	CDBG \$ 10,000	CD-3/SL-1
Interfaith	Transportation Collaborative (NRSA) 750 persons	CDBG \$ 7,000	CD-8/SL-1
Muskego	Senior Taxi 90 persons	CDBG \$ 10,000	CD-3/SL-1

<b>Public Services/Medical &amp; Dental</b>			
Community Outreach Health	Medical Assistance 111 persons	CDBG \$7,000	<b>CD-2/SL-1</b>
La Casa de Esperanza	La Clinica (NRSA) 450 persons	CDBG \$9,500	<b>CD-2/SL-1</b>
St. Joe's Medical	Prescription Payments (NRSA) 200 persons	CDBG \$10,500	<b>CD-8/SL-1</b>
Waukesha Dental Clinic	Dental Assistance/children (NRSA) 1350 households	CDBG \$14,000	<b>CD-8/SL-1</b>
St. Joe's Dental	Adult Dental Care (NRSA) 50 persons	CDBG \$5,000	<b>CD-8/SL-1</b>
<b>Public Services/Family &amp; Individual Assistance</b>			
DHSS	Crisis Respite Child Care 45 households	CDBG \$20,000	<b>CD-2/SL-1</b>
	Parent/Child Interaction 12 households	CDBG \$9,500	<b>CD-2/SL-1</b>
	Homebound Detention 5 households	CDBG \$5,500	<b>CD-2/SL-1</b>
	Education Support/Special Needs 2 households	CDBG \$5,500	<b>CD-2/SL-1</b>
Mental Health Association	211 57,000 calls/estimate 80% LMI	CDBG \$7,000	<b>CD-2/SL-1</b>
UW- Extension	180* Juvenile Diversion (NRSA) 80 households	CDBG \$6,500	<b>CD-8/SL-1</b>
Women's Center	Sexual Abuse (NRSA) 50 persons	CDBG \$8,250	<b>CD-8/SL-1</b>
Family Services	CARE Center (NRSA) 200 persons	CDBG \$9,500	<b>CD-8/SL-1</b>
Healthy Families	Healthy Families (NRSA) 120 households	CDBG \$17,500	<b>CD-8/SL-1</b>
Literacy Council	Literacy Outreach (NRSA) 140 households	CDBG \$5,000	<b>CD-8/SL-1</b>
La Casa de Esperanza	Child Care (NRSA) 200 households	CDBG \$53,000	<b>CD-8/SL-1</b>
PPAC	Parent's Place (NRSA) 120 households	CDBG \$7,000	<b>CD-8/SL-1</b>
Pregnancy Support	Individualized Support 40 persons	CDBG \$5,000	<b>CD-2/SL-1</b>

City of Waukesha	Adaptive Recreation 60 persons	CDBG \$10,000	CD-2/SL-1
	Sentinel Park 80 households	CDBG \$8,000	CD-2/SL-1
Village of Sussex Parks & Rec	Recreational Scholarships 40 persons	CDBG \$2,000	CD-2/SL-1
Village of Sussex UW-Extension	Community Building Parking Lot 64 households	CDBG \$5,000	CD-2/SL-1
<b>Public Services/Senior Assistance</b>			
Interfaith	Faith in Action 275 persons	CDBG \$11,500	CD-3/SL-1
Interfaith Douseman/Eagle	Senior Resources 45 persons	CDBG \$6,500	CD-3/SL-1
City of Waukesha Parks & Rec	Senior Coordinator 500 persons	CDBG \$13,000	CD-3/SL-1
<b>Public Services/Youth</b>			
United Way	Youth Collaborative (NRSA) 800 households	CDBG \$90,000	CD-8/SL-1
<b>Public Services</b>			
UW-Extension	Phoenix Heights (NRSA) 1250 persons	CDBG \$ 45,000	CD-8/SL-1
UW-Extension	Haertel Field (NRSA) 1250 persons	CDBG \$ 45,000	CD-8/SL-1
UW-Extension	West Side (NRSA) 1250 persons	CDBG \$ 40,000	CD-8/SL-1
<b>Public Facilities</b>			
Alano Club	Facility Improvement 100 persons	CDBG \$ 2,000	CD-4/SL-1
CCWC	Storage Facility 200 households	CDBG \$ 1,000	CD-4/SL-1
City of Waukesha	Opt-Cop Camera 500 persons	CDBG \$ 30,000	CD-4/SL-1
Village of Butler	Building Demolition	CDBG \$ 3,966	CD-4/SL-1
Waukesha County	Historic Museum	CDBG \$ 30,000	CD-4/SL-1
City of Waukesha	Historic Springs	CDBG \$ 30,000	CD-4/SL-1

