

2025 Narratives

CR-05 - Goals and Outcomes Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

An overview of major initiatives and highlights that were proposed and executed throughout the program year.

CDBG Program Year Expenditures by Goals for Tables 1 and 2:

(See linked [PR 26 Financial Summary](#), [PR 05 Drawdown](#) Report by Project, and Activity)

Tables 1 and 2 in IDIS CR-05 do not auto-fill data for Funding expenditures for the Program Year or for the Strategic Plan to date and we cannot add data to the Tables in IDIS. We have provided that information in this narrative section based on data from PR 26 and PR 05.

Table 1: Expenditures for Program Year 2025

		2025	2024	2023	2021	Total
Goal 1	Housing	\$25,622.24	\$16,198.89	\$1,750.80		\$43,571.93
	Code Enforcement	\$168,534.15	\$(1,302.36)			\$167,231.79
Goal 2	Public Services	\$151,850.24	\$10,840.02			\$162,690.26
Goal 3	Public Facilities	\$32,612.54	\$101,707.98	\$421,126.97	\$42,227.00	\$597,674.49
Goal 4	Econ Development	\$65,000.00	\$216,861.00	\$115,381.72		\$397,242.72
Goal 5	Admin/Planning	\$198,400.96	\$2,635.31			\$201,036.27
Total Expenditures 2025						\$1,569,447.46

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 – Con Plan	Actual – Con Plan	Percent Complete	Expected	Actual – Program	Percent Complete
Assure access to services for targeted populations (LH Pool)	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1835		3500	0	0
Assure access to services for targeted populations (ERAS)	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	75437		882	758	85.94%
Assure access to services for targeted populations (VASH)	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	148		200	137	68.5%

Assure access to services for targeted populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Develop economy and employment (WWBIC & WRTP)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	3575		78	113	144.87%
Develop economy and employment (Facade grants)	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	6		4	3	25%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	32		38	20	52.63%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	127		5	7	140%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	58950		1835	0	0%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Increase supply of standard affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit		18		6	0	0.00%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0		0	0	0.00%
Provide strong program planning and administration	Administration	CDBG: \$	Other	Other	0	1		53000	53000	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.

West Allis’s Goals #1 and #2 focus on redeveloping abandoned or underutilized industrial sites by removing barriers to sustainable development, planning for improved neighborhoods, and eliminating slum and blighting influences. In 2025, the City completed the construction of a new 247-unit apartment housing project in partnership with 3 Leaf Partners on the site of the former Clark Oil Headquarters, with the grand opening occurring in the third quarter of 2025.

Staff also worked to address several idle and abandoned commercial properties located throughout the City. One site, the former commercial space Czars Bar, has received formal approval to be converted into single-family housing. The CDA has directed staff to prepare an agreement with Habitat for Humanity to build two affordable homes. In 2024 the former bar was cleared as a spot-blight remediation activity with CDBG funding. Construction of the two affordable homes is expected to begin in summer 2026. The Housing Rehabilitation Team will use HOME program income funds from previously funded loans to address the poor condition of the property. Additionally, Commercial Façade projects completed during fiscal year 2025 included Caulfields restaurant at 7413 W. Greenfield Avenue, a \$20,000 grant for a \$700,000 investment. The Emerald event space at 7546 W. Greenfield Avenue, a \$65,000 grant for an \$800,000 investment. Also, 6841 W. Beloit a neighborhood retail grocery store a \$20,000 grant for a \$1.6 million investment. Overall, the Commercial Façade Grant program helped leverage an estimated \$29.76 of private investment for every \$1 of CDBG grant funding.

Efforts in 2025 also continued planning for additional housing opportunities throughout the City. Staff explored and continues to encourage developers to consider incorporating HOME funds, project-based vouchers, or tax credit housing into development proposals in West Allis. The City also continues to explore the use of CDBG funds at the “block” level through potential neighborhood group funding, direct neighborhood improvements (such as connections, parks, and employment opportunities), and community-building initiatives within the City’s Low-Moderate Income Areas (LMAs). In 2025, the City completed construction of a new pavilion at Liberty Heights Park, replacing the aging pavilion originally built in 1937. The Liberty Heights Park Pavilion project concluded in summer 2025, completing the planning efforts that began in 2024.

