

2014-2018 Con Plan

EXECUTIVE SUMMARY

1. Introduction

West Allis is a member of a HOME Consortium with Milwaukee County and the City of Wauwatosa, and is also a HUD Entitlement Community under the CDBG program. The Five-Year Consolidated Plan (the “Plan”) is a comprehensive document that outlines West Allis's goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. In the past few months, West Allis has worked with community stakeholders to establish a vision for housing, community, and economic development actions.

West Allis’s CDBG funds will be used under the following “project” categories:

1. Administration
2. Public Services
3. Housing Programs
4. Economic Development Activities
5. Public Facilities

West Allis’s intentions for the use of CDBG funds include the following:

1. Redevelop abandoned/underutilized industrial sites
2. Eliminating slum and blighting influences
3. Addressing the needs of low-moderate income neighborhoods
4. Expand Economic Opportunities
5. Decent and Affordable Housing
6. Delivery and provision for providing social services or outreach programs

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

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Goals over the next 5 years:

1. Increase supply of standard affordable housing
 - a. 132 rehabbed units
2. Assure access to services for targeted populations
 - a. Provide health and recreational services to 2,100 elderly, disadvantaged
 - b. Provide recreational/educational opportunities to 900 youth
 - c. Assist crime awareness/drug abuse programs to 1,500 people
3. Improve/develop infrastructure

- a. Provide 24 infrastructure projects to meet LMI needs, remove blight and/or improve parks
 - b. Provide 4 target area sweeps of code enforcement in target blighted areas
- 4. Develop economy and employment
 - a. Provide micro-enterprise technical assistance, counseling and educational services to 13 people
 - b. Assist private businesses to create 31 jobs
 - c. Provide façade improvements to 12 businesses
- 5. Provide strong program planning and administration

3. Evaluation of past performance.

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Over the past four years, the City of West Allis has designated CDBG Entitlement funding toward our community redevelopment and planning, revitalization, affordable housing, and public service related activities through a competitive application process. Below is a description outlining the use of CDBG funding in the last four (4) years (because we are not completing the 5-year Con Plan, interrupting it to begin a new 5-year Plan).

Allocation of 2010-2013 CDBG Projects:

- 20% - Administration
- 15% - Public Service
- 13% - Housing Rehab
- 25% - Economic Development
- 22% - Public Facilities
- 4% - Redevelopment
- 1% - Contingency

The City's unique approach to implementation of CDBG-funded programs involves a competitive process for all potential activities/subrecipients, even those operated under the City government umbrella. Generally, the program is funded between six (6) subrecipients and intergovernmental agencies annually, allowing for each agency to receive a small portion of the total CDBG Entitlement amount for their various community development-related request. Over the four-year time frame, the annual award began to decrease yearly based on smaller entitlement awards and reduced program income. Past performance achievements include:

Public service: Over 4,000 seniors served with senior-targeted public service projects; over 100 domestic violence victims served through the WISH program; over 1,600 families provided services and resources through the Family Resource Center program; provided lead screening and healthy home services to nearly 1,000 LMI people; LMA population of 31,983 people were provided extra crime prevention services through the Community Service Officer, Neighborhood

Watch and Gang Prevention programs that would not otherwise be provided if not for CDBG funds.

Housing: Provided housing rehab loans to over 50 LMI single-family and duplex units; provided Home Security services to over 100 households, of which more than 51% were LMI households; managed 284 Housing Rehab loan portfolios under the 14H HUD matrix code.

Economic Development: 9 façade grants provided, totaling \$253,000 in façade improvements; active microenterprise program that fostered 5 loans with 11 jobs created and 4 jobs retained; \$829,000 in economic development loans provided, creating 70 new jobs in West Allis and fostering nearly \$5 million in private investment.

Public Facilities: served the City's LMA population of 31,983 people with street beautification funds in designated LMI areas and with code enforcement funds (over 15,000 inspections made during the 4-year period); made several improvements to the Senior Center, serving over 300 people/year; made handicap-accessible improvements to City Hall, serving the LMA population of 31,983 people; provided several bike and pedestrian amenity improvements and paths throughout the City's LMA; completed renovation playground equipment to 2 parks in LMI areas; completed acquisition and construction of 2 public parking lot facilities located in LMI areas; bid out construction of a new skate park facility.

4. Summary of Citizen Participation Process and consultation process.

Summary from citizen participation section of plan.

The City of West Allis follows HUD's citizen participation guidelines for an Annual Action Plan and Consolidated Plan with the following steps: (1) publication in City's official newspaper, emails to CDBG "solicitation" list, posting in City buildings, and posting on City website seeking public comment and ideas in developing goals and projects for the next year's funding; (2) hold public comment meeting; (3) publication in City's official newspaper, emails to CDBG "solicitation" list, posting in City buildings, and posting on City website that the City is accepting/soliciting for applications for the next year's funding; (4) public hearing at Block Grant Committee meeting to consider all proposals submitted for the next year's Annual Action Plan; (5) review/approval of Annual Action Plan by Common Council; (6) notice of making the Annual Action Plan available for review and public comment; (7) notice to public of a Finding of No Significant Impact on the Environment.

The City of West Allis Block Grant Committee, consisting of citizen representation from each aldermanic district, fully recommended approval of the 2014 Annual Action Plan and the 2014-2018 Five-Year Consolidated Plan to the Common Council. The proposed plans were approved at the Common Council on September 17, 2013. To date, no citizen comments have been received and no requests for copies of the plan were received.

5. Summary of public comments.

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan

Oral or written comments or complaints made regarding a Plan, amendment to a Plan, or a performance report for activities carried out under a Plan, shall be summarized and attached to the relevant document for submission to HUD, along with a response to the comment or complaint.

A written complaint from a citizen directed to the Department of Development will receive a written response within 15 working days of receipt of the complaint, whenever practical.

Comments or complaints regarding documents prepared by the City of Wauwatosa or Milwaukee County shall be addressed by these entities.

To date, no citizen comments have been received and no requests for copies of the plan were received for the 2014 Annual Action Plan or the 2014-2018 Con Plan.

