

23.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2007-0141

Resolution

In Committee

Resolution relative to approving the 2006 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program

Introduced: 6/19/2007

Controlling Body: Safety & Development Committee

Sponsor(s): Administration & Finance Committee

Adopt

COMMITTEE RECOMMENDATION

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 19 2007</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski				
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin				
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock				
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke <i>exc</i>				<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Vitale				
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>4</u>			<u>1</u>

SIGNATURE OF COMMITTEE MEMBER

[Signature]
Chair

Vice-Chair

Member

COMMON COUNCIL ACTION

ADOPT

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
<u>JUN 19 2007</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Barczak	<input checked="" type="checkbox"/>			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Czaplewski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Dobrowski	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Kopplin	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Lajsic	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Narlock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Reinke <i>exc</i>				<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	Sengstock	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Vitale	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weigel	<input checked="" type="checkbox"/>			
			TOTAL	<u>9</u>			<u>1</u>

Development
Finance

**STANDING COMMITTEES OF THE
CITY OF WEST ALLIS COMMON COUNCIL
2004**

ADMINISTRATION & FINANCE

Chair: Michael J. Czaplewski
Vice-Chair: Martin J. Weigel
Gary T. Barczak
Thomas G. Lajsic
Rosalie L. Reinke

PUBLIC WORKS

Chair: Richard F. Narlock
Vice-Chair: Linda A. Dobrowski
Kurt E. Kopplin
Vincent Vitale
James W. Sengstock

SAFETY & DEVELOPMENT

Chair: Thomas G. Lajsic
Vice-Chair: Vincent Vitale
Gary T. Barczak
Martin J. Weigel
Rosalie L. Reinke

LICENSE & HEALTH

Chair: Kurt E. Kopplin
Vice-Chair: James W. Sengstock
Linda A. Dobrowski
Richard F. Narlock
Michael J. Czaplewski

ADVISORY

Chair: Rosalie L. Reinke
Vice-Chair: Gary T. Barczak
Linda A. Dobrowski
Vincent Vitale
Martin J. Weigel



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2007-0141

Final Action:
JUN 19 2007

Sponsor(s): Administration & Finance Committee

Resolution relative to approving the 2006 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant Program

WHEREAS, Community Development Block Grant (CDBG) regulations require the preparation of a 2006 Consolidated Annual Performance and Evaluation Report (CAPER); and,

WHEREAS, the Common Council of the City of West Allis has conducted a public hearing on June 19, 2007; and,

WHEREAS, the Common Council, after conducting the public hearing, recommended approval of the 2006 CAPER; and,

WHEREAS, appropriate documentation, communications and certifications are required to be completed and submitted to various entities in order to secure the City's Community Development Entitlement.

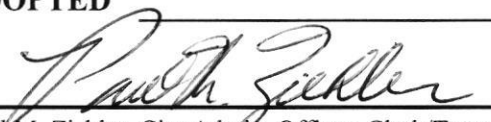
NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the 2006 Consolidated Annual Performance and Evaluation Report (CAPER) is hereby adopted, subject to any minor corrections, and the Director of Development, or his designee, is hereby authorized to execute and submit the necessary documentation on behalf of the City.

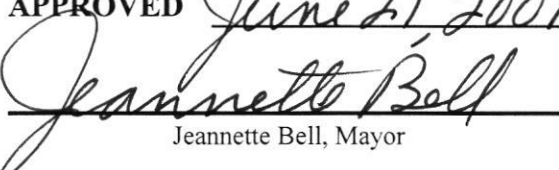
cc: Department of Development

l:\Dev-R-469-6-19-07

ADOPTED

JUN 19 2007


Paul M. Ziehler, City Admin. Officer, Clerk/Treas.

APPROVED *June 21 2007*

Jeannette Bell, Mayor



7525 West Greenfield Avenue
West Allis, Wisconsin 53214-4688



DEPARTMENT OF DEVELOPMENT

John F. Stibal
Director

414/302-8460
414/302-8401 (Fax)

City Hall
7525 West Greenfield Avenue
West Allis, Wisconsin 53214

www.ci.west-allis.wi.us
jstibal@ci.west-allis.wi.us

July 9, 2007

Mr. David Zeise, Comm. Plng & Dev. Rep.
U.S. Dept. of Housing & Urban Development
Office of Community Planning & Development
310 W. Wisconsin Ave., Suite 1380
Milwaukee, WI 53203-2289

Dear Mr. Zeise:

Submitted herewith is the City of West Allis Consolidated Annual Performance and Evaluation Report (CAPER) for the CDBG program year dated January 1, 2006 to December 31, 2006.

During this time period, the City accomplished numerous projects. We expended a total of \$1,830,873.29 including \$90,456.36 from interest and repayment of economic development loans and \$139,805.93 from interest and repayment of housing rehabilitation loans.