West Allis’s Goals #3 and #6 focus on addressing the needs of low- to moderate-income neighborhoods by reducing crime through awareness programs, planning for improved neighborhoods, enhancing the condition of neighborhood parks, and improving infrastructure for public facilities and the delivery of social services and outreach programs. Programs such as the Community Service Officer initiative, Graffiti Removal, and Gang Prevention expanded public safety resources that would not otherwise be available to LMI neighborhoods without CDBG funding.

The Family Resource Center provided childcare and structured workshop and activity services to 104 individuals. The Frail Elderly Home Service/Neighborhood Outreach Program (Eras Senior Network) served 350 older adults, helping them remain in their homes through services such as one-way transportation, home chores and repairs, in-person visits, and shopping trips. In addition, the Police Department provided domestic violence support services to 53 adults and 26 children in 2025, marking another year of expansion for WISH, a public service program assisting individuals who are experiencing or have experienced domestic violence. The City also funded WRTP/Big Step, which assisted 74 low- to moderate-income individuals who were unemployed or underemployed with job search assistance.

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)

Demographic	Individuals Served
White	586
Black or African American	91
Asian	5
American Indian	3
Native Hawaiian or Other Pacific Islander	2
Other multi-racial	59
Total	746
Hispanic	86
Not Hispanic	491

Narrative

All racial and ethnic beneficiary data is collected from self-certification forms for LMC or LMH activities and applications for LMC or LMH activities. These numbers are a compilation of individuals and households for the 2025 CDBG funding year.

The income level of beneficiaries reported in LMC, LMJ, and LMH activities for 2025 is shown below:

Extremely Low	515
Low	167
Moderate	65
Non-LMI	1
Total	748

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	public - federal	1,586,696	1,232,340

Table 3 - Resources Made Available

Table 2: Expenditures Strategic Plan to Date

Table 2: Expenditures Strategic Plan to Date		2021	2022	2023	2024	2025	Total
Goal 1	Housing	\$63,664	\$321,470	\$256,934	\$284,983	\$208,544	\$1,135,596
Goal 2	Public Services	\$394,151	\$68,386	\$106,368	\$421,058	\$280,491	\$1,270,454
Goal 3	Public Facilities	\$643,027	\$148,856	\$362,612	\$502,946	\$157,543	\$1,814,983
Goal 4	Economic Development	\$413,691	\$214,436	\$331,380	\$810,101	\$576,068	\$2,345,675
Goal 5	Admin/ Planning	\$344,200	\$483,163	\$534,412	\$262,451	\$138,245	\$1,762,471
Expenditure Totals		\$1,858,732	\$1,236,312	\$1,591,705	\$2,281,539	\$1,360,891	\$8,329,179

Table 2 indicates expenditures supporting the Strategic Plan’s initiatives for each year since 2021. Although funding drawdowns may occur within a given year, that funding may be allocated from prior years’ awards. 2025 expenditures saw a marked decrease from the 2024 totals, largely due to the Liberty Heights Pavillion project expending award funding in 2024. While pavilion improvement funding continued in 2025, the spent amount was not as high as the year previous. 2025-specific project expenditures also included design work toward ADA upgrades to Rogers Park, 65th and National pedestrian improvements, and Economic Development loans to Grebe’s Bakeries, Bars and Recreation, Soap Passion, Fork Farms, and All Goods.