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

N/A

7. Summary

THE PROCESS

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

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

Agency Role	Name	Department/Agency
Lead Agency	WEST ALLIS, WI	
CDBG Administrator	WEST ALLIS, WI <input type="button" value="Change"/> <input type="button" value="Remove"/>	

Narrative (optional):

Consolidated Plan Public Contact Information:

City of West Allis
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction:

The City of West Allis invited stakeholders who represented a variety of non-profit organizations, for-profit organizations, elected officials, city agencies and administrators involved in the City's community development program. There were nine persons in attendance for the focus group.

The focus group was asked three questions:

1. What were the strengths of the City's planning and administering its CDBG and HOME programs?
2. What were the weaknesses of the City's planning and administering its CDBG and HOME programs?
3. What could the City of West Allis do better in the future in planning and administering CDBG and HOME? What would you like to see in the next five years?

Overview

Based on the responses from participants in the focus group, it appears the stakeholders view the City's involvement with the application process for CDBG and HOME funding positively. The group identified eight strengths. The focus group facilitator observed stakeholders agreeing that the strengths have been the result of the new administration and staff, noting they have been "more responsive and minimized barriers." Several highly rated strengths included the willingness of the City to "do its best" to address basic needs in the community, the City uses data and community input, and the City has a commitment to make West Allis a "livable" community.

Based on responses from focus group participants, it appears the stakeholders believe the application process itself is confusing and the program monitoring process needs improvement. The group identified four weaknesses. Some other weaknesses identified by group members were there is a need for an improved program monitoring system, including a need for site visits and an explanation of how quarterly reports are used, a need to improve program updates

coming from the City, and a better explanation of program effectiveness from the City to the public.

The group provided the most responses for recommendations for improving planning and administering CDBG and HOME funding. A total of nine recommendations were identified (two additional members joined the focus group for this question). Some of the highest rated recommendations included addressing the absence of an emergency shelter in West Allis and reviewing the method for rating projects and organizations that apply for funding.

The highest rated strength by the group was the following:

- Program staff is responsive and knowledgeable regarding the application process, goals/outcomes, follow-up and reporting the data needed. Outreach is helpful (are one-on-one) and work with the Committee.

The main weaknesses according to the group were the following:

- Application process can be unclear, especially for new people or organizations (extensive, repetitive). Do they reach out to other services/organization that could benefit from CDBG/Home? Do they review the application or validate questions? Are the criteria for making decisions transparent (how staff rates them for Committee review and Council approval, etc.)?
- How to direct people to resources for specific housing needs? There are no shelters in the City, where to refer people to?

The recommendations rated highest by the group were the following:

- More resources to address blight (rehab, home repair, maintenance, demolition, etc.) due to foreclosures and REO properties.
- Increase or expand communication to potential organizations (access resources, to apply) as well as post-application (rating method, how decisions were made, impact on community). Hold a "state of the community" meeting to report on impact of CDBG funding – what was spent, how it tied to the goals, etc.

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

A list of public and assisted housing providers is available through the City of West Allis Housing Authority both electronically and print format. Staff provides consultation to inquiring individuals on where to apply or to whom to contact. The City works closely with the West Allis Health Department as well as other agencies such as Milwaukee County Department of Aging and Mental Health. West Allis supports programs through the CDBG programs like the Family Resource Center (assist low income families), Senior Center (resource guide) and West Central Interfaith (elderly West Allis residents who need assistance). West Allis also works with the Continuum of Care to address homelessness where mental health is often an element to the issue. The Director of the Department of Development is a co-chair for the CoC.

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

The City of West Allis maintains an active seat on the City of Milwaukee/Milwaukee County CoC Executive Board. The City of West Allis Police Department actively participates in the bi-annual Point in Time Count and maintains an ongoing relationship with various Street Outreach, Shelter, Food Pantry's and other social service providers.

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

Active membership on the City of Milwaukee/Milwaukee County CoC Executive Board. This body is ultimately responsible for reviewing and awarding all CoC funded projects. Additionally, the City of West Allis maintains a seat on the State of WI HMIS Advisory Board. This Board is responsible for setting HMIS standards for all 5 State CoC's.

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.				
Sort*	Name of Plan*	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?	Action
1	Continuum of Care	City of Milwaukee	West Allis will take into consideration other local, regional, state	
2	Healthy Homes	City of West Allis Heal	The West Allis Health Dept.'s goal to increase the number of he	Delete
3	Parks and Stree		The West Allis Public Works Division's goal is to enhance the st	Delete
<input type="button" value="Add Plan Effort"/> (Optional)				

1. CoC: West Allis will take into consideration other local, regional, state and federal plans and will strive to use available CDBG funds for eligible activities that address goals in other plans and also meets the needs identified in the Milwaukee County/West Allis Con Plan.

2. Health Dept: The West Allis Health Dept.'s goal to increase the number of healthy homes in the City, by assessing the homes of LMI people to identify needs within the home for the target areas of lead, indoor air quality, toxic hazards, and child safety. West Allis funds the Healthy Homes program, which meets the City's planning efforts to reduce lead based paint and other safety hazards in the homes of LMI individuals.

3. PW: The West Allis Public Works Division's goal is to enhance the streetscape prominence of LMI areas, which can be accomplished through the CDBG-funded Street Beautification activity. The Public Works Division also strives to provide high-quality parks and open spaces, used for recreational activities, especially pocket parks in LMI areas. This goal is achieved by activities set-up, on an as-needed-bases, for park enhancements or creation, through CDBG funds.

4. Building Inspections: The West Allis Building Inspection and Neighborhood Services Dept.'s goal is to reduce the number of non-code-compliant properties in the City. This is achieved through the CDBG-funded Exterior Code Enforcement Program, which funds an inspector who focuses on inspections within certain LMI block groups/neighborhoods, issuing notices and orders to property owners to fix the exterior of their building in order to be code compliant.