<b>Public Facilities/ Accessibility</b>			
City of Waukesha		CDBG \$34,750	<b>CD-4/SL-1</b>
City of Brookfield	Stage Coach Inn (Historic)	CDBG \$30,000	<b>CD- /SL-1</b>
	Play Equipment in City park	CDBG \$20,000	<b>CD-4/SL-1</b>
	Walkway to City park	CDBG \$5,414	<b>CD-4/SL-1</b>
City of Pewaukee	City Hall Compliance	CDBG \$16,494	<b>CD-4/SL-1</b>
Village of Big Bend	Walkway in Village park	CDBG \$2026	<b>CD-4/SL-1</b>
Village of Eagle	Walkway from elementary school to Library	CDBG \$2984	<b>CD-4/SL-1</b>
Village of Merton	Accessible Door to Village Hall	CDBG \$2877	<b>CD-4/SL-1</b>
Village of Wales	Fireman's Park	CDBG \$3467	<b>CD-4/SL-1</b>
Town of Delafield	Sound System	CDBG \$9259	<b>CD-4/SL-1</b>
Town of Summit	Play Equipment	CDBG \$7475	<b>CD-4/SL-1</b>
Town of Waukesha	Sidewalk	CDBG \$12,477	<b>CD-4/SL-1</b>
Village of North Prairie	Play Equipment in Village park	CDBG \$ 2,539	<b>CD-4/SL-1</b>
<b>Economic Development</b>			
Waukesha Training Center	Protect the Planet 1 job created	CDBG \$10,000	<b>CD-5/EO-1</b>
WCEDC	Business Loans 24 jobs created	CDBG \$ 50,000 PI \$800,000	<b>CD-5/EO-1</b>
City of Waukesha	Façade Improvements (S/B)	CDBG \$20,000	<b>CD-/EO-3</b>
<b>Administration/Planning</b>			
Metro Milw Fair Housing	Fair Housing	CDBG \$ 17,500	<b>CD-10</b>

Waukesha County	Administration	CDBG \$ 213,300	<b>CD-10</b>
	Strategic Alliance	CDBG \$ 15,000	<b>CD-10</b>
Hebron House	Housing Study	CDBG \$ 5,000	<b>CD-10</b>
City of Waukesha	NRSA Planning	CDBG \$ 29,250	<b>CD-10</b>
Village of Menomonee Falls	Village Center	CDBG \$ 35,960	<b>CD-10</b>

**Geographic Distribution/Allocation Priorities 91.220(d) and (f)**

11. *Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.*

12. *Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.*

In accordance with federal regulation 24CFR92.230 (as amended), Waukesha County has prepared this annual plan following a recommended format established by HUD. The plan is submitted both for public comment and HUD approval. The HUD approval will ultimately result in the release of 2010 funds.

The Annual Plan is based on data from the 2000 Census and on updates available through other resources, such as the American Community Survey. We are aware that the CHAS data was recently updated to 2009; however, this data became available after we had completed our consolidated plan development process and, therefore, we will review this data and, if there are significant changes, we will update the Consolidated Plan and Annual Plans accordingly for 2011.

Based on the 2000 census, Waukesha County does not have a concentration of minorities in any identified area. The total minority population of Waukesha County based on the 2000 census was 3.4%. Waukesha County does have a concentration of the Hispanic ethnic group located primarily in the Phoenix Heights NRSA in the City of Waukesha (202700 and 202800 census tracts). No other areas in any county had a significant minority/ racial / ethnic population.