2025 Expenditures by Projects:

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of West Allis	100	100	Jurisdiction

Table 4 – Identify the geographic distribution and location of investments

Narrative

West Allis has an established geographic area in which 51% of the population consists of low- to moderate-income (LMI) individuals. This area is identified as the City’s “planned geographic distribution” for CDBG investments. Several activities serving this broad area benefited 31,390 individuals, including Graffiti Removal, Gang Prevention, and proactive Code Enforcement inspections. Other activities serving low- to moderate-income areas (LMAs) were targeted to smaller geographic areas, covering only a few block groups. In addition, several activities benefited limited clientele (LMC), all of whom were West Allis residents.

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 worked to address the blight or aging of commercial properties at various locations in the city. Efforts taken by the City’s Code Enforcement Department include proactive inspection activities that occurred for all

commercial buildings along Greenfield Avenue from S. 70th St. To S. 76th St. Additional proactive inspections of commercial buildings occurred in the areas outlined within the department’s 2025 CDBG application, primarily in the north central region of the City. Without this funding match, these activities would not occur on a proactive basis to address blight and aging commercial properties throughout West Allis. Economic Development loans also sought to address blighted properties in 2025, including the site of Bars and Recreation’s Slingshot Bar, which had been a dilapidated property in need of investment as well as the facade loan disbursed to the Emerald, located in a former discount furniture warehouse.

With respect to Economic Development Loans in general, it’s estimated that for every \$1 of federal CDBG grant, the private sector leverages/invests \$6 of private funding. This includes owner equity and bank financing to cover the gap of starting a business or enhancing existing business in the community.

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
Total	0	0

Table 5 – Number of Households

*Note: Although West Allis has not historically set goals regarding the provision of affordable housing, looking into 2026 the City seeks further discussion with our Housing Department to engage in more targeted goal setting for CAPER 2026. The Housing Office participates with HUD in offering Sec 8 rent assistance, VASH (Veteran Affairs Supportive Housing) vouchers, Beloit Road Senior Housing vouchers, and a Family Self-Sufficiency program.

	One-Year Goal	Actual
a. Number of households supported through Rental Assistance	0	500
b. Number of households supported through The Production of New Units	0	0
c. Number of households supported through Rehab of Existing Units (pull from 25 app)	5	0
d. Number of households supported through acquisition of Existing Units	0	0
Total	5	500

Table 6 – Number of Households Supported

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

The most recent iteration of the Consolidated Plan (2024-2029) does not expressly set goals for each category within Table 6, aside from a goal regarding the number of rehabilitated units over the next 5 years. According to the Consolidated Plan, the City should seek to rehabilitate 25 units over the next 5 years, averaging 5 units annually. Despite setting forth this goal, it was not met for several reasons. No new affordable single-family or duplex homes were renovated or sold by the end of the 2025 year with HOME funds due to not receiving Authority to Use Grant Funds (AUGF) until January 2026. Not having these funds available in time for the construction season prompts these delayed results. Additionally, supply chain issues continue to impact the completion of projects and rising inflation impacts project budgets. Several more applications were received in 2025, however they did not meet the City’s underwriting criteria. West Allis advertises our housing rehab loan program to include loans for “architectural barrier” removal for persons with disabilities, but applications for this type of rehab loan are minimal. The City’s Marketing and Engagement team is planning to engage in enhanced efforts to market the Housing Rehab programs in 2026.

When it comes to the goals set for the number of households assisted supported through rental assistance, no expressed goals were set forth in 2025. However, the City’s budget authority does not permit staff to issue all of the 638 vouchers the City was awarded by HUD. Because of this, there is a gap between the number of vouchers awarded vs those staff is authorized to issue, resulting in 500 active vouchers to support rental assistance in West Allis.

Discuss how these outcomes will impact future annual action plans.

Past and present accomplishments will determine if future goals should be adjusted. If demand seems to continually decrease, goals will be reduced, or vice versa.

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	392	0
Low-income	205	0
Moderate-income	145	0
Total	742	0

Table 7 – Number of Households Served

Narrative Information

A total of 742 households were served in 2025, with the greatest number of households (392) qualifying as Extremely Low Income.