5. Police Dept: The West Allis Police Dept.'s goal of reducing crime is better achieved with the City's CDBG funds through various activities: Community Service Officer (extra patrol in LMI block groups/neighborhoods), Graffiti Removal (removing presence of crime in LMI block groups/neighborhoods), Gang Prevention (additional staffing for gang member identification/crime trend analysis), and Neighborhood Watch Program (increase community awareness of criminal activity, educate citizens in LMI block groups/neighborhoods in crime prevention techniques, etc.).

6. Senior Center: The West Allis CDBG program is able to assist the City's Senior Center goal of providing services to the community's elderly population, through funding the Senior Center Services activity and Senior Center Improvements, when needed.

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

The City of West Allis is a consortium member with Milwaukee County and the City of Wauwatosa for the HOME program and the three entities have written and submitted the Consolidated Plan together. West Allis and Milwaukee County will be implementing HOME funds together, as Milwaukee County is the consortium leader and awards West Allis their HOME funds and manages reporting to HUD on behalf of West Allis. West Allis is also a consortium member with the City of Milwaukee for NSP funds, which are allocated from the

State of Wisconsin. West Allis coordinates implementation of affordable housing through the NSP program with both the City of Milwaukee and the State.

Narrative (optional):

PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)

NEEDS ASSESSMENT

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

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

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Introduction:

West Allis has an older housing stock and is landlocked. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the charts below. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 30% cost burden mentioned below in the chart.

According to West Allis's charts, in the 0-30% area median income category, Asians and American Indian/Alaska Natives have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 30-50% area median income category, American Indian/Alaska Natives have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the

jurisdiction as a whole. In the 50-80% area median income category, Black/African Americans and Hispanics have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 80-100% area median income category, Asians and Hispanics have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole.

Based off of the provided CPD Maps, the most common of the “four housing problems” that exist in West Allis is Cost Burden. There are very few substandard housing and crowding problems. In addition, the CPD Maps report shows that the listed “housing problems” are more prominent for renters than owners.

Discussion:

Over the next five (5) years, West Allis will continue to invest CDBG funds in housing rehab projects for home owners and rental properties. The rehab loans offer deferred payment terms and below market interest rates. As indicated in the City’s goals and objectives, the 5-year goal is to rehab 35 units. The City will also explore alternative financing for new housing projects to provide decent and affordable housing opportunities to the City’s low-moderate income families. The City will also look into leveraging private/public dollars to improve the quality of housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

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

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.)

Introduction:

West Allis has an older housing stock and is landlocked. Commonly the older housing stock provides rents that are affordable, but often need investment to improve the quality of the unit. There are major concerns in the quality of rental housing for low-moderate income families. Four key issues are affordability, availability (of decent housing), quality and appropriate size, which is reiterated in the charts below. The City fully utilizes its Section 8 Housing Choice Voucher program to assist families with the 50% cost burden mentioned below in the chart.

According to West Allis’s charts, in the 0-30% area median income category, all minority groups (Black/African Americans, Asians, American Indian/Alaska Natives, and Hispanics) have one or more of the four identified severe housing problems in West Allis, at a disproportionately

higher rate than the jurisdiction as a whole, and higher than the White population. In the 30-50% area median income category, Black/African Americans and American Indian/Alaska Natives have one or more of the four identified severe housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 50-80% area median income category, no ethnic/racial groups have one or more of the four identified severe housing problems in West Allis, at a disproportionately higher rate than the jurisdiction as a whole. In the 80-100% area median income category, Black/African Americans and Asians have one or more of the four identified housing problems in West Allis, at a disproportionately higher rate than the other ethnic or racial groups.

Based off of the provided CPD Maps, the most common of the “four severe housing problems” that exist in West Allis is Cost Burden. There are very few substandard housing and crowding problems.

Discussion:

Over the next five (5) years, West Allis will continue to invest CDBG funds in housing rehab projects for home owners and rental properties. The rehab loans offer deferred payment terms and below market interest rates. As indicated in the City’s goals and objectives, the 5-year goal is to rehab 35 units. The City will also explore alternative financing for new housing projects to provide decent and affordable housing opportunities to the City’s low-moderate income families. The City will also look into leveraging private/public dollars to improve the quality of housing.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

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

(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.)

Introduction:

According to West Allis’s charts, the only disproportionately greater need in West Allis exists for Black/African American households whose housing cost burden exceeds 50%. All other members of particular racial or ethnic groups in all other housing cost burden categories, are less than 10 percentage points higher than the percentage of persons in the categories as a whole.

Discussion:

In review of this statistic, there are two (2) factors contributing to the disproportionality: the overall rental cost of the unit, and income generated for this particular racial group. Three possible solutions to overcome this barrier include:

1. Job training to increase skill sets, which lead to higher-paid jobs and increased income;
2. Increase the number of Section 8 vouchers, subsidizing the rent burden, however this is not under the City's control, as HUD distributed Section 8 funds; or,
3. Provide more affordable housing in the City.

The first option does not guarantee an effect on the target Black/African-American population that is subject to the disproportionality and would take many years to make an impact on that particular population, if at all possible. However, West Allis has and continues to make efforts to create employment opportunities where hiring programs encourage the hiring of low-moderate income people. West Allis is not able to control the second option of distributing more Section 8 vouchers throughout residents of the City. The third option does not bring a higher tax base to the City, as subsidized housing generates lower tax revenue than market rate housing, which doesn't incentivize the City to build affordable housing. West Allis is a landlocked community and the only option to grow is to redevelop high-valued projects. Increasing the City's tax base with higher value redevelopment, reduces (or maintains) the tax burden on property owners (i.e. landlords), allowing landlords the ability to reduce or maintain rent, rather than increase it.

NA-30 Disproportionately Greater Need: Discussion - 91.405, 91.205 (b)(2)

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

Asian and American Indian/Alaska Native racial/ethnic groups in the 0-30% area median income category have disproportionately greater housing problem needs than the jurisdiction as a whole (both by 17 percentage points). This statistic is taken from the NA-15 section.

The American Indian/Alaska Native racial/ethnic group in the 30-50% area median income category has disproportionately greater housing problem needs than the jurisdiction as a whole (by 27 percentage points). This statistic is taken from the NA-15 section.