Concentration of Funding: The primary focus of the CDBG funding is to serve residents county-

wide or in the case of the HOME program, throughout the four participating counties. However, a large portion of CDBG funding is concentrated in serving residents of the three Neighborhood Revitalization Strategy Areas. All public service funded agencies serve NRSA as well as residents county-wide. Public Services with specific funding for NRSA residents are designated by a PS-NRSA code.

Waukesha County will continue under the CDBG program its Neighborhood Revitalization Strategy Area (NRSA) program that concentrates CDBG funding into qualifying areas as part of a NRSA plan. Three NRSA areas with a low and moderate income population exceeding 51% within the City of Waukesha have strategies developed and approved by HUD. Each of the NRSA plans, as approved by HUD, will be incorporated into this Consolidated Strategy Plan, as an attachment. If it becomes necessary during the next five years to significantly amend any of the NRSA plans, we will undertake the statutory and regulatory requirements for a significant amendment to our Consolidated Plan and submit the amended strategy to HUD for approval. A map of the three NRSA areas is attached to this plan in Appendix A.

The HOME program which serves as a four-county area does not concentrate any funding specifically to NRSA areas.

The Community Development Block Grant (CDBG) program is available to the low and moderate income residents within 35 of 37 participating Waukesha County jurisdictions. The CDBG program administered by Waukesha County is NOT available within the counties participating in the HOME Investment Partnership (HOME) program in Washington, Jefferson and Ozaukee counties that participate through the State Small Cities CDBG program.

The CDBG program has a special provision in the regulations for Urban Counties that allows for low and moderate income eligibility designation based on the upper quartile ranking of the LMI population. In Waukesha County, any municipality, census tract, or block group exceeding 32.5% will qualify as though it had 51% LMI. The County's GIS office has prepared a countywide map showing qualified quartile areas. This map can be found in Appendix A.

Housing Opportunities for Persons with AIDS (HOPWA) funds are received by the City of Milwaukee as part of a metro allocation of funds. A HOPWA plan and agreement with a local agency (Richard's Place) provides a portion of the metro funds directly to Waukesha County. The balance of the metro counties (including Washington and Ozaukee counties) is included in the City of Milwaukee Consolidated Strategic Plan.

The major obstacle to meeting underserved needs is the lack of and reductions in resources that make long term planning difficult. A second obstacle is that low and moderate people with the exception of the City of Waukesha are not concentrated in any

particular area of the County and providing services to outlying areas is difficult. Associated with this dispersed low and moderate income population is the lack of a comprehensive transportation system, which makes delivery of services and clients reaching services difficult.

**Annual Affordable Housing Goals 91.220(g)**

*\*If not using the CPMP Tool: Complete and submit Table 3B Annual Housing Completion Goals.*

*\*If using the CPMP Tool: Complete and submit the Table 3B Annual Housing Completion Goals.*

13. Describe the one-year goals for the number of homeless, non-homeless, and special-needs households to be provided affordable housing using funds made available to the jurisdiction and one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

**Figure 7: Table 3B Annual Housing Completion Goals**

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected	Resources used during the period			
	Number Completed	CDBG	HOME	ESG	HOPWA
Acquisition of existing units					
Production of new units		X	X		
Rehabilitation of existing units	41	X	X		
Rental Assistance					
<b>Total Sec. 215 Rental Goals</b>	41				
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units					
Production of new units	5				
Rehabilitation of existing units	40	X	X		
Homebuyer Assistance	70	X	X		
<b>Total Sec. 215 Owner Goals</b>	115				

<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>					
Homeless					
Non-Homeless					
Special Needs		X			
<b>Total Sec. 215 Affordable Housing</b>					
<b>ANNUAL HOUSING GOALS</b>					
Annual Rental Housing Goal	75				
Annual Owner Housing Goal	75				
<b>Total Annual Housing Goal</b>	150				
For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.					