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

The City of West Allis Community Development Authority (WI201) was the first Public Housing Agency (PHA) in the Milwaukee–Waukesha MSA—and possibly the first in the State of Wisconsin—to establish a preference for households experiencing homelessness when applying to the Housing Choice Voucher (HCV) waitlist. This preference was established in 2013 and has remained in place during three openings of the HCV waitlist (2013, 2015, and 2021). In 2025, the PHA didn't conduct open enrollment due to uncertainty with Annual Budget Authority. The waitlist is typically purged every 12 months to ensure that families on the list remain eligible. The existing waitlist will be utilized until the PHA is able to conduct its next Open Enrollment process.

While West Allis no longer partners with the Milwaukee County Homeless Outreach organization, other organizations and City initiatives have stepped in to help address these needs. The City's Health and Fire Department operates a Mobile Integrated Health Unit designed to reduce emergency service call volume by addressing non-life-threatening issues before they escalate into emergencies. The unit consists of a single 24-hour provider who operates their own vehicle and divides their time between responding to 911 calls and conducting scheduled visits. This unit can respond directly to scenes and transport individuals in need—including unsheltered persons—to appropriate facilities. Homeless individuals, victims of abuse, and residents who are non-compliant with self-administered medications can seek direct assistance through this program. Additionally, the City of West Allis administers one of the largest HUD-VASH programs in the State of WI through which 137 former homeless Veterans have been able to identify safe, decent, and affordable housing in West Allis.

The City's Community Engagement Manager has also worked to identify the needs of the homeless population through several initiatives in 2025. In October and November 2025, the Community Engagement Manager hosted two Community Conversations titled *Bridging the Gaps: Community Partnerships for Homeless Supports*. A total of 79 unique participants attended across the two meetings. One of the top priorities identified during these discussions was the need for an overnight warming shelter in West Allis, as none currently exist. Since then, a group of faith-based organizations has begun working with Milwaukee County Housing Services to explore potential locations for such a facility.

Another outcome of these conversations was the formation of a planning committee that has met over the past four months, extending into 2026, to develop a framework for a community-wide homeless coalition. The emerging coalition, West Allis Resources for Independence, Stability, and Equity (R.I.S.E.), aims to coordinate resources and strengthen support systems for individuals experiencing homelessness. Several unhoused community members participated in both the Community Conversation series and the early stages of the coalition planning process. These efforts emphasize the importance of incorporating the voices and experiences of unhoused residents as the initiative progresses. The coalition planning committee also includes a social worker from the Southwest Suburban Health Department who works directly with the unhoused population in West Allis and serves as the director of the Students in Transition program through the West Allis–West Milwaukee School District.

Addressing the emergency shelter and transitional housing needs of homeless persons

West Allis, as a member of the Milwaukee Coalition on Housing and Homelessness (formerly, Milwaukee City/County Continuum of Care) participated in the development, implementation, and progress of the adopted MCHH 10-Year Plan to End Homelessness, which can be found at: www.milwaukeecoc.org. The MCHH Board meets quarterly to review member agencies' progress towards accomplishing the stated goals of the 10-Year Plan. The MCHH operates a Housing First model of care and continues to expand Coordinated

Entry throughout the continuum. This is in addition to the City's ongoing participation in the bi-annual Point in Time Count.

In 2025, the City hosted a community outreach series, Community Conversations, to inform and engage residents to discuss various topical problems occurring in West Allis. One Community Conversation in 2025 centered around the topic of homelessness and how existing community resources can be leveraged to alleviate the needs of West Allis' homeless population, including the need for overnight warming shelters. This discussion delved into how faith-based organizations can leverage their existing resources to better coordinate food donation opportunities as well as exploring the feasibility of using organizational spaces as warming shelters for the unhoused.