Black/African American and Hispanic racial/ethnic groups in the 50-80% area median income category have disproportionately greater housing problem needs than the jurisdiction as a whole (Black/African American by 21 percentage points and Hispanic by 11 percentage points). This statistic is taken from the NA-15 section.

Asians and Hispanic racial/ethnic groups in the 80-100% area median income category have disproportionately greater housing problem needs than the jurisdiction as a whole (Black/African American by 74 percentage points and Hispanic by 13 percentage points). This statistic is taken from the NA-15 section.

Black/African American, Asian, American Indian/Alaska Native, and Hispanic racial/ethnic groups in the 0-30% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole (Black/African Americans by 11 percentage points, Asians by 32 percentage points, American Indian/Alaska Natives by 32 percentage points, and Hispanics by 17 percentage points). This statistic is taken from the NA-20 section.

The Black/African American and the American Indian/Alaska Native racial/ethnic groups in the 30-50% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole (Black/African Americans by 48 percentage points and American Indian/Alaska Natives by 18 percentage points). This statistic is taken from the NA-20 section.

No racial/ethnic groups in the 50-80% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole. This statistic is taken from the NA-20 section.

Black/African American and Asian racial/ethnic groups in the 80-100% area median income category have disproportionately greater severe housing problem needs than the jurisdiction as a whole (Black/African American by 10 percentage points and Asians by 46 percentage points). This statistic is taken from the NA-20 section.

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

Overall there is a need for affordable decent, safe, and sanitary housing.

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

Minority groups, in general, have higher population concentrations on the City's east end, east of S. 84 St. The minority groups also tend to have lower incomes, and the City's housing stock is older and more affordable on the City's east end, which results in the minority east-side concentrations. However, the City of West Allis administers the Section 8 Voucher program, which includes 557 vouchers, of which 100 are VASH vouchers for veterans, 100 are Project Based Vouchers for the Beloit Road Senior Apartments located on S. 72 St. and W. Beloit Rd., and 357 are Housing Choice Vouchers. The 100 VASH vouchers and the 357 Housing Choice Vouchers allow for the participants to take their voucher and choose any location to live in the

City that meets the rent burden test as restricted by HUD. The City's Section 8 vouchers are a great method to distribute affordable housing throughout the City, avoiding low-income families being concentrated in certain sections of the City.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction:

Luke to take care of adjusting tables.

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

N/A. No public housing units are located in West Allis.

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

Housing Choice Voucher Waiting List: 500

40% of applicants are families with children

32% of applicants are elderly families

41% of applicants are families with disabilities

Income:

78% of applicants are extremely low income

18% of applicants are very low income

Ethnicity:

8% of applicants answered that they are Hispanic

69% of applicants answered that they are non-Hispanic

Racial Group:

70% of applicants answered that they are Black/African American

17% of applicants answered that they are White

Project Based Voucher Waiting List: 65 (seniors 62+ years old)

36% of applicants have disabilities

Income:

72% of applicants are extremely low income

18% of applicants are very low income

Ethnicity:

7% of applicants answered that they are Hispanic

73% of applicants answered that they are non-Hispanic

Racial Group:

67% of applicants answered that they are Black/African American
29% of applicants answered that they are White

The most immediate need for both of these populations is access to safe, decent and affordable housing within the jurisdiction with the assistance of Housing Choice Voucher monies. The most common complaint among West Allis voucher holders is the ability to find a landlord who is willing to rent to them. A second common need/obstacle of West Allis voucher holders is the ability to produce a security deposit for their potential rental home.

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

The West Allis voucher wait list is heavily comprised of minority racial groups (70% Black/African American), which is not reflective of the City's population at large (3.5% Black/African American). This leads West Allis to conclude that the majority of recent Section 8 HCV applicants (open enrollment accepting the 500 applications took place in August 2013), came from outside the City of West Allis.

The population at large according to the CPD Maps data, have some renters and owners lacking complete plumbing or kitchen facilities and some households with severe overcrowding. All properties under contract under the Section 8 program are required to pass HQS standards, which would not allow for incomplete plumbing or kitchen facilities, nor severe overcrowding.

Discussion:

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdictions need for Public Facilities:

The facility improvement that received the highest number of votes for a single rating was to improve the condition of recreational facilities. West Allis devotes Public Facilities funds on an as-needed basis to facilities such as the senior center. West Allis will continue to fund Public Facilities activities as they are needed.

How were these needs determined?

According to the West Allis Con Plan survey, taken by 100 residents, the facility improvement that received the highest number of votes for a single rating was to improve the condition of recreational facilities – 46% indicated there was a moderate need. One of the public facility improvements rated as having the lowest needs were to increase the number of recreational facilities. To date, West Allis has spent Public Facilities funds on improving the senior center.

Describe the jurisdictions need for Public Improvements:

West Allis devotes Public Improvement funds each year to a “street beautification” activity, new public parking facilities, improved neighborhood park facilities as needed, a new skate park, and has created a cross-town bike/pedestrian path through LMI areas.

How were these needs determined?

Approximately 36% of respondents (out of 100 that took West Allis’s Con Plan survey) indicated there was a moderate need for the provided facility improvements in their neighborhood. The need for improving “neighborhood parks and/or public spaces” scored highest in the survey, when asked to rate the need for a choice of 7 public facility improvements in the neighborhood.

Describe the jurisdictions need for Public Services:

West Allis has consistently provided 15% of its annual budget to public services activities.

How were these needs determined?

Each year the Development Department receives more public service funding requests than is allowed per the CDBG 15% cap, illustrating a demand for public services in the community. Approximately 36% of West Allis Con Plan survey respondents rated all homeless and public service activities provided as having a moderate need for funding. The homeless and public service activity that received the highest number of votes for a single rating was programs for youth – 44% indicated there was a moderate need.

MARKET ANALYSIS

MA-05 Overview

Market Analysis Overview:

MA-10 Housing Market Analysis: Number of Housing Units - 91.210(a)&(b)(2) (See charts)

Introduction:

West Allis is a landlocked, fully developed community with an older housing stock (City established in 1906). The City’s older housing stock is located on the east end of the City boundary, and the homes tend to be smaller and consist of an abundance of rental properties. Often these homes are entry level for first-time homebuyers. As a landlocked community, the City has not seen a large increase in housing units. The City of West Allis has goals of creating affordable housing units by effectively utilizing CDBG

funds and supporting tax credit application for low-income elderly housing. Recent developments have preserved very low-income elderly housing and housing for low-income people with mental illness.

