

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Wauwatosa received a total of \$976,933 in Community Development Block Grant (CDBG) funding in 2018 and approved allocations to 12 different organizations totaling the full award.

Each project was designed to meet one of three major objectives (decent housing, suitable living environment or economic opportunity) and successfully contributed accomplishments under one of the City's identified goals: provide services to seniors, improve the quality of life for individuals with disabilities, undertake improvements to public facilities, promote economic development, promote equal opportunity in housing and increase/improve affordable housing opportunities for LMI households.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	44		33	44	133.33%

Develop economy and employment	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	29	23	79.31%	15	0	0.00%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	150	16	10.67%			
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$311494	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	441		770	389	50.52%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$311494	Other	Other	1	0	0.00%			
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	50	34	68.00%			

Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	14	11.20%	30	4	13.33%
Provide services to targeted populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2298	45.96%	9000	1927	21.41%
Provide strong program planning and administration	Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Specific objectives identified in the City's plan are: provide services to seniors, improve the quality of life for individuals with disabilities, undertake improvements to public facilities, promote economic development, promote equal opportunity in housing, and increase/improve affordable housing opportunities for LMI households. In 2018, priority programs that fall into the public service and public facilities/economic development categories, such as the programs that assist Wauwatosa’s senior and disabled populations, renovations to health care facilities, and housing rehab received the bulk of funding and consistently met or superseded their goals.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG</b>
White	1,811
Black or African American	1,806
Asian	19
American Indian or American Native	139
Native Hawaiian or Other Pacific Islander	2
<b>Total</b>	<b>3,777</b>
Hispanic	53
Not Hispanic	3,777

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The data above represent most individuals served through the City's Public Service organizations as reflected on the PR23 report 'CDBG Beneficiaries by racial/ethnic category. However, a category reported on the PR23 that do not show on the CR-10 screen above: Other multi-racial: individuals. This brings the Total Number of individuals served to 4,502.

Numbers that are not included are those of people residing in two health care facilities that received funding for renovation and from economic development programs that created jobs or assisted businesses, but the comparative breakdown is similar to the numbers above.

The Food Pantry that operates in conjunction with the Hunger Task Force and TEFAP is not required to track racial / ethnic data; instead they regularly update their discrimination policy to comply with regulations. These numbers reflect a slightly more diverse population than that of the City as a whole and are also not included above.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,006,933	677,736
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

### Narrative

The City did not receive access to PY 2018 CDBG funds until December, 2018. Many of the sub-recipients are completing their projects in 2019.

Administration/Planning: \$ 142,000

Metro Fair Housing: \$ 34,980

Senior Center: \$ 84,000

Elena's House: \$ 15,000

Interfaith: \$ 17,470

Tosa Food Pantry: \$ 6,300

Tosa Cares \$ 6,300

Community First \$311,919

Life Navigators \$ 17,470

WWBIC: \$ 30,000

Luther Manor: \$ 179,287

Lutheran Home \$ 132,207

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Wauwatosa CDBG Entitlement Jurisdiction	100	100	Entitlement City Jurisdiction

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

2018 projects were conducted by various organizations that have a specific location within the City. All organizations expend CDBG funds to serve primarily LMI Wauwatosa residents community-wide with at the locations below:

- Life Navigators - 7203 W. Center Street \$17,470
- Elena's House - 624 N. 103rd Street \$15,000
- Interfaith – 1529 Wauwatosa Avenue \$17,470
- Lutheran Home – 7500 W North Avenue \$132,207
- Tosa Food Pantry - 7474 Harwood Avenue \$6,300
- Tosa Cares - 1700 N. 116th Street \$6,300
- Wauwatosa Senior Center - 7300 W. Chestnut Street \$84,000
- WWBIC - 2745 W MLK Drive, Milwaukee (funds used to assist Tosa residents and businesses only) \$30,000
- Community First - housing rehab at various locations within the City \$311,919
- Metro Fair Housing - 759 N Milwaukee St #500, Milwaukee \$34,980
- 
- Luther Manor - 4545 N 92nd St. \$179,287

The only facility that operates on publicly owned land is the Wauwatosa Senior Center, located in the Muellner Building in Hart Park (owned by the City); the senior center program was operated by the Wauwatosa School District - Recreation Department.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City of Wauwatosa allocated all CDBG funds to organizations and projects that serve Wauwatosa residents. The City typically does not obtain other public and private resources to provide additional resources beyond CDBG funds for these specific programs. When possible and applicable, the City can leverage other grant funds to assist in addressing needs. For example, brownfield grants can be leveraged to assist redevelopment efforts and support economic development.