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

West Allis does not have the organizational capacity or structure, being a city of 60,000, to target, monitor, nor run programs for homelessness. West Allis relies on partnerships with the Milwaukee Coalition on Housing and Homelessness and Milwaukee County to direct those in need of services that are unable to be provided by West Allis staff. On the other hand, staff provides consultation to inquiring individuals on how to access and apply for, and whom to contact for these services. Staff also have ties to the West Allis-West Milwaukee school district and Southwest Suburban Health Department, which consists of West Allis and Greenfield public health staff, to assist homeless prevention and directs families to these contacts when necessary.

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

As a member of the Milwaukee Coalition on Housing and Homelessness, West Allis seeks collaborative partnerships to address the symptoms of homelessness with other municipalities throughout the county. Additionally, the City of West Allis actively enters both our own allocation of Veterans Administration Supportive Housing (VASH) Vouchers in the Homeless Management and Information Systems (HMIS) database to assist with identifying trends and ensuring that the needs of Veterans are met. The City of West Allis is also actively represented as a member of the State of Wisconsin HMIS Advisory Board.

The City was the first large Public Housing Agency in Wisconsin that has a "homeless" preference for Housing Choice Voucher (HCV) applicants. This preference was introduced prior to the opening of our 2013, 2015, 2021 waitlists-and in the most recent Open Enrollment session for the city introduced the continuously open (MCHH) referral waiting list. The City of West Allis' active utilizes a homeless preference coupled with an active use of the HMIS database better ensures that we are able to identify and house homeless families. Furthermore, the City of West Allis actively works with the Milwaukee County Housing Division to ensure that

families are connected with the appropriate social services with housing being identified as the most pressing need.

While these families may not “lease up” in the City of West Allis many do access safe, decent, and affordable housing along with access to the resources necessary to maintain it. In 2025, the City of West Allis was able to house 39 homeless veterans. To ensure that families can find available housing options, a computer kiosk is maintained in the Housing offices that assist families search for units online. Landlords also list available units both in the City’s Housing Office and on the City of West Allis website.

CR-30 - Public Housing 91.220(h); 91.320(j) Actions taken to address the needs of public housing

West Allis does not have any public housing, however the Community Development Authority of the City of West Allis acts as the PHA and was awarded a total of 638 Housing Choice Vouchers, however the City maintains the budget authority to cover roughly 500 active vouchers consisting of 137 VASH to help prevent homeless veterans, 261 HCV’s (Housing Choice Vouchers/ Section 8), and 102 Project-based units at Beloit Road Senior Housing. West Allis addresses as many low-income housing needs as possible with the limited number of vouchers that have been awarded by HUD, by offering rent assistance to up to 638 individuals. The rent assistance program provides a subsidy, based on the household's income, that helps pay a qualifying household’s rent. The City of West Allis also is part owner of a 102-unit affordable housing development that provides housing to seniors at the Beloit Road Senior Housing facility.

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

The Community Development Authority of the City of West Allis oversees the Residential Advisory Board (RAB) which consists of 7 board members who are all participants in the CDA's Section 8 Housing Choice Voucher program. The RAB's role is to assist the CDA and make recommendations to the CDA in developing the PHA Five-Year Plan, PHA Annual Plan, the Housing Choice Voucher Administrative Plan, and to provide representation that is meaningful and relevant to the development/modifications to the PHA Plans and the HCV Administrative Plan.

Actions taken to provide assistance to troubled PHAs

The Community Development Authority of the City of West Allis (the PHA) is in good standing with HUD and is not a troubled PHA and rated as a high performer.

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)

West Allis updated its zoning code in 2022 to increase flexibility and support a broader range of housing types, from low-density to multi-unit development. For example, the code was revised to allow duplexes in areas that previously permitted only single-family development. The code also established parking maximums rather than minimums, allowing excess parking areas to be converted into developable land and supporting more efficient land use.

In 2025, City staff held several internal discussions to explore the feasibility of allowing Accessory Dwelling Units (ADUs) and tiny homes as additional strategies to promote housing affordability. The City's 2045 Comprehensive Plan also significantly revised future land-use designations to encourage a more diverse housing supply. Many properties were redesignated from future low-density residential to medium-density residential, increasing flexibility in housing styles and densities and supporting a wider range of affordable housing opportunities.