Housing challenges for the City include absentee landlords and disinvestment in older homes. West Allis plans to correct these challenges, one-by-one, by promoting housing rehabilitation programs with CDBG programs for qualifying homeowners and rental properties.

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

The City of West Allis intends to use approximately 15% of its Federal funds to provide rehab loans to owners of single-family homes whose household income does not exceed 80% CMI, and owner-occupied duplexes whose household income does not exceed 80% CMI. Most of these families would be smaller family sizes. The City also provides home security devices to approximately 30 households/year, whose income does not exceed 80% CMI.

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

West Allis does not anticipate the loss of any affordable housing in the City.

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

In spite of the West Allis's efforts, there are still population groups that have unmet housing needs, including housing units with lower and more affordable rents, and units that are safe, affordable and energy efficient. West Allis's "needs" issues most likely pertain to cost burden and crowded household units. The rent burden "issue" is due to lower incomes of the City's residents (average household income: \$44,136). The City has a high duplex housing stock, which include smaller upper units with few bedrooms, leading to the overcrowding "issue."

Describe the need for specific types of housing:

West Allis's northeast border is located blocks away from the Milwaukee VA Medical Center. Based on the City's Section 8 demand for VASH (veterans) vouchers and discussions with developers of veterans' housing, there appears to be a market interest in a quality and affordable veterans' development.

West Allis hasn't seen new development of affordable housing other than senior housing for several years. West Allis has a high number of affordable housing units, however, they consist of an older housing stock. New larger, and energy-efficient affordable rental units are needed in the City, as the charts above cite the need for more 3-bedroom (larger) rental units.

Discussion:

N/A

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

Attach 2010 median home value and median contract rent data.

Introduction:

Is there sufficient housing for households at all income levels?

West Allis:

Those households at 30% or less of CMI have limited choices and often must pay more than 50% of their incomes for adequate housing. Less than 5% of the rental housing units are affordable to those households with <30% CMI.

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

West Allis:

The lingering effects of the 2008 recession are likely to result in a continuing tight rental market, and higher rental levels. West Allis hopes to attract some homebuyers of moderate income because its home prices may be more affordable compared to surrounding communities. This may place an upward pressure on owner units for sale.

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

West Allis is part of the greater Milwaukee housing market and the West Allis housing is generally somewhat more affordable compared to the market elsewhere in the Milwaukee County area. For units with 3 or fewer bedrooms, the high HOME rent levels are slightly above the fair market rent levels.

Discussion:

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

Introduction:

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

Substandard units are units that do not meet local code, Housing Quality Standards, or have major systems in need of replacement or systems that will be at the end of useful life in the next five years. Units are considered suitable for rehabilitation if they are structurally sound and local zoning codes allow rehabilitation that will bring the unit up to code.

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

42% (4,864 units) of West Allis rental housing units have one selected housing condition. 31% (4,943 units) of West Allis owner-occupied housing units have one selected housing condition.

The majority of "older" homes in West Allis are located on the east side of the City (see attached jpg map: Age of West Allis Housing Stock). And the City's highest concentrations of designated LMAs is on also on the City's east side (see attached jpg map: West Allis LMAs).

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

81% of West Allis rental units (9,405 units) in the City are older than 1980's construction, and are assumed to have lead based paint. 95% of West Allis owner-occupied units (14,981 units) were built prior to 1980 and may contain lead paint hazards.

Discussion:

MA-25 Public And Assisted Housing - 91.210(b) (See charts)

Introduction:

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

No public housing units are located in the City of West Allis.

The Community Development Authority of the City of West Allis acts as the PHA and has approval of 557 vouchers, of which 100 are VASH.

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

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All units that are under a Section 8 HAP contract and receive subsidized rent payments are required to undergo an annual Housing Quality Standard (HQS) inspection to verify that the unit meets HUD-determined living standards before the tenant is allowed to live in the unit and the owner is allowed to receive rental assistance payments from the PHA. Any unit that does not pass the HQS inspection is required to make the appropriate modifications/improvements and a follow-up inspection would be scheduled to ensure a proper living environment for the low-income household members.

Discussion:

MA-30 Homeless Facilities and Services - 91.210(c) (See charts) Milwaukee County answering MA-30 questions

Introduction:

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

The City of West Allis is an active member of the local CoC, maintains a seat on the CoC's Executive Board, and the CDA Executive Director is one of two co-chairs of this organization. This level of participation allows the City of West Allis staff to be continually updated on services that are targeted to homeless persons.

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

MA-35 Special Needs Facilities and Services - 91.210(d) Milwaukee County answering MA-35 questions

Introduction:

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

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

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

The City of West Allis has been allocated 100 Veterans Administration Supportive Housing vouchers. The City of West Allis will continue to explore the development of a new construction mixed use commercial building that has a large number of Project Based units geared specifically towards VASH participants who may have significant barriers with regards to obtaining quality housing.

West Allis also typically funds Interfaith Older Adult Programs, the West Allis Senior Center, the Family Resource Center, and the Lilac Senior Bus with Public Service funds. All these

organizations and activities provide supportive services to older adults or low-moderate income families who are in need of supportive services.

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

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

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) (See charts)

Introduction:

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

The largest employment sectors in West Allis are focused within the Education and Health Care services (Aurora West Allis Hospital and West Allis/West Milwaukee School District), as well as Manufacturing (heavy and light industrial) and retail trade (neighborhood to large national retailers).

Describe the workforce and infrastructure needs of the business community:

Throughout the metro-Milwaukee area, the demand for an educated and skilled labor force within the manufacturing sector is a predominate conversation and issue. West Allis has launched "Project Lead the Way within the school system to help advance interest in manufacturing careers and to help meet the skills gap. West Allis successfully organized a job fair in the past with over 60 employers and 5,000 participants. Holding a job fair in the future would be goal to connect employers with local job seekers. The City of West Allis works closely with the local technical school and are looking for strategies to increase participants in the welding and skilled trade programs.