The organizations the City support do obtain other resources to operate their programs. The individual organizations and programs the City funded with CDBG money were able to leverage additional resources from the private and non-profit sectors in order to fully implement their projects. Each organization that the City supports with CDBG funding also received other public and private funding and/or donations that assist them in carrying out their programs. CDBG funds allow the organizations to provide a higher level of service to meet the demand; without the funds service would be cut or reduced.

The City of Wauwatosa only receives funds from the CDBG Program and this program does not have any matching requirements.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	11	4
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>11</b>	<b>4</b>

Table 6 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Funds were allocated to Community First to undertake residential rehab efforts. Six LMI housing units had rehab work completed. The Greek Manor plans to complete a multi-unit residential rehab project in 2018 that will assist 34 LMI units - all of these units are renter occupied and household incomes are verified on an annual basis to ensure they meet the HUD income limits. The Greek Manor meets the definition of Section 215, affordable housing, as it is occupied only by households that qualify as low-income families; The City does not use funding for new unit construction or rental



assistance. These actions are undertaken by Milwaukee County with the use of HOME funds allocated to the consortium that the City participates in. The Milwaukee Continuum of Care covers the City of Milwaukee, City of West Allis, City of Wauwatosa and the remainder of Milwaukee County. The Milwaukee Continuum of Care is recognized by local government, the State of Wisconsin, and the federal government as the group responsible for planning, organizing, and evaluating the continuum of services for homeless individuals and families.

**Discuss how these outcomes will impact future annual action plans.**

Community First rehabilitated 4 housing units in 2018. Due to PY 2018 funds being received from HUD in December, 2018, 11 rehab projects will be completed in 2019.

The City just completed a comprehensive Housing Study and that highlighted the need for a range of housing options to meet various needs, including low income individuals, workforce housing, housing for seniors and housing for the disabled. Currently a housing policy and strategy to implement the recommendations of the study is underway to give further direction to housing redevelopment decisions. Staff has supported these proposals during the approval process and expects to see an increase in the construction of affordable housing units in the coming years. Currently, Wauwatosa’s zoning ordinance does not mandate that new housing developments contain a certain number of affordable units. The City’s zoning does allow for smaller lot sizes and a variety of multi-family properties that in turn offer more affordable housing options than would exist otherwise. The City is currently considering adding accessory dwelling units (ADU) to the zoning code to allow another housing option.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	2	0
Moderate-income	0	0
<b>Total</b>	<b>4</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

Wauwatosa's objective was to provide affordable housing with a particular emphasis on extremely low-income individuals. The objective was met by providing 18 extremely low-income, 16 low-income and 3 moderate income households with affordable housing.

In addition, funds were used to support Elena's House, a transitional housing facility for persons living with HIV/AIDS, under public services. However, eight (8) extremely low-income individuals resided at their facility in 2018. Additionally, funds were provided for renovations and code compliance upgrades to two public health care facilities that serve hundreds of low income and/or disabled seniors that reside under their care.

Wauwatosa efforts to address "worst case needs" and meeting the needs of persons with disabilities included funding Elena House, Life Navigators, Greek Manor and the Lutheran Home.

Wauwatosa actions to foster and maintain affordable housing include funding that rehabilitation of Luther Manor and the Lutheran Home.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

It is difficult to assess the number of homeless individuals in the City of Wauwatosa and other than the occasional police report, or individuals encountered around City Hall, knowledge of the exact number of homeless is largely unknown. There are no shelters in Tosa so homeless individuals are referred to organizations in the surrounding area that provide emergency shelter and other services. The City participates in the Point in Time Count undertaken by the Continuum of Care and is awaiting the results to shed further light on the issues of the homeless population in the community.