West Allis' development fees and charges remain comparable to those of surrounding communities. As a fully built-out community, the City has no growth limitations and instead encourages increased density, adaptive reuse of older buildings, and redevelopment of aging sites. West Allis currently has 22 Tax Increment Financing (TIF) districts, several of which include affordable housing developments.

The City also utilizes a portion of its HOME funds to support the development of affordable single-family homes on 30-by-120-foot lots. Although no new homes were completed and sold in 2025, the City partnered with Habitat for Humanity–Milwaukee to approve two vacant lots for the construction of two single-family homes. These homes will represent the first Habitat-built units in West Allis and will utilize \$75,000 in HOME funds per home to help offset construction costs.

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

West Allis provides funding to several public service activities that address barriers faced by underserved populations. In 2025, the Frail Elderly Home Services – West Central Interfaith program provided outreach services to 358 elderly individuals, more than 95% of whom were low-income or extremely low-income. Services included referrals, advocacy, transportation for grocery shopping, and assistance with home chores and repairs.

The WISH domestic violence support program served 53 adults and 26 children who required supportive services during times of crisis, with 100% of participants qualifying as low- to moderate-income (LMI). Additionally, the Family Resource Center served 104 LMI individuals in 2025 by providing books and backpacks along with educational materials. Funding supported the purchase of books, backpacks, and printed resources covering parenting information, safety and wellness tips, low-cost community activities, medication safety guidance, and mental health resources.

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

During initial inspections for the City's homebuyer and rehabilitation loan programs, all deteriorated paint surfaces are treated as potential lead hazards. Any identified hazards are incorporated into the project scope of work, and remediation is a mandatory component of these programs. The City of West Allis verifies that all contractors participating in the rehabilitation loan program maintain current Lead Company certification, as required by state law. If lead abatement is required, contractors must provide lead abatement certification prior to the execution of project contracts. Following completion of any work that disturbs painted surfaces, the Health Department conducts lead and dust clearance testing to ensure compliance with safety standards. City staff also provide all program applicants with the appropriate lead hazard notifications based on the scope of their project.

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

WWBIC micro-enterprise assistance, which provided technical assistance to owners of and persons developing micro-enterprise businesses. This program provided skills training to 28 individuals who own or want to own a small business, allowing them the sufficient skills needed to produce cash flow for their business, avoiding financial crises and possibly increase one's income. West Allis continued with its housing rehab loan program, providing low-interest or zero interest loans to low- and moderate-income homeowners. This program allows household members to remain in their homes by providing financial assistance for necessary home repairs. The program offers loans at rates lower than the private sector and prevents low-income households from living in substandard conditions.

West Allis also continued with its Economic Development loan program, requiring new job creation for low to moderate income individuals, providing job opportunities to households who may be at a poverty-level prior to their new job hiring. Businesses assisted with fiscal year 2025 Economic Development loan funds include Soap Passion producing bath and beauty products, All Goods a clothing store selling modern and vintage clothing, and Bars & Recreation an entertainment venue that will convert a former foundry facility into a commercial community space offering sporting activities, events, and food & beverages.

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

The City of West Allis needs a strong, well-defined civic infrastructure in order to effectively plan for its future and to successfully implement community plans. Civic infrastructure can be defined as the capacity of the public, private, and non-profit sectors to sacrifice self-interest and work towards a common goal of improving the community. In order to establish a strong, well-designed, and well-developed infrastructure, it must be recognized that the City government, nor CDBG funds alone cannot resolve all problems or provide all economic and social opportunities to reach the desired goals of the Annual or Consolidated Action Plan. Coalitions, partnerships, and networks that facilitate the exchange of information and ideas must be enhanced or formed among all sectors of the community.