West Allis has an existing underground infrastructure that in many cases is over 100 years old. The City offers convenient access to the interstate system for trucking and employees as well as an array of public transportation routes. The City continues to invest in projects that advance infrastructure

improvement while providing alternative transportation/commuting routes like the pedestrian bike trail or the Hank Aaron Trail that will connect West Allis to Downtown Milwaukee.

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

West Allis continues to experience change through redevelopment of blighted or underutilized properties. In the next five years, West Allis will see the demolition of the 11-acre Milwaukee Ductile Iron foundry, the construction of a hotel, industrial spaced developed, and the attraction development to several sites that are prepared and slab ready for development. These developments will add to the City tax base while adding employment opportunities within close proximity to affordable, family neighborhoods. The City will continue to emphasize the Economic Development and Microenterprise Loan program to help create jobs and new businesses. Over the next five years, West Allis will look for ways to enhance programs to grow the workforce to meet leading industry sectors within our community (i.e. job fair, showcases, training).

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

Education attainment and supply/demand for certain jobs are often the center issue in dealing with the workforce. Welding is often in demand but there are a limited number of individuals enrolled within the tech schools. According to a study by the Wisconsin Legislative Council in spring of 2013 that examined the skills gap in Wisconsin, the education level of at least a high school degree or less results in a direct correlation to unemployment. Also, the lack of entry level jobs within region because of slow economic recovery from the recession within the region. Future job demand includes nursing, general and operations managers, teachers, accountants and auditors, human resources and training specialists, etc. Most careers require some form of higher education.

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

The workforce in West Allis is changing through generational transition while the need for certain skilled trades remain in demand such as welding and CNC operators. The City will support WA/WM School District organized programs such as Project Lead the Way and Heavy Metal Tour that promote careers in manufacturing and engineering. West Allis will explore working with the technical college on hosting a job fair.

Staff will continue to monitor federal and state programs dealing with workforce training. The City has been active in working with companies to identify programs that might help them find employees and provide essential training.

Working with all local entities to address workforce is the most effective strategy to implement under the Con. Plan. Having a team of concerned groups working on improving employee skills and building connections with employers to analyze their needs will provide the best results.

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

Yes No

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

West Allis is located within the boundaries of "Milwaukee 7", which is a regional, cooperative economic development platform for the seven counties of southeastern Wisconsin: Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington and Waukesha. Its mission is to attract, retain and grow diverse businesses and talent. West Allis staff maintains productive conversations with Milwaukee 7 on potential economic growth and interest in the City. One of our Development Department staff members is also the President of the Wisconsin Economic Development Association, a statewide association whose primary objective is to increase the effectiveness of individuals involved in the practice of economic development in Wisconsin. West Allis also has a Community Development Entity arm that has allocated \$105 million in New Market Tax Credits to projects in Milwaukee, Racine and Kenosha counties that has contributed to 828 permanent jobs, 1,225 construction jobs, and 219,688 sq. ft. of development within distressed neighborhoods.

Discussion:

MA-50 Needs and Market Analysis Discussion

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

The majority of “older” homes in West Allis are located on the east side of the City (see attached jpg map: Age of West Allis Housing Stock). And the City’s highest concentrations of designated LMAs are on also on the City’s east side (see attached jpg map: West Allis LMAs). With the combination of high densities of older homes and lower incomes on the City’s east side vs. other areas of the City, one can assume that housing problems would be more concentrated on the east side than the other areas of the City. The east side is also more heavily concentrated with duplexes (see attached jpg map: West Allis Housing Types), which are more affordable to low-income families than single-family homes, than other areas of the City. Duplexes are often owned by absentee landlords, indicating a higher risk of housing problems than other housing types. “Concentration” means more abundant, which is evident by observing the attached pictures.

West Allis also funds a Code Enforcement Public Facilities program every year, where inspectors make rotation inspections on properties located within the designated LMAs, covering a population of 31,983 people. Inspectors issue letters of communication, including Notices, Orders, and Summons & Complaints, regarding exterior code violations.

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

Yes, there are 18 block groups in West Allis, according to the 2010 Census data, that have concentrations of “non-white” individuals at 15% or more. See the attached jpg map: West Allis Minority Concentrations.

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

The areas of the City’s northeast side where higher concentrations of minorities reside is made up of an older housing stock with concentrations of duplex and multi-family housing options. These properties have lower income values than the mid-section and west side of the City. In Census Tract 1009, Groups 2 and 3, and in Census Tract 1010, Group 3, there are multiple properties of low-income housing that have Section 8 residents.

Are there any community assets in these areas/neighborhoods?

Yes, there are several community assets in these areas/neighborhoods, including the City Library, Senior Center, Health Center, Farmers Market, and City Hall. These areas also have a lot of commercial properties and house some of the City’s major employment centers, indicating job opportunity hubs (see attached jpg map: West Allis Major Employment Centers). There are several public transportation routes through all of these areas, and the City has recently invested in bike trails, providing free alternate routes of transportation.

Are there other strategic opportunities in any of these areas?

The City has focused its CDBG funding in the designated LMAs, which cover 16 of the 18 “minority concentrated” block groups, and will continue to do so.

West Allis has great public schools. The WAWM School District has five (5) Wisconsin Schools of Promise, and has two (2) elementary schools that have been nationally recognized by the US Department of Education as a Blue Ribbon School.