The City of Wauwatosa aimed funds at preventing homelessness in the community through the funding of programs that assist LMI households by providing affordable housing services and basic needs services to aid in homelessness prevention. In addition, Tosa Community Food Pantry and Tosa Cares assisted those individuals in need with emergency food supplies, toiletries, and clothing.

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

In PY 2018, CDBG funds did not assist any organizations that work solely with homeless populations. Funds were expended on programs such as Elena's House, which provides housing for individuals with HIV/AIDS who would be at great risk of experiencing homelessness without such a housing option that offers transitional and/or permanent housing.

The City participates in the Continuum of Care and collaborates with existing housing developments to assess the number of units in need of rehabilitation or facilities that could expand their number of units in an effort to maintain, and when possible increase, the number of affordable housing units offered/available. The City continued to support the programs and services within the community that provide much needed emergency assistance to LMI households that in turn helped prevent homelessness.

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

The City provides referrals to subsidized housing developments in the community. In addition, the City

continued to support the programs and services within the community that provide much needed assistance to LMI households, in turn helping prevent homelessness. Participation in Milwaukee's Continuum of Care supports resources in the community working to end homelessness.

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

The City of Wauwatosa is a member of the Milwaukee County Continuum of Care, a coalition whose mission is to organize people and resources to end homelessness in Milwaukee. The CoC has developed a 10-year plan to end homelessness and meets to work on issues and opportunities people experiencing homelessness. The CoC conducts Point in Time Counts and Wauwatosa participated in these events. While the City's Health Department does not admit people for care, it does give people referrals to agencies in the surrounding area that provide shelter and services for the homeless. As there are no permanent, transitional, or public housing facilities in the City, partnering with the CoC is the best avenue for assisting these populations.

**CR-30 - Public Housing 91.220(h); 91.320(j)**

**Actions taken to address the needs of public housing**

There is no public housing located in the City of Wauwatosa.

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

There is no public housing located in the City of Wauwatosa.

**Actions taken to provide assistance to troubled PHAs**

There is no public housing located in the City of Wauwatosa.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City continued to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments that can more easily accommodate a range of diverse households. In a typical year only a handful of new residential units are constructed in Wauwatosa. Cost of these developments is market driven and as a result of the high land values in the City, developers have not constructed truly affordable housing units. More recently, the opportunity to include affordable housing units into new developments has arisen through finance options that developers need to move projects forward. The City just completed a comprehensive Housing Study and that highlighted the need for a range of housing options to meet various needs, including low income individuals, workforce housing, housing for seniors and housing for the disabled. Currently a housing policy and strategy to implement the recommendations of the study is underway to give further direction to housing redevelopment decisions. Staff has supported these proposals during the approval process and expects to see an increase in the construction of affordable housing units in the coming years. Currently, Wauwatosa's zoning ordinance does not mandate that new housing developments contain a certain number of affordable units. The City's zoning does allow for smaller lot sizes and a variety of multi-family properties that in turn offer more affordable housing options than would exist otherwise. The City is currently considering adding accessory dwelling units (ADU) to the zoning code to allow another housing option.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

**Underserved Housing Needs:** The City supported the MMFHC fair housing services and Elena's House, a transitional living facility for LMI people with HIV / AIDS. Health Facility rehab activities served seniors and people with disabilities (Lutheran Home, Luther Manor) by creating safer living environments.

**Underserved Senior Citizens:** Funding of the Senior Center and Interfaith Programs ensured activities/services to improve/maintain the quality of life and personal well-being of Wauwatosa's senior population. Examples of services that were provided by these organizations include social activities, recreational opportunities and services such as transportation are available to the City's senior population.