The CDBG Program for the City of West Allis is administered through the Planning and Zoning Department. The goal of the city is to form a strong, well-defined civic infrastructure. In 2025, completion of the Liberty Heights pavilion occurred. The pavilion includes indoor space for neighborhood activities, and an outdoor covered shelter area with picnic tables. The new building offers 4 bathrooms, a warming kitchen and storage for neighborhood groups. The pavilion will continue to be utilized by the WAWM School District Recreation Department for their free lunch program supporting low to moderate income students of Horace Mann School nearby.

Rogers Park design and construction work was anticipated to start in 2025 but was delayed due to increase construction costs. The goal of this project is to update the playing surface of the main feature and add a swing set that includes an ADA compliant swing, new play surfaces, and accessible features. The neighborhood includes 1435 residents, and the anticipated start of work is expected in Spring 2026.

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

West Allis participated in webinars or virtual conferences on housing, planning, development, or other programs related to the strategies of the City's CDBG Consolidated Plan. During 2025, the City worked with

Milwaukee County on addressing the issues of homelessness in West Allis by building collaboration efforts with the West Allis Fire, Police, and Health Dept. West Allis also continues a strong and open relationship with several local social service agencies, such as Family Resource Center, WWBIC and ERAs, all of whom are funded by West Allis CDBG funds under public service and economic development activities. This continuous effort is also part of the Housing Department's- Housing Choice Voucher Family Self-Sufficiency Program.

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 Milwaukee HOME Consortium completed an Analysis of Impediments to Fair Housing Choice (AI), which guides fair housing activities and anti-homelessness strategies for participating jurisdictions. West Allis participates in the Regional AI alongside Milwaukee County, the City of Milwaukee, the City of Wauwatosa, and Waukesha County. The City of Milwaukee Grants Administration served as the lead agency for this analysis. Through the recommendations identified in the AI, West Allis is working to address impediments to fair housing through the use of Community Development Block Grant (CDBG), Section 8 Housing Choice Voucher (HCV), HUD-VASH Voucher, and HOME funds.

In 2025, the City of West Allis implemented several initiatives to promote fair housing awareness. The City conducted its annual Fair Housing Contest in partnership with the West Allis–West Milwaukee School District. The 2025 theme, *“We Invite Everyone to Live Here,”* encouraged students to submit posters, essays, and videos promoting fair housing principles. A total of 32 posters and 44 essays were submitted, and three schools participated: Walker Elementary, Irving Elementary, and West Allis Central High School. Thirteen local businesses and organizations contributed sponsorship support for the event. School principals and teachers assisted with promoting the contest within their schools.

Housing Choice Voucher Program participants also receive fair housing information during program briefings, including a Fair Housing informational brochure and resources for Rent Smart, a free online renter readiness training course that helps participants understand tenant rights and responsibilities. The Housing Choice Voucher Family Self-Sufficiency (FSS) Program partnered with Community Advocates, a nonprofit organization, to offer credit rebuilding courses for program participants. Additionally, Section 8 staff provide presentations on fair housing at the annual Landlord Symposium hosted by the City's Police Department.

To further expand fair housing opportunities, the Housing Department partnered with the Metropolitan Milwaukee Fair Housing Council in late 2025 to promote Opportunity MKE, a regional housing mobility program. This initiative connects families with property owners offering quality housing in High Opportunity Areas throughout the greater Milwaukee region. Participating families receive counseling, training, and financial assistance to support a successful transition to these neighborhoods, providing improved access to schools, safety, employment opportunities, and community amenities. Research indicates that housing mobility programs can lead to higher future incomes for children, improved health outcomes, and safer living environments.

As part of this partnership, the City is preparing to host three landlord information sessions designed to increase participation in the program. These sessions will help recruit landlords, expand the available housing supply, and reduce uncertainty and misconceptions about housing assistance programs. The sessions will provide an opportunity for landlords to learn about the program, ask questions, and understand the benefits of participation. In addition to stable rental income through the voucher program, landlords may

also be eligible for financial incentives funded through a Milwaukee County grant. Through these efforts, the City aims to increase landlord participation in housing programs and reduce stigma often associated with affordable housing and Section 8 rental assistance.