The City invests a significant share of its CDBG funds in programs that assist low to moderate-income persons by providing services, funding employment-creating programs, and improving public facilities. Further, as a first ring industrial community and a community that is fully developed, the City continually works to grow from within by addressing slum and blight conditions of aging, deteriorating industrial properties and neighborhoods.

If you have questions or need additional information, please feel free to call my office.

Sincerely,

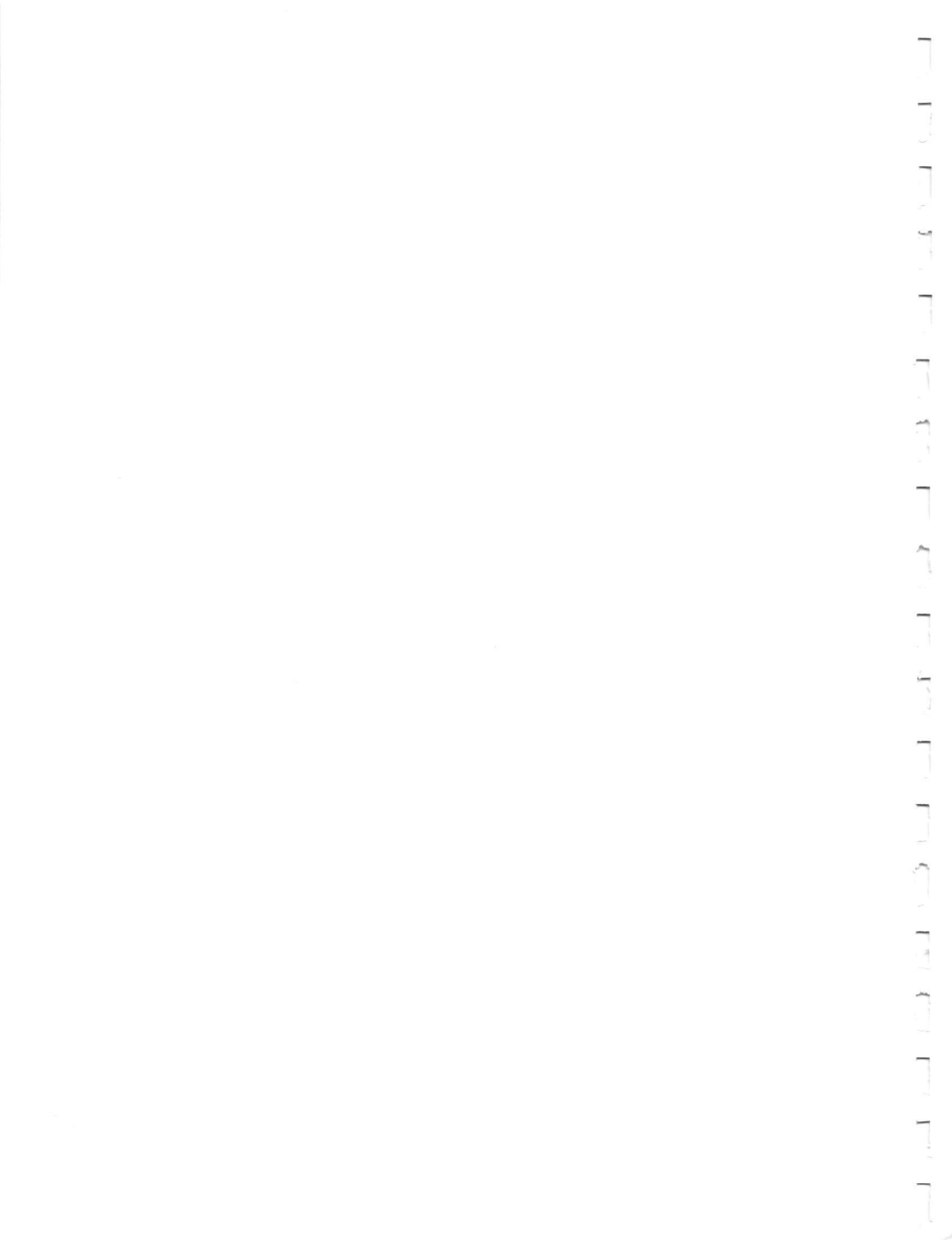
John F. Stibal
Director, Department of Development