**Public Housing 91.220(h)**

14. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

15. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Please refer to the respective Public Housing agency plans for a description of their respective needs and strategies. These plans can be found at the following HUD website: <http://www.hud.gov/offices/pih/pha/index.cfm>

None of the public housing authorities are designated as troubled by HUD.

**Homeless and Special Needs 91.220(i)**

16. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.

17. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).

18. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

**Figure 8: 2010 Proposed Homeless Activities**

Obj#	Specific Objectives	Sources of Funds	Amount 2010	Performance Indicators 2010	Expected Number 2010	Outcome/Objective *
CD-1	Provide assistance to persons and/or families to mitigate or prevent homelessness	CDBG	\$135,500	# of persons assisted with services	525 persons	SL-1
				# of LMI persons assisted	268 persons	

Applicant Agency	Activity Description	Funding Amount	Outcome/Objective
<b>Public Service/Shelters</b>			
Hebron House Emergency Shelter	Shelter/families & single women 156 persons	CDBG \$ 74,000	CD-1/SL-1
Salvation Army Emergency Lodge	Shelter/men 230 persons	CDBG \$ 10,500	CD-1/SL-1
Women's Center Sister House	Shelter/women & children 90 persons	CDBG \$ 27,000	CD-1/SL-1
Hebron House Jeremy House	Shelter/persons w/mental illness 38 persons	CDBG \$ 8,500	CD-1/SL-1
Pregnancy Support	Transitional/single mothers & child 6 households	CDBG \$ 7,500	CD-1/SL-1
Richard's Place	Hospice for persons with HIV/AIDS 5 persons	CDBG \$ 8,000	CD-1/SL-1

Waukesha County does not receive a direct allocation of Emergency Shelter Funds or McKinney Homeless funds from HUD, but non-profit homeless providers do receive funds through the State "balance of state" ESG as well as McKinney-Vento Homeless Assistance Act Programs.

Besides the State funding under the specific homeless programs, Waukesha County will provide funding under the CDBG program for activities related to homeless assistance/prevention (See Appendix A: Figure 4)

With the exception of the projects funded specifically for homeless households, such as shelters, most CDBG programs are funded as prevention programs to avoid homelessness. Food/nutrition, transportation, and family service programs all indirectly assist households in avoiding homelessness by providing basic needs.

Employment programs serving persons with all service special needs populations. Both HOME and CDBG funds are used to create senior affordable housing. CDBG funding to meet the Americans with Disabilities Act (ADA), all assist persons with physical disabilities to improve their quality of life. Other ADA projects may provide assistance to individuals. Hebron House of Hospitality will continue to implement its Expediting SSI program which has become a state-wide model for assisting persons with disabilities obtain SSI benefits.

### **Barriers to Affordable Housing 91.220(j)**

*19. Describe the actions that will take place during the next year to remove barriers to affordable housing.*

In 2009, the County, with assistance from its community development consultants, conducted a number of focus groups to discuss housing and community development issues. One group each was conducted in Jefferson, Ozaukee and Washington Counties. Seven groups were conducted for Waukesha County. In addition, three groups were convened on November 4, 2009 specifically to discuss Fair Housing issues. In all, over 100 housing and community development practitioners and a number of elected officials participated in these focus groups. The focus groups identified a number of additional barriers to affordable housing. These statements are solely of the participants of the focus groups and have not been adopted by the County. Among their comments were the following:

- Complexity of obtaining political support for and commitment to affordable housing.
- Need to acquire commitment to affordable housing from the private sector.
- Lack of an adopted fair housing ordinance or ordinances.
- Few sources capable of financing affordable housing.
- Racial segregation.
- Failure to acknowledge and identify the changing characteristics of the lower income population in Waukesha County.
- Negative public perception of fair housing and affordable housing.
- The cost of land and housing development in these counties.
- Restrictive effects of zoning and other land use regulations.

- County doesn't have the authority to implement provisions of the Comprehensive Development Plan in municipalities.
- Waukesha City Housing Authority lacks the authority to develop outside of the city.