In August of 2025, the Cities Housing Office received a Fair Housing Complaint and conducted a Fair Housing Board meeting in September. The complaint came from a residential tenant within a property located at 7601 W. Becher St. The complaint was forwarded to the City in accordance with [WAMC 6.035](#). The complaint alleged the following claims of the landlord: (a) False advertising relative to the use of a deck space, (b) housing discrimination relative to disability. The claim alleges that an outdoor deck area condition when wet presents a fall hazard, and has requested reasonable accommodation, repairs, and maintenance updates by the property owner. (c) discrimination and harassment by the property owner/landlord threatening not to renew tenant lease.

- The Fair Housing Board directed staff to investigate the complaint. After a report back to the FH Board, the Board's recommendation was for staff to pursue an informal dispute resolution meeting between tenant and landlord. This also left the door open to conduct a formal hearing and for the Board to impose fines should the dispute resolution not result in a successful outcome. Mediation was conducted in 2026 and both parties agreed to a mutually acceptable offer. The landlord will be participating in Fair Housing class work in 2026.

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

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) sub recipients sign sub grantee agreements, and all governmental CDBG sub recipients sign intergovernmental agreements that enumerate program requirements. Monitoring consists of both desk and on-site reviews. On-site reviews 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 sub recipients are required to submit a semi-annual report to staff in July, and an annual report in January summarizing the previous year's goals and accomplishments. Findings of non-compliance are followed through to resolution, and a sub recipient's performance record enters 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 Activities

- Establish proper monitoring and oversight for all sub recipients, community housing development organizations, developers, and contractors
- Ensure long-term compliance with sub recipient, community housing development organization, developer and contractor agreements and/or loan commitment agreements.
- Ensure that the activities funded are following the program regulations
- Ensure timeliness of the projects and expenditure of funds
- Ensure that Master File Checklists and Financial Checklists are complete and accurate

- Ensure that partners have implemented proper file and record keeping procedures
- Ensure that partners have established systems for obtaining documentation of required reporting elements

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.

In 2025, steps utilizing the HUD conditional waivers permitted online postings and virtual public participation. Staff followed the general 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 (conducted virtually during a Teams Common Council meeting, broadcasted on YouTube as well; (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.

No Public Comments were received.

This is in line with the posting results from the 2024 CAPER, including posting of CAPER results on City website, seeking public comments for a total of 15 days beginning March 14th, 2025 through March 28th, 2025. Notices of that posting, notices of date and location of public meeting remained the same as prior years.

Staff followed general steps necessary to solicit comments on the 2025 Consolidated Annual Performance and Evaluation Report (CAPER) including posting of CAPER results on City website seeking public comments. A Class III notice was posted commencing on February 20th, and consecutive Friday’s of February 27th, and March 6th to engage the public for comment over the span of 27 days until the meeting date of March 19th, 2026. The Daily Reporter published notices of that posting, as well as notices of date and location of public comment meeting. As of the preparation of this report to the Block Grant Committee, No Public Comments were received during this time frame. Upon consideration by the Block Grant Committee, staff will place the CAPER on the Common Council agenda for consideration in April.

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.

The has been no change in the jurisdiction or program objectives where CDBG funds can be used. The city also has alignment with the three objectives of the program through projects and activities: benefiting low/moderate income individuals, eliminating slum or blight, and addressing urgent needs in communities.

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

No

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

N/A

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.

The has been no change in the jurisdiction or program objectives where CDBG funds can be used. The city also has alignment with the three objectives of the program through projects and activities: benefiting low/moderate income individuals, eliminating slum or blight, and addressing urgent needs in communities.

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

No

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

N/A

CR-58 – Section 3 Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					

Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Davis- Bacon Compliance/Section 3: The Community Development Division oversees the enforcement of Federal labor standards, including 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.