JFS:dlm

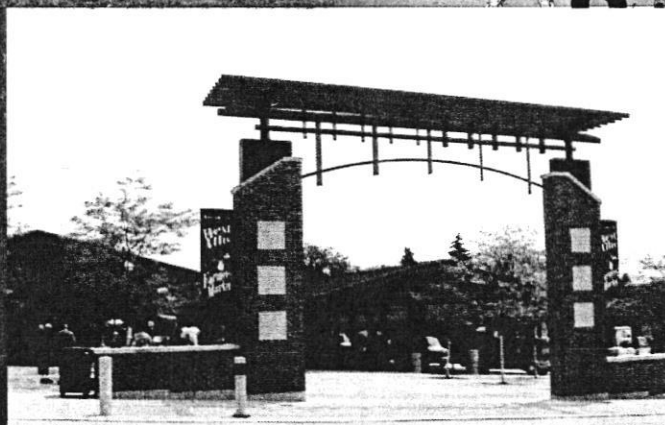
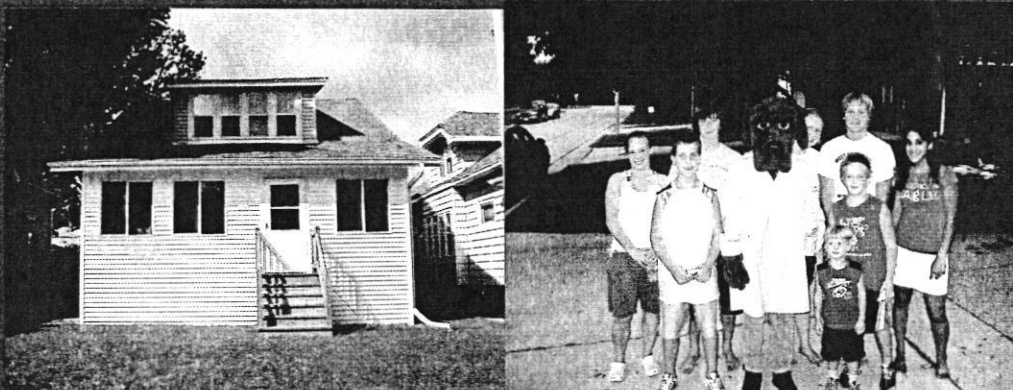
cc: Patrick Schloss, Community Development Manager
Chris Phinney, Grants Accounting Specialist

Attachment

Q/cdbgprogram/2006/caper/ziese7-9-07



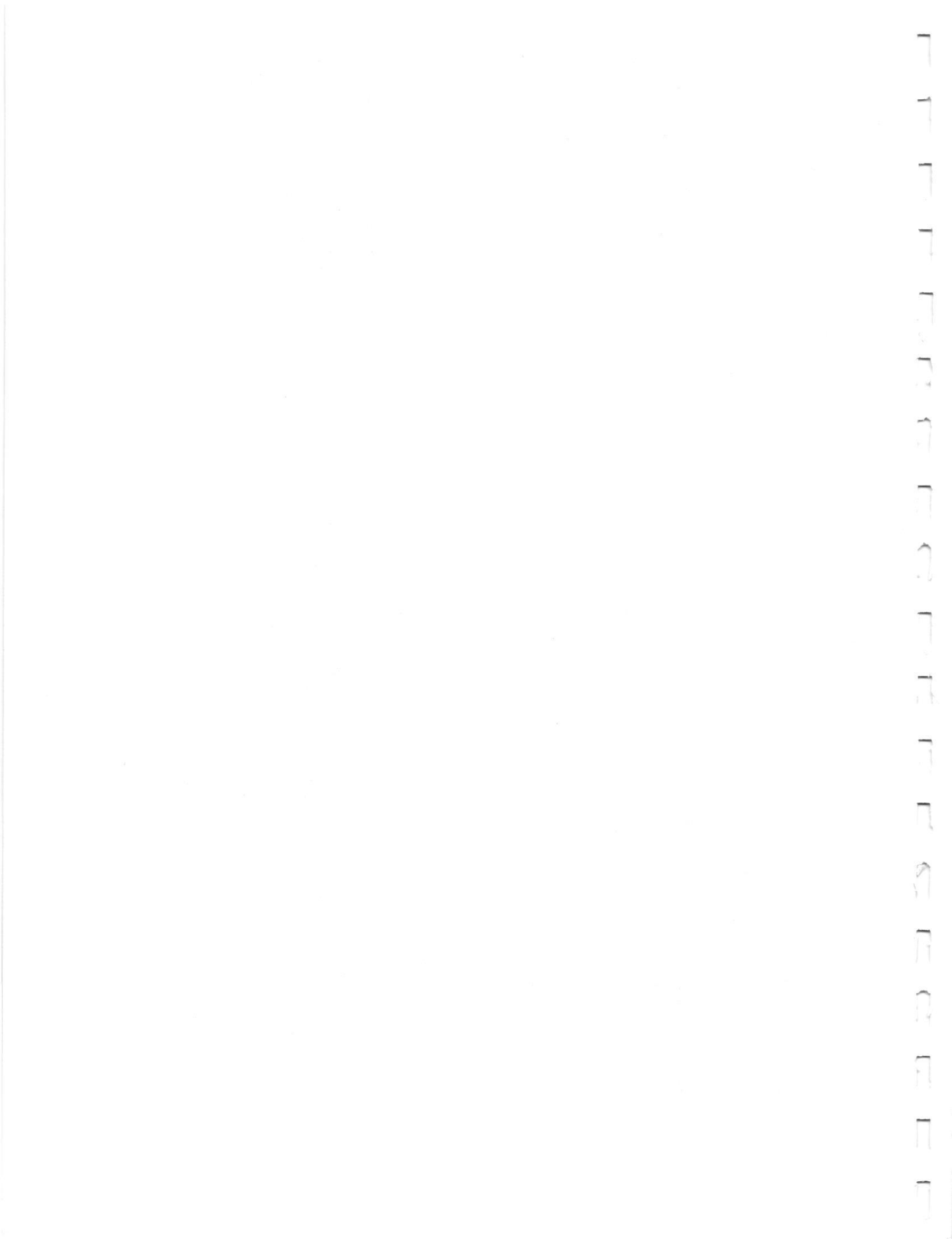
2006 Consolidated Annual Performance & Evaluation Report



Projects Building a Community From the Center
Community Development Block Grant Program

**For the Year Ended
December 31, 2006**





Cover Page
Grantee Performance Report
Community Development Block Program

U.S. Department of Housing & Urban Development
Office of Community Planning & Development

OMB Approval No. 2502-0006 (Exp. 3/31/93)

1. PROGRAM YEAR END
12/31/2006

2. GRANT NUMBER
B06MC550011

3. NAME & ADDRESS OF GRANTEE
CITY OF WEST ALLIS
7525 WEST GREENFIELD AVE
WEST ALLIS, WI 53214

4. NAME & ADDRESS OF C.D. DIRECTOR
MR. JOHN F. STIBAL
DEVELOPMENT DEPARTMENT
7525 W GREENFIELD AVE
WEST ALLIS, WI 53214

5. NAME AND TELEPHONE NUMBER OF PER
MOST FAMILIAR WITH INFORMATION IN
THIS REPORT:
MR. JOHN F. STIBAL
(414)302-8462

6. NAME & TELEPHONE NUMBER OF PERSON
TO CONTACT ABOUT DISCLOSURES
REQUIRED BY THE HUD REFORM ACT
OF 1989
MR JOHN F. STIBAL (414)302-8462

7. Have these Community Development Block Grant (CDBG) funds been used:

a. to meet the community development program objectives in the final statement for this program year?
If no, explain, in narrative attachment, how: (1) the uses did not relate to program objectives; and
(2) future activities or program objectives might change as a result of this year's experiences. YES

b. exclusively to either benefit low-and moderate (low/mod) income persons, aid in the prevention or
elimination of slums or blight, or meet community development needs having a particular urgency?
If no, explain in a narrative statement. YES

c. such that the grantee has complied with, or will comply with, its certification to expend not less
than 70% of its CDBG Funds, during the specified period, on activities which benefit low/mod income
persons? If no, explain in a narrative statement. YES

8. Were citizens comments about this report and/or the CDBG program received?
If yes, attach a summary

9. Indicate how the Grantee Performance Report was made available to the public:

- a. BY PRINTED NOTICE: ENTER 2007 NOTICE INFO
b. BY PUBLIC HEARING: City of West Allis Block Grant Committee Meeting ENTER 2007 DATE
c. OTHER

10. The following forms are completed and attached:

Summary of Accomplishments Report (IDIS-C04PR23) Project Balance Report
Summary of Activities (IDIS-C04PR03) Federal Entitlement Grant Funding Report (IDIS-C04PR01)
Financial Summary Report (IDIS C04PR26)

I hereby certify that: This report contains all required items identified above; Federal assistance made available under the
Community Development Block Grant Program (CDBG) has not been utilized to reduce substantially the amount of local
financial support for community development support prior to the start of the most recently completed CDBG program year;
all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18USC1001,1010,1012; USC3729,3802)

Typed Name & Title of Authorized
Official Representative
John F. Stibal
Director, Department of Development

Signature

Date

x  5-18-07

This form may be reproduced
on local office copiers
Previous editions are obsolete
Retain this record for 3 years.

form HUD-4949.1 (11/24/92)
ref Handbook 6510.2

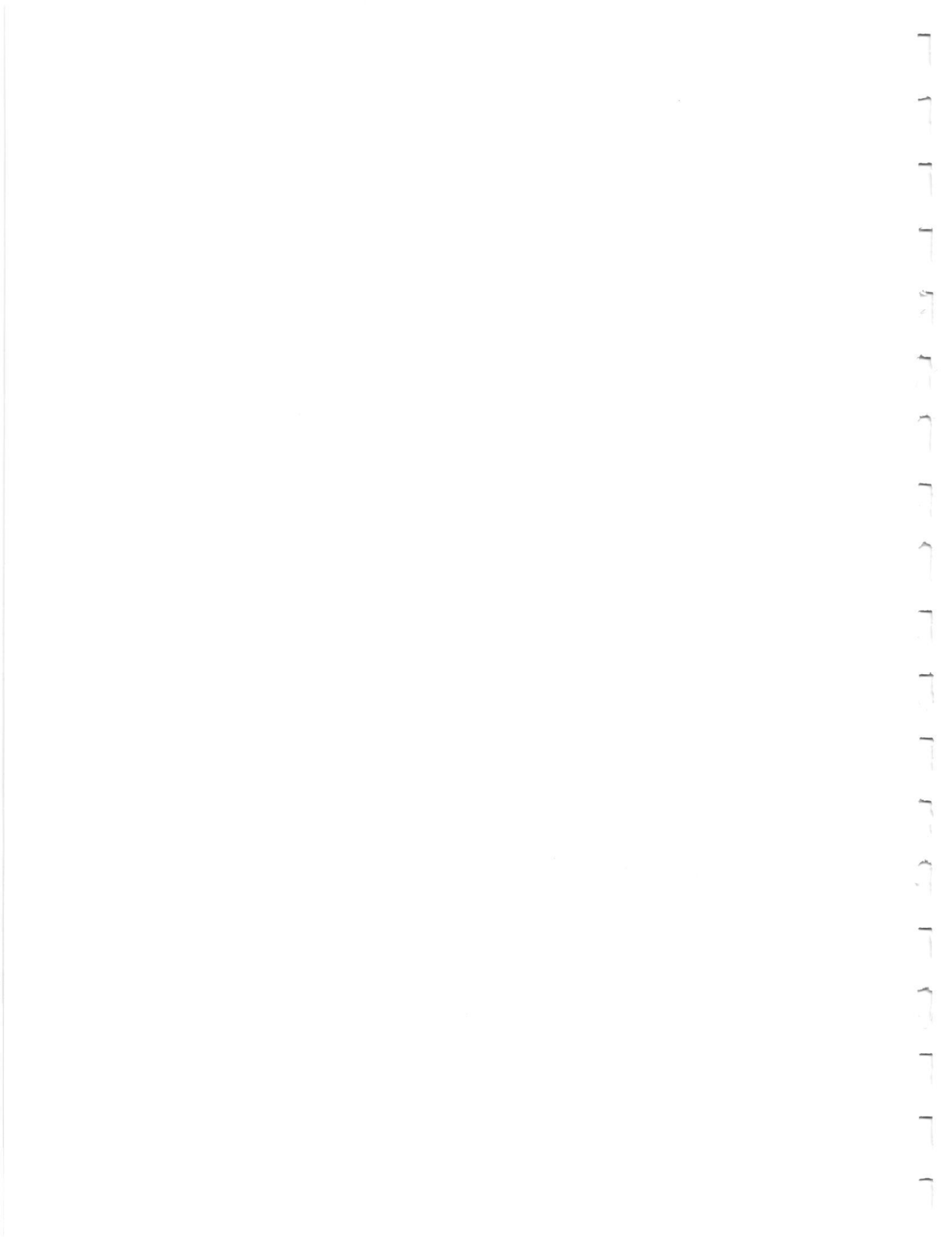
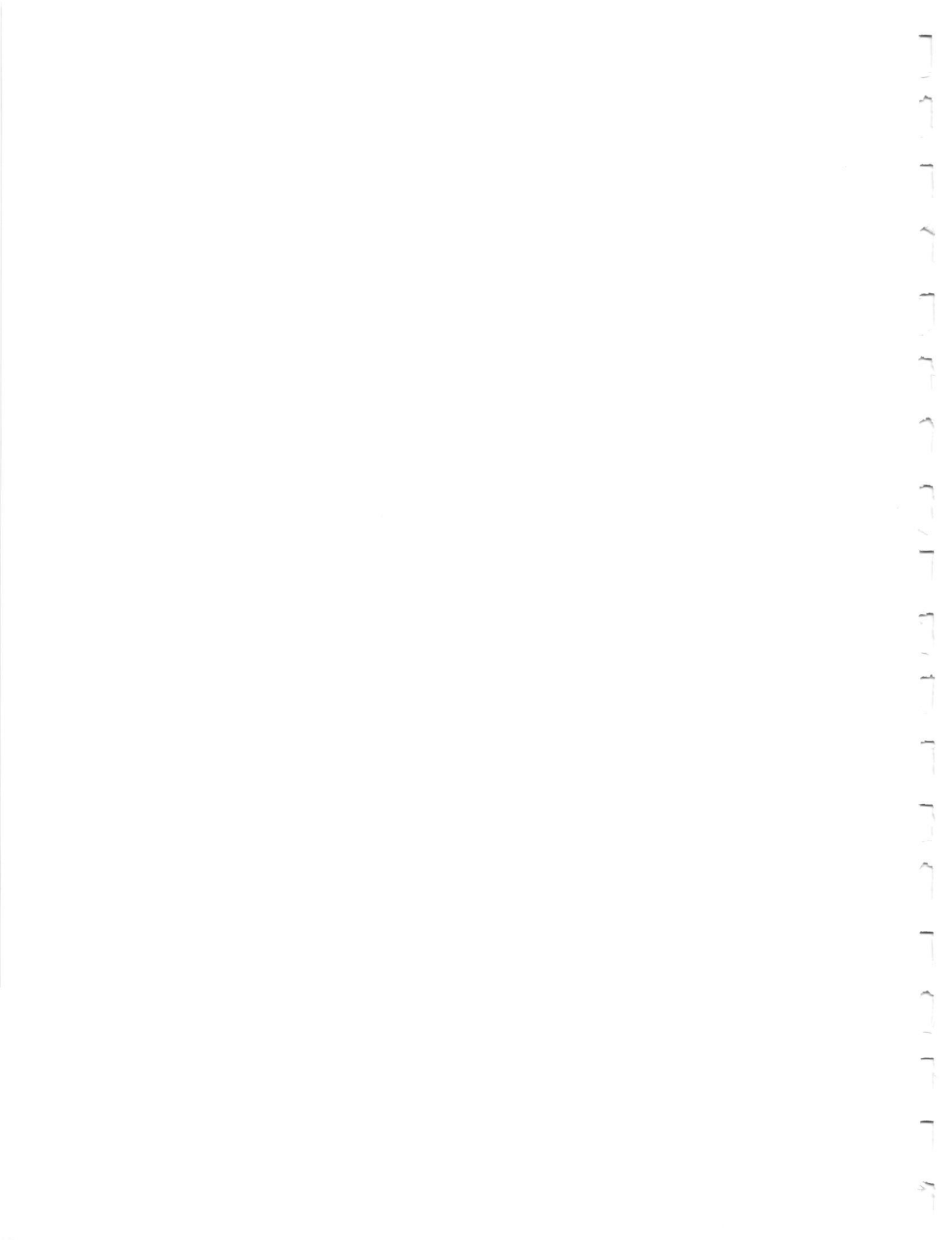


Table of Contents

Executive Summary	P. 1-3
General Questions	P. 3-8
Assessment of one-year goals and objectives	
Changes to program	
Affirmatively Furthering Fair Housing	
Actions taken to address obstacles to meeting underserved needs	
Leveraging Resources	
Managing the Process	P. 8
Describe actions taken during last year to ensure compliance	
Citizen Participation	P. 8-13
Provide a summary of citizen comments	
Geographic distribution of funds, amounts of funds available, committed, etc.	
Institutional Structure	P. 14
Actions taken during last year to overcome gaps in institutional structure	
Monitoring	P. 14-17
Describe how and frequency	
Describe the results and improvements	
Self-Evaluation	
Lead-Based Paint	P. 17
Action taken to reduce lead based paint hazards	
Housing Needs	P. 18
Actions taken to foster and maintain affordable housing	
Special Housing Objectives	P. 19-20
Evaluate process in meeting specific objectives	
Evaluate process in providing affordable housing that meets Sec. 215	
Describe efforts to address "worst case housing"	
Public Housing Strategy	P. 20
Actions taken to improve public housing	
Barriers to Affordable Housing	P. 20
Actions taken to eliminate barriers	
HOME/ADDI	P. 21-22
Homeless Needs	P. 22
Actions taken to address needs of homeless persons	
Actions to help homeless persons make transitions	
New federal resources obtained	
Specific Homeless Prevention Elements	P. 23
Actions taken to prevent homelessness	
Emergency Shelter Grant (ESG)	P. 23-24
Community Development	P. 24-31
Assessment of relationship of CDBG funds to goals and objectives	
Changes in program objectives	
Assessment of efforts in carrying our planned actions	
For Funds not used for nation objectives	
Anti-displacement and relocation	

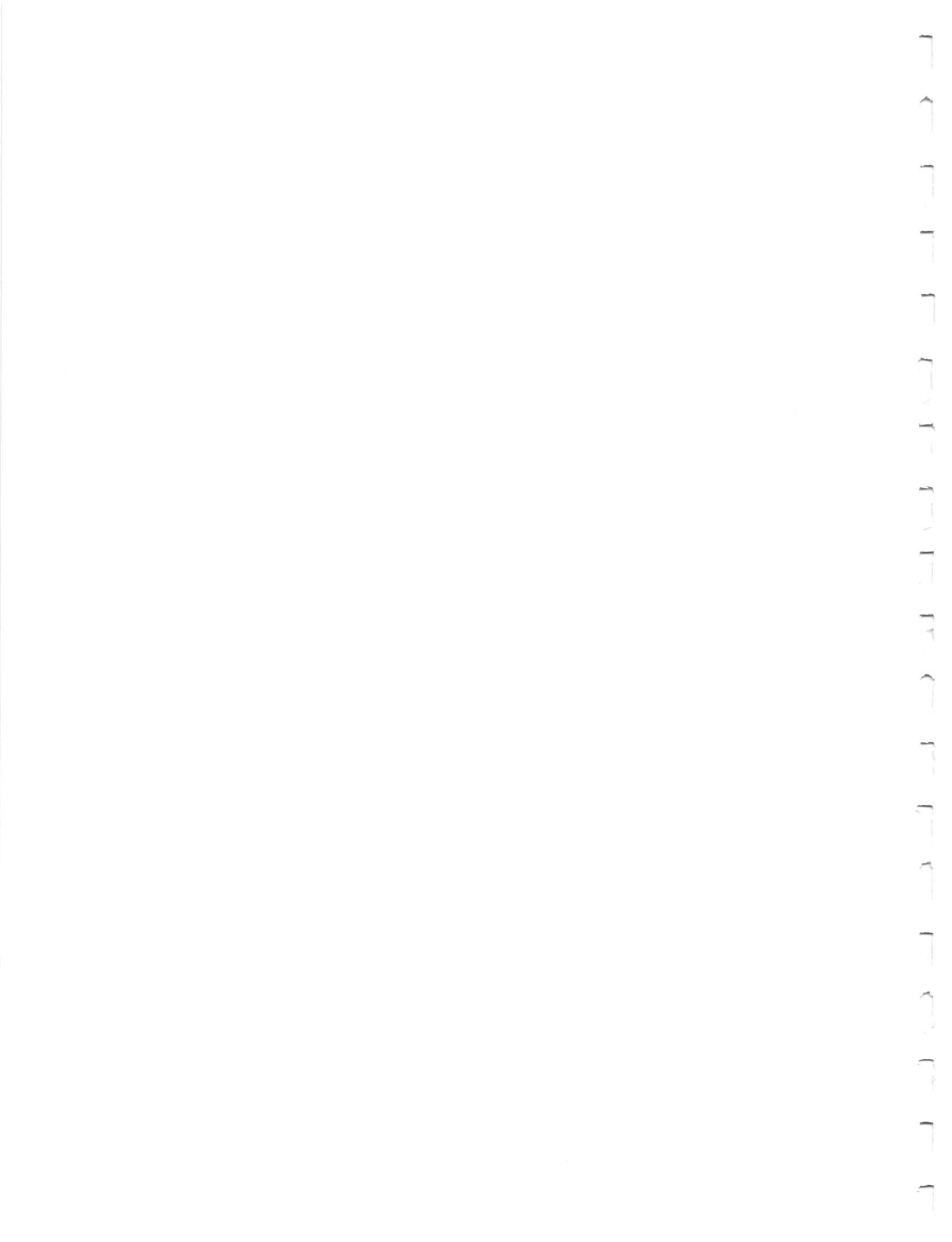


L/M jobs creation
L/M limited clientele activities
Program income received
Prior period adjustments
Loans and other receivables
Lump sum agreements
Housing Rehabilitation activities
Neighborhood Revitalization Strategies for HUD approved NRSA

Anti-Poverty Strategy	P. 31
Actions taken to reduce persons living below the poverty level	
Non-homeless special needs	P. 31-34
Actions taken for required supportive housing	
Specific HOPWA objectives	
Other Narrative	P. 34
Financial Summary for program of 2006	P. 35-42

Attachments

- | | |
|----------------|----------------------------------|
| Attachment I | - HOME LOANS |
| Attachment II | - CDBG Loans |
| Attachment III | - Economic Developments Loans |
| Attachment IV | - Photo Gallery of 2006 Projects |





First Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

GENERAL

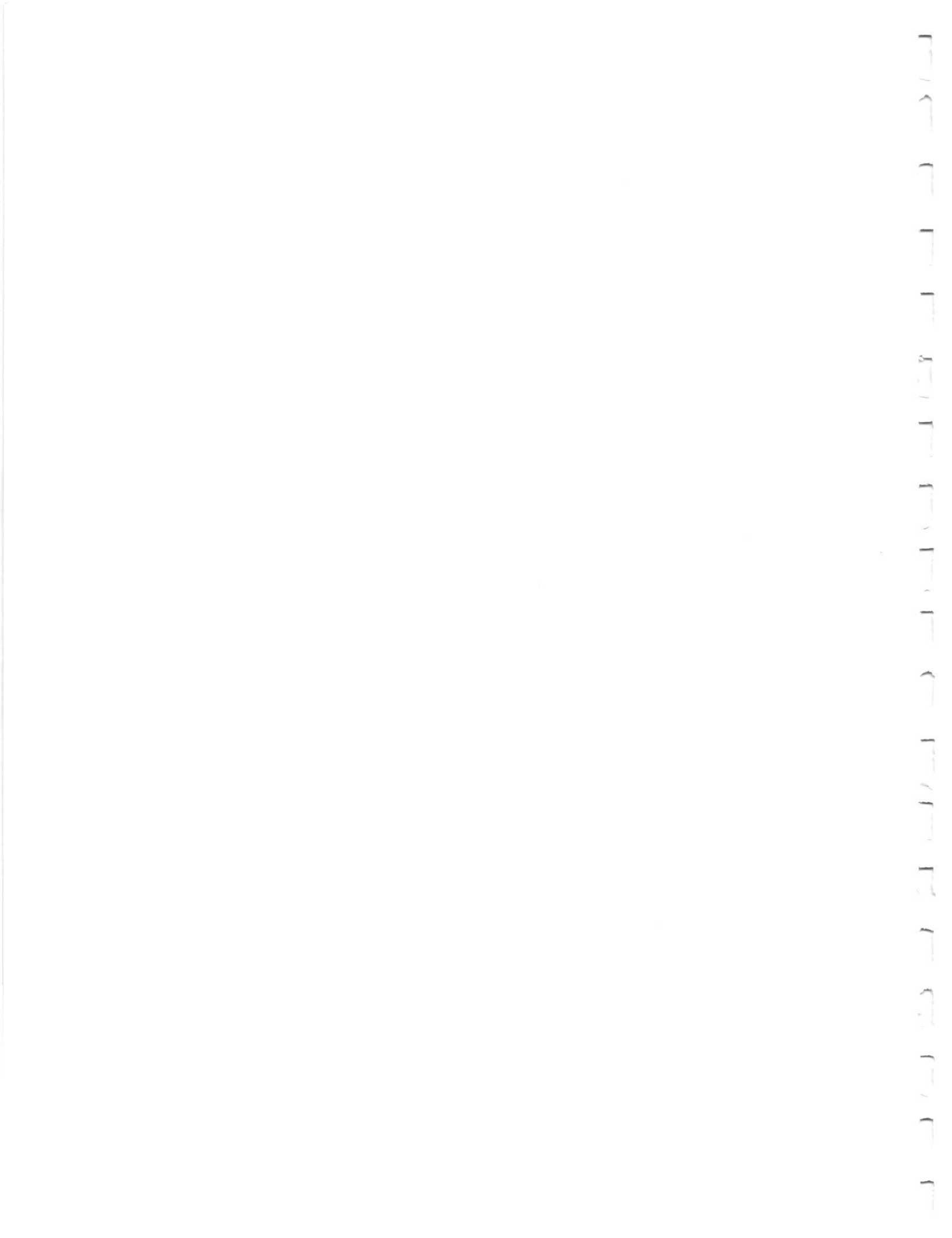
Executive Summary

CAPER 2006

Executive Summary:

The 2006 fiscal year provided another opportunity for the City of West Allis to positively employ and to creatively utilize Community Development Block Grant funds to assist a wide array of projects for low-moderate income individuals/neighborhoods and to remove the negative influence of blight on our community. The City's CDBG funded projects offer a culmination of benefits and results.

In 2006, the City witnessed the continued success of the Summit Place Business Complex. The project was assisted through CDBG planning funds to develop financial strategies that would promote the revitalization and redevelopment of the vacant former Allis-Chalmers Mfg. site. The project is the most powerful economic revitalization initiative in the City's history as a result of the \$350,000 Brownfield Grant received from the Wisconsin Department of Commerce. In partnership with the Whitnall Summit Co. and Center Point Properties, the City and State were able to forge a financing package that enabled the creation of a signature 650,000 sq. ft. office complex – Summit Place along with an 114,000 sq. ft. distribution facility. The office complex, nearly 98% occupied, has created almost 2,500 jobs and has increased the taxable value over the last four years from under \$3,400,000 to now over \$76,300,000. These once vacant buildings are now the city's single largest tax payer. The distribution facility has also taken a vacant lot and added \$5.5 million in taxable value and an additional 50 jobs. In 2006, Anthem BlueCross Blue Shield of Wisconsin relocated to the