The County completed and adopted the State required Comprehensive Development Plan in February 2009. These plans provide an excellent analysis of housing in the county as well as recommendations particularly related to expanding affordable housing. The issues identified by the Comprehensive Plan as barriers to affordable housing are similar, and, in many instances the same, as those identified by the focus groups. These include:

- High cost of land.
- A need for increased density.
- Densities driven more toward single-family (suburban) densities.
- Need for increased availability of affordable housing.
- Housing affordability needs to be based on projected job growth.
- Municipalities pushing for higher value development for tax base purposes.
- A lack of diverse housing stock in neighborhoods (ie. two-family or more with single-family homes).
- A need for more energy and water efficient appliances and continued emphasis on green building concepts.
- A need for more education on storm water management and other infiltration techniques.
- A need for increased political support to decrease the cost of the land and utilities to achieve affordable housing.
- Few municipal caps on maximum housing size.
- A need for increased understanding regarding the connection between the housing and community and regional economics.
- A need for increased ethnic and racial diversity.

Jefferson County, Ozaukee County and Washington County have also completed the required Comprehensive Development Plan.

Waukesha County also completed its revised Impediment to Fair Housing document and received a number of comments from the ACLU, Metropolitan Milwaukee Fair Housing Council and Metro Building which will be incorporated into the Impediments to Fair Housing Plan. This process will continue into 2010 and, when completed, a revised Analysis of Impediments will be available to HUD for review.

### **Other Actions 91.220(k)**

20. *Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).*

### **Obstacles to Meeting Underserved Needs**

The major obstacle to meeting underserved needs is the lack of and reductions in resources that make long term planning difficult. A second obstacle is that low and moderate people with the exception of the City of Waukesha are not concentrated in any particular area of the County and providing services to outlying areas is difficult. Associated with this dispersed low and moderate income population is the lack of a comprehensive transportation system, which makes delivery of services and clients reaching services difficult.

The Waukesha County CDBG programs coordinates with the United Way, local foundations, county departments including Health and Human Services and the Aging and Disability Center along with holding Public Hearings to identify the needs of low and moderate income residents. In the CDBG application, agencies are required to provide their agency budget as well as specific project/activity budgets.

Based on the figures provided, the need far exceeds the allocation of CDBG funds. It has been the CDBG Board policy to provide as many agencies with some funding rather than concentrating funding to a few agencies or category areas. As CDBG funds decrease, it becomes more difficult to meet all identified needs. This lack of resources is the primary obstacle to meeting underserved needs. The CDBG program will continue to collaborate with other funding resources to meet the needs of low and moderate income residents.

CDBG funding, in collaboration with United Way, the Northwestern Mutual Foundation and Milwaukee Foundation have established a Non-Profit Strategic Alliance fund to encourage collaboration, partnerships and mergers among non-profit agencies to eliminate duplication, save resources, and better serve clients.

### **Foster and Maintain Affordable Housing**

The CDBG Board will review applications submitted on an annual basis for projects determined to be eligible on an individual project submittal basis. All eligible projects will be considered for funding.

Homeownership as a means for creating wealth, stabilizing neighborhoods, and housing opportunities for low and moderate income through Down payment / Closing Assistance

will continue as the highest priority for HOME funding. Along with providing home buying opportunities, the Board will continue to fund Homebuyer Counseling agencies under contract to assist homebuyers in the home buying process. Another funding priority will continue to be assistance to low and moderate income households for Housing Rehabilitation to preserve and maintain the current housing stock. Housing Rehabilitation is undertaken in collaboration with private financing to leverage and expand the use of HOME funds to benefit as many households as possible.

The balance of HOME funds will be allocated on an as needed application basis. Priority to affordable single family homes, condominiums, townhouses, etc., will continue to be the highest priority for the balance of the funds. The Board also has a high priority for "family" rental projects, rental rehabilitation, and special need housing to include senior citizen developments. Finally, in response to specific needs within each participating county, HOME funds will be provided to fund projects to meet the specific needs identified. Unless modified by the HOME Board funding for rent assistance will continue to be a low priority.