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

General Allocation Priorities

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

Under the direction of HUD, West Allis continues to use the 2000 Census Bureau data for eligible Low-Moderate Income Areas (LMAs). The 2000 Census data breaks median income down into block groups. West Allis was able to determine what percentage of each block group’s population was under the 50% CMI level. For example, 60.2% of Census Tract 1001 BG 2’s population has a median income that is below the 50% CMI level. West Allis then analyzed all block groups’ income percentages and selected 33 block groups that together, averaged 51% of county median household income. West Allis has used these established 33 block groups as the identified target LMAs since the 2000 Census data was published, and will continue to use this data until further notice from HUD.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2) (See charts)

Introduction:

Source of Funds	Source	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remain	Narrative Description	Action
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				der of Con Plan			
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	Annual Allocation: \$ <input type="text"/>	\$	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	
			Program Income: \$ <input type="text"/>				<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
			Prior Year Resources: \$ <input type="text"/>				
			Total: \$ <input type="text"/>				
			<input type="text" value="0"/>				

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

The City will continue to support tax credit applications that provide senior housing at the 60% of median income level and possibly leverage HOME funds to create rental-occupied units at the 50-60% CMI level, and homeowner-occupied units at the 80% CMI level.

Work to increase program income and private investment from Economic Development Loan Programs in order to leverage CDBG funds for more projects.

The City will use CDBG or HOME funds to leverage private resources to attract business expansion or developments meetings the needs of the poor. Much of the activity under this goal is facilitating collaboration with local social services, community members, business community, and all others who seek to advocate for the needs of the people living in poverty.

West Allis CDBG programs often depend on additional resources to support the particular activity. Though there is no particular requirement to leverage funds, the overall scope of activities require additional funds or support to meet their performance measurement goals. Public Service programs often receive support from other regional grants or fundraising initiatives. Programs conducted by the City, such as Housing Rehab, are loans that are repaid through private funds. Economic Development loans often leverage private equity contributions as well as financial commitments from financial institutions. Whether Community Planning or Public Facility projects, the programs leverage general City tax dollars to support the overall budget. Efforts to address blight through the Commercial Façade Improvement program are by grants that require at least 50% owner equity in the project.

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

West Allis has 13 Tax Increment Finance (TIF) Districts, in which three (3) are available for redevelopment. Two (2) of the three (3) have been identified as industrial use, and one (1) has been identified as multi-family residential. The City does not own any other surplus land.

West Allis does not have the jurisdictional authority to foreclose on a property. Foreclosures continue to be problematic in the metro-Milwaukee area. Milwaukee County has the ability to foreclose on properties and West Allis will utilize the County's foreclosure list as a means of purchasing foreclosed properties for affordable housing opportunities in the City.

West Allis owns and maintains several City parks throughout the jurisdiction. The Con Plan survey results indicated a need for improving the condition of recreational facilities and increasing the number of recreational facilities. In the past, West Allis has used Public Facilities funds to improve park playground equipment and facilities, and West Allis intends to continue the use of Public Facilities funds for this purpose. West Allis also plans to continue to use Public Facilities funds for street beautification projects in the City right-of-way in eligible LMAs and other public land uses, such as the creation of public parking lots. The Con Plan survey results also indicated the need to improve the condition of neighborhood /community facilities, and West Allis intends to use CDBG funds on such improvements and operation of such facilities, as needed.

Discussion:

SP-40 Institutional Delivery Structure - 91.415, 91.215(k) (See charts)

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

Done in IDIS.

Assess strengths and gaps in the institutional delivery system

Strengths: Services listed below are available to residents in the entire Milwaukee County area, which makes the resources more readily available and easier to access to the community ("community" being defined as Milwaukee County). West Allis is an active member and our Director of Development is a co-chair of the City of Milwaukee and Milwaukee County Continuum of Care (CoC), whose mission is to organize people and resources to end homelessness in Milwaukee.

Gaps: West Allis does not have the organizational structure, being a City of 60,000, to target, monitor, nor run programs for homelessness nor persons with HIV. West Allis relies on our ties with the CoC and Milwaukee County to direct those in need of services that are unable to be provided services in or by West Allis.

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

See options in IDIS.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mortgage Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utilities Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Outreach Services			
Law Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile Clinics	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other Street Outreach Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Supportive Services			
Alcohol & Drug Abuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment and Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Healthcare	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Life Skills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

Milwaukee County Housing has staff dedicated to assisting homeless persons and special needs populations using various funding sources. Milwaukee County, a consortium member with West Allis, will use their CDBG funds for mental health services and employment services for special needs population. West Allis has 100 Section 8 VASH vouchers, which are used towards rental assistance for homeless veterans.

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

Some of the strengths of the Milwaukee COC system include: The system overall offers a range of emergency, transitional, and permanent housing as well as strong prevention services. The system continues to serve about 780 new individuals and children each quarter. The Point in Time count of unsheltered has decreased from 148 households without children in 2009 to 82 households in 2013. The PIT count of unsheltered has decreased from 72 households (with at least one child) to 5 households in 2013.

Some of the current weaknesses or gaps in the shelter system include the following:

1. Agencies continue to experience a shortage of funds and other resources to meet current needs and successfully help households move into better quality of life situations and into permanent housing.
2. The highest demand relative to capacity (utilization rate) is for individuals in permanent supportive housing. This suggests a subsector of the system that needs additional beds and services, or a more effective effort to work with those residents to move them more quickly into non-supported permanent housing.

- The number and percentage for those "living in a place not meant for human habitation" has increased to about 50% of individuals of "homeless before program entry" compared to those coming from emergency shelter, transitional housing or safe haven (PTI, 2013, p.21)

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

Milwaukee County, the City of West Allis, and the City of Wauwatosa will continue to participate in the CoC working towards improving service delivery.

SP-45 Goals - 91.415, 91.215(a)(4)

Goals:

Sort*	Goal Name	Action
1	Increase supply of standard affordable housing	View Edit Delete
2	Assure access to services for targeted populations	View Edit Delete
3	Improve/develop infrastructure	View Edit Delete
4	Develop economy and employment	View Edit Delete
5	Provide strong program planning and administration	View Edit Delete

|

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

West Allis estimates that 75 affordable housing units, compatible with the HOME rental and homeownership requirements of 91.215, could be constructed or converted over the next five (5) years. Extremely low-income and/or low-income units would need to be paired with some type of Project Based Voucher (PBV), in order to be financially feasible to a developer. If vouchers were to be available for this type of development, West Allis anticipates approximately 25 units could be developed in West Allis. The City estimates a possible 50 moderate-income, Low Income Housing Tax Credit (LIHTC), units could be developed in West Allis over the next five (5) years.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

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

The West Allis Health Department has for several years offered the gamut of lead-related health services, including physical assessments of residences, screening of children and pregnant women, and the testing of drinking water. Contacts have been made through exhibits at various public events, articles in the City newsletter, and group presentations by health education staff, school and daycare based brochure distributions, and media releases. Referrals have come from area physicians and from the department-based WIC program. The West Allis Health Department also owns an XRF analyzer.