**Underserved People With Disabilities:** Funding for Life Navigators allowed continued operation of family support and crisis intervention services for disabled people to improve health, safety and work/live experiences. Facility rehab activities provided accessibility modifications for people with disabilities.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Wauwatosa actions to reduce lead-based paint hazards include utilizing lead-certified contractors and lead safe practices in housing rehabilitation projects. In partnership with the Wisconsin Childhood Lead Poisoning Prevention program (WCLPPP), Wauwatosa public health nurses work with all families of lead-poisoned children to provide education and monitoring. Certified staff conduct environmental assessments on homes in which lead-poisoned children reside. The nurses work with the families to monitor the child's health and prevent future lead poisonings. The Wauwatosa Health Department also has free publications and literature about remodeling and the hazards of lead.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

**Housing:** The City continued to uphold and enforce zoning ordinances that maintain small-size residential lots and allow for high-density, multi-family developments that can more easily accommodate LMI households. Funding for rental and homeowner rehab helps maintain affordable housing and allows seniors to age in place.

**Economic Development:** Through the Economic Development grants/loans to businesses, jobs are created for LMI individuals through grants and loans to businesses located in the community, thereby working to alleviate poverty for these people.

**Emergency Services:** Tosa Community Food Pantry and Tosa Cares provided emergency relief services to families and individuals below the poverty level. The provisions of food, school supplies and clothes lift some of the cost burden of these necessities and help to alleviate poverty.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

In order to develop more effective institutional relationships, staff attends CDBG trainings and conferences and works in coordination with the various institutions with which it works – City government, HUD, subrecipients and community groups and citizens.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The individual organizations and programs that the City funded with CDBG money were able to leverage additional resources from the private and non-profit sectors in order to fully implement their projects. Each organization that the City supports with CDBG funding also received other public and private funding and/or donations that assist them in carrying out their programs. CDBG funds allow the organizations to provide a higher level of service to meet the demand; without the funds service would be cut or reduced.

### **Identify actions taken to overcome the effects of any impediments identified in the**

## **jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City's CDBG program has focused on preventing fair housing discrimination, promoting fair housing education and providing information and referral services. Wauwatosa partners with the Metropolitan Milwaukee Fair Housing Council (MMFHC) who operates four programs that conduct a variety of activities to promote equal opportunity in housing (enforcement program, outreach & education program, community & economic development program and training & technical assistance program).

As has been done in the past to promote the City's fair housing ordinance, the City newsletter posts flyers highlighting the fair housing ordinance, listing all of the protected classes under the ordinance, describing activities that define housing discrimination and prompting persons that suspect they have been a victim of fair housing discrimination to contact the Wauwatosa City Attorney's office in order to file a formal complaint. In addition, Wauwatosa hosts and participates in two Rental Management Training Session conducted by MMFHC in the fall. Additionally, information about the fair housing ordinance will be added to the City's website. Educational flyers about housing discrimination are posted in City Hall and at the library.

Additionally, Wauwatosa provides promotional assistance in the form of referrals and information dissemination for the Milwaukee County HOME Programs. Wauwatosa does not have control over the administration of these programs. It is our understanding that the County reports this data to HUD as well.

Wauwatosa participates in the Continuum of Care as a means of sharing and disseminating information on housing issues in the region and participated in the Point of Time Count to assess the City's homeless population in order to understand these needs.



## **CR-40 - Monitoring 91.220 and 91.230**

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

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Wauwatosa's CDBG program does not vary much from year to year in terms of activities that are funded, and the programs undertaking these activities address high priority needs within the community. Subrecipients determined the indicator they would use to measure results throughout the year by the category best suited their activities (i.e. people, households, facilities etc). The indicator was chosen when the subrecipient applied for CDBG funds. As far as improving the success of meeting housing goals, a strategy that includes greater outreach and advertising of the funded programs could increase participation, along with greater solicitation/outreach to other organizations that provide housing services in the community. Each year, the CDBG Committee evaluates previous and new applications based on past performance and the need for additional or new services. The Common Council also votes on funding allocations and can shift the focus of fund usage based on needs the community has and expresses.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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