### **Evaluate and Reduce Number of Units with Lead-Based Paint Hazards**

Waukesha County has developed a comprehensive lead based paint compliance plan related to the various housing rehabilitation programs funded with CDBG and HOME funds. The policies developed will ensure compliance with lead based paint compliance requirements and state certified contractors will undertake all work.

Two lead detection/clearance guns were purchased to provide direct lead compliance. The health departments within each county have been cooperative in coordinating the identification of possible lead based housing units. All housing units constructed prior to 1978 are assumed to contain lead based paint, any work on these units is closely monitored, and rehabilitation work monitored for safe work practices. Beginning in January 2007, and continuing into 2010, a housing inspector with lead certification will conduct all housing inspections for both HOME and CDBG.

Waukesha County, in 2009, in collaboration with other community and government partners received two lead grants to assist in lead abatement for 20 homes and community outreach to education the public on the dangers of lead. The programs will be implemented in 2010, as well as, seeking additional lead funding.

### **Anti-poverty Strategy**

Recent census data indicates that Waukesha County had the second lowest percentage of households (2.1%) living in poverty among the largest 233 counties in the U.S. While this figure is encouraging, it obscures the actual number of households living in poverty, which is the eighth highest actual number of households of the 72 counties in Wisconsin. While this strategy section deals with poverty, many more

working households, based on the wages received, face many similar problems as households with poverty level incomes (single person < 65 years old household income below \$9,573, a household of four with a household income less than \$18,810, approximately earned less than \$9.04 per hour.

Unfortunately, with the high cost and lack of affordable housing and an inadequate countywide transit system, many working families have a difficult time affording to live in the county or getting to better paying jobs. The Workforce Development Center, a collaborative employment center with 13 agencies, provides a multitude of resources to persons in poverty. The Workforce Development Center on the Waukesha County Technical College campus is a one-stop assistance center providing financial assistance, job training and/or referral, employment listings, education referral and employer assistance to identify possible employees. A number of non-profit agencies supported with CDBG funds also provide employment training to serve specific populations (La Casa de Esperanza – Hispanic population, Women’s Center – victims of domestic abuse, Waukesha Training Center and Ranch – persons with developmental disabilities, and St. Aemillian – persons with mental illness), The Workforce Development Board has a Youth Committee and the Waukesha Youth Plan is working closely with the school system to work with at risk youth to avoid future poverty. The County will continue to support emergency shelters and case management programs to assist clients to obtain the skills and abilities to rise above poverty. The Waukesha Housing Authority in conjunction with La Casa de Esperanza has in place a Family Self-Sufficiency program to assist households to increase their income and become self-sufficient. A number of agencies have English as a Second Language to assist non-English speaking persons to overcome the language barrier, which might inhibit their income/employment opportunities.

Three programs are available in Waukesha County, to alleviate poverty and/or provide a new opportunity for persons in poverty:

- In cooperation with the Social Security Administration and various specially training agency staff, the County implements a program to expedite the Social Security Disability application for clients to obtain SSC payments and stabilize the client’s monthly income while providing them some client management.
- A pilot program with WE Energies to eliminate energy payment arrears if the client meets specific requirements - the program includes financial management energy conservation, and arrange assistance.
- A CDBG funded program in conjunction with the Workforce Development Board employment program for offenders to provide opportunities and reduce recidivism.

The current economic crisis has placed a greater burden on agencies serving working households, underemployed and the unemployed. In particular, the food pantry and free food programs, homeless shelters and other agencies meeting basic needs have

encountered substantial increases in clients in recent months. A concern of a number of agencies is the poor economy besides increasing the demand for services could result in a decrease in contribution/donation particularly for food pantries and general monetary donations directly to agencies or to the United Way.