West Allis adopted a local ordinance to establish local authority to deal with lead paint hazards and childhood lead poisoning. State certification of lead paint abatement contractors strengthens this local effort by identifying a pool of abatement contractors who are conversant with the issues involved in lead paint abatement and who are available to carry out abatement work in a safe and healthful manner.

All City residents have been advised of a potential for elevated lead levels in drinking water. This effort is based on United States Environmental Protection Agency (USEPA) testing requirements of the Clean Drinking Water Act and the results of representative testing in the water distribution system. Notification to residents of the community has been by means of water bill enclosures and newspaper advertisements.

The City of West Allis initiated a State-local program to remediate lead paint hazards in eight West Allis homes using a combination of grants and low-interest loans to fund the work. This program is intended, in part, to develop information about the costs and availability of lead paint abatement in the area, and is funded through the State of Wisconsin-Department of Health and Social Services.

Goals of the Health Department's lead program are:

- To identify children with significant exposure early enough to prevent toxicity.
- To refer children with elevated blood lead for medical intervention.
- To conduct environmental investigation and intervention as soon as lead toxicity is confirmed.
- To educate community residents regarding hazards of lead poisoning.
- To collect and evaluate data to be used in targeting community-wide intervention to places with children at increased risk of lead poisoning.

The Community Development Division maintains a listing of Lead Certified contractors for homeowners. In addition, the City's Housing Rehabilitation programs require lead testing and assists with funding (low interest loans) to address lead paint hazards. Each year, through the Housing Rehabilitation program, the City assists approximately 30 homes.

Also, the City maintains promoting education and remaining at the forefront of assessing lead paint hazards by having staff attend two Lead Assessment Conferences. The City of West Allis is considering the formation of a consortium of metro communities to address lead paint and to apply for a federal grant for lead abatement.

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

The supply of lead-safe housing will be increased.

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

West Allis will continue to ensure that:

Rehabilitation Programs

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed activities are exempt from some or all lead-based paint requirements.
- The level of Federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk assessment, paint testing, lead hazard reduction and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk Assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35, Subpart J and Wisconsin Administrative Code DHS 163.
- Required notices regarding lead-based paint evaluation presumption, and hazard reduction are provided to occupants and documented.

Tenant Based Rental Assistance

- Applicants for assistance receive adequate information about lead-based paint requirements.

- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building.
- Prior to occupancy when children under 6 are present, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35, Subpart M.
- The renter receives the required lead-based paint pamphlet and notices.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs, and Policies for reducing the number of poverty-level families:

Initiatives funded through federal program funds that will help reduce poverty in the City of West Allis include activities that:

- Enhance the ability of low- and moderate-income homeowners to remain in their homes by providing financial assistance for home repairs
- Support acquisition and/or rehabilitation of affordable housing units
- Support access to benefits for seniors
- Provide job training

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

West Allis has “projects” identified in the Con Plan that include activities/programs that meet the initiatives listed above. Such projects include Public Services, Housing Programs, and Economic Development Activities. The City does not have another “plan” that addresses poverty reducing goals, programs and policies, other than the CDBG Con Plan, so there is not another plan to “coordinate” with. On a broader jurisdictional level, West Allis is coordinating its Con Plan with Milwaukee County and the City of Wauwatosa’s Con Plan. West Allis has also participated in the formation and conception of Southeastern Wisconsin Regional Planning Commission’s (SEWRPC’s) Regional Housing Plan for Southeastern Wisconsin: 2035.

SP-80 Monitoring - 91.230

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

West Allis has developed and implemented a system for monitoring the expenditure of CDBG and HOME funds and to ensure attainment of its CDBG and HOME program objectives. It has also developed an annual monitoring strategy for managing all activities, and those organizations which deliver them to the City. All non-governmental Community Development Block Grant (CDBG) subrecipients sign subgrantee agreements and all governmental CDBG subrecipients sign intergovernmental agreements that enumerate program requirements. Monitoring will consist of both desk and on-site reviews. On-site reviews will consist of periodic site visits which will include an in-depth review of agency, project and client files. Desk monitoring takes place twice a year, when all subrecipients are required to submit a semi-annual report to staff in July, and an annual report in January. Findings of non-compliance are followed through to resolution, and a subrecipient's performance record enters into subsequent funding determinations. The City monitors its own performance through Development Department and Finance Department staff, including the timeliness of project implementation to ensure compliance with HUD's timeliness standards.

Monitoring Activity

1. Establish proper monitoring and oversight for all subrecipients, community housing development organizations, developers, and contractors
2. Ensure that the activities funded are in compliance with the program regulations
3. Ensure timeliness of the projects and expenditure of funds
4. Ensure that Master File Checklists and Financial Checklists are complete and accurate
5. Ensure that partners have implemented proper file and record keeping procedures
6. Ensure that partners have established systems for obtaining documentation of required reporting elements
7. Ensure long term compliance with subrecipient, community housing development organization, developer and contractor agreements and/or loan commitment agreements

Davis- Bacon Compliance/Section 3: The Community Development Division oversees the enforcement of Federal labor standards, include prevailing wage rates. The City provides technical assistance to local contracting agencies through monitoring and oversight of HUD approved projects. Section 3 requirements are incorporated into bidding advertisement, bidding documents, and contracts, and are required to be submitted to the City prior to work commencing.

Minority, Women, and Disabled Persons in Business: Through the bidding process, the City strongly encourages expanded opportunities for MBE/WBE/DBE businesses. BIDs are forwarded to the WEDC Department of Minority Businesses and the City forwards BIDS

requests to organizations representing various ethnic groups. In the advertising documents, MBE/WBE/DBE businesses are encouraged to bid on a project.

Entered into IDIS