### **Institutional Structure**

The Waukesha County Community Development staff has been involved in the development of public and private institutional structures. Lenders have participated in providing leveraged funding for housing rehabilitation programs, construction financing for affordable developments, mortgages for low and moderate-income homebuyers, business loans for low and moderate-income job creation. The Workforce Development Board, which the Community Development staff is an appointed member, provides a wide range of assistance to businesses and low- and moderate-income people to retain and create employment opportunities at the Workforce Development Centers located in Waukesha, Washington, and Ozaukee Counties. Staff has been a participating member of the Waukesha Youth Plan and United Way Community Building efforts. Regional development efforts to meet community needs have been developed in an effort to meet needs related to job creation/retention/expansion, affordable housing, and intergovernmental cooperation. The HOME Consortium itself is a successful institutional development showing the potential for other regional undertakings.

Another institutional structure is the development of the Neighborhood Revitalization Strategy Areas that provide various opportunities to meet community needs. Staff, along with numerous agencies, also participates in the Waukesha Housing Action Coalition, Continuum of Care development and, in the development of the Comprehensive Plan.

## **PROGRAM SPECIFIC REQUIREMENTS**

### **CDBG 91.220(I)(1)**

21. *Identify program income expected to be received during the program year, including:*
  - *amount expected to be generated by and deposited to revolving loan funds;*
  - *total amount expected to be received from each new float funded activity included in this plan; and*
  - *amount expected to be received during the current program year from a float funded activity described in a prior statement or plan.*
  
22. *Program income received in the preceding program year that has not been included in a statement or plan.*

23. *Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.*
24. *Surplus funds from any urban renewal settlement for community development and housing activities.*
25. *Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.*
26. *Income from float-funded activities.*
27. *Urgent need activities, only if the jurisdiction certifies.*
28. *Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.*

Waukesha County expects to receive \$700,000 in program income from housing rehabilitation revolving loan funds and economic development revolving loan funds in 2010.

Waukesha County does not undertake float-funded activities.

All program income received in preceding program year has been included in a statement or plan.

Waukesha County has no current Section 108 loan.

Waukesha County has no surplus funds from any urban renewal settlement.

No grant funds have been returned to the line of credit.

Waukesha County does not undertake float-funded activities.

Waukesha County is not proposing to undertake urgent needs activities.

Waukesha County estimates that 90% of CDBG funds will be used for activities benefiting LMI persons.

## **HOME 91.220(I)(1)**

29. *If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.*

30. *If grantee (PJ) plans to use HOME funds to refinance existing debt secured by*

*multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).*

31. *Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).*

32. *HOME Tenant Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program.*

*If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.*

33. *Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.*

34. *Describe actions taken to establish and oversee a minority outreach program within its jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.*

35. *If the PJ will receive American Dream Down payment Initiative (ADDI) funds, describe:*

- a. Planned use of the ADDI funds.*
- b. Plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such persons.*
- c. Actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.*

The County does not intend to use forms of investment other than those described in 24 CFR 92.205(b),

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

The County will use the HOME recapture provision to obtain any available “net proceeds” after the sale in accordance with Section 92.254(a) (5) (ii) (A) (3): “If the proceeds are not sufficient to recapture the full HOME investment (or a reduced amount in accordance with 92.254(a) (5) (ii) (A) (2) of the HOME regulations) plus enable the homeowner to recover the amount of the homeowner’s down payment and any capital improvements made by the owner since purchase, the participating jurisdiction may share the net proceeds.” The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

The City does not intend to fund a Tenant-Based Rental Assistance Program with HOME funds.

#### Affirmative Marketing Policy

The County shall use a variety of public announcements to inform persons of all genders, races, ages, ethnic groups, and religious orientation, and employment status, sources of income, marital status and sexual orientations of the availability of the housing opportunities made under the HOME Program.

#### Actions

By virtue of the above policy, Waukesha County

1. Will continue to periodically publish information about programs it is implementing. Such information will include reference to the Affirmative Marketing Policy; Federal, State and local fair housing laws; and contain information on the program and housing units. New programs are introduced to the community through public notices and public hearings and as such call attention and impart information about them.
2. Does include in its contractual agreement with HOME program participants in the HOME Program, the requirements of an Affirmative Marketing Policy for a period of time equal to their HOME loan term.

This policy is to include the following requirements:

- a. Inform the Waukesha Housing Authority and those community organizations offering housing referral services when a unit becomes available.
- b. Maintain a log of all applications received for occupancy in vacant units and permit a annual review of those records by the
- c. Use the Equal Housing Opportunity logo, slogan or statement in all advertising: Equal Opportunity Logo: Slogan: "Equal Housing Opportunity"

Statement: "We are pledged to the letter and spirit of U.S. policy for achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion or national origin."

This information will be provided individually unless the advertisement appears in publication which carries a blanket Equal Opportunity logo, slogan or statement.

d. Maintain a nondiscriminatory hiring policy.

e. Display the Equal Housing Opportunity logo

3. Requires that in support of the Affirmative Marketing Policy, the HOME program participant makes every effort to solicit applications from persons not likely to apply for the housing without special outreach. This shall include in addition to notifying the Waukesha Housing Authority of occurring vacancies, notifying the (insert names of local minority organizations) and any other community organizations the County identifies as providing housing referral services.

4. Review HOME program participants' efforts to affirmatively market their units on an annual basis and suggest corrective action for HOME program participants who fail to follow the affirmative marketing requirements.

5. Will develop and distribute informative materials through community outlets to aid in the affirmative marketing effort of these units.

### **Records**

As a result of the Affirmative Marketing Policy and the actions outlined above, Waukesha County

1. Will document its good faith efforts to inform persons about available units and how they can be occupied.

2. Will conduct evaluations of assisted units to ensure compliance with the Affirmative Marketing Policy and to determine the policy's impact.

3. Will maintain and make available records which will detail affirmative marketing actions by Waukesha County. The County also maintains documentation and communication with the Equal Housing and Equal Opportunity Office of the Milwaukee Area HUD office.

4. Will maintain and make available the following data from each program-assisted project:

a. The race, family size, gender and income of households moving into assisted projects.

b. The race, gender, family size and income of any household displaced as a result of program activities.

This data will be reviewed annually or periodically as determined by the County to effectively and efficiently report such information to HUD. This data will be used to assess the program's impact on households benefiting from program activities and the HOME program participants efforts to affirmatively market the assisted units. Any HOME program participants found not marketing the units in an affirmative manner will face actions outlined in this policy.

### **Affirmative Marketing and Outreach to Minority and Women Owned Businesses**

Waukesha County shall administer its HOME Program in a manner that will further the purposes of federal, state and local affirmative marketing and equal opportunity requirements. To that end, the County will:

Conduct its affirmative marketing and outreach to minority (MBE) and women owned businesses (WBE) in conformance with 24 CFR Part 85.36 (e).

Compile and utilize a listing of all known MBE's and WBE's, their capabilities, services, supplies and/or products in the Waukesha County area.

Encourage MBE's and WBE's to participate in Waukesha County's HOME Program.

Require HOME program participants to take affirmative steps to use MBE's and/or WBE'S in HOME funded projects.

Require HOME program participants to maintain appropriate records to document the number and types of contracts and subcontracts it awards, the dollar value of each award, and the gender and ethnic/racial status of the management/ownership of the business.

Compile an annual record of MBE's and WBE's participating in the HOME Program and conduct an annual review to assess the effectiveness of efforts to encourage participation by minority and women owned businesses.

**ADDI - NA**

### **HOPWA 91.220(I)(3)**

*36. One year goals for the number of households to be provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance to prevent*

*homelessness of the individual or family, tenant-based rental assistance, units provided in housing facilities that are being developed, leased, or operated.*

Waukesha County is part of a "metro" grant to the City of Milwaukee to meet the needs and provide opportunities for person with HIV/AIDs. Richard's Place, Inc., in Waukesha County is provided a portion of the metro grant to provide shelter, case management, and support services. The CDBG program will provide operating funds for Richard's Place in 2010. For a detailed description of the HOPWA Action Plan for 2010, see the City of Milwaukee Annual Plan

## OTHER NARRATIVES AND ATTACHMENTS

*Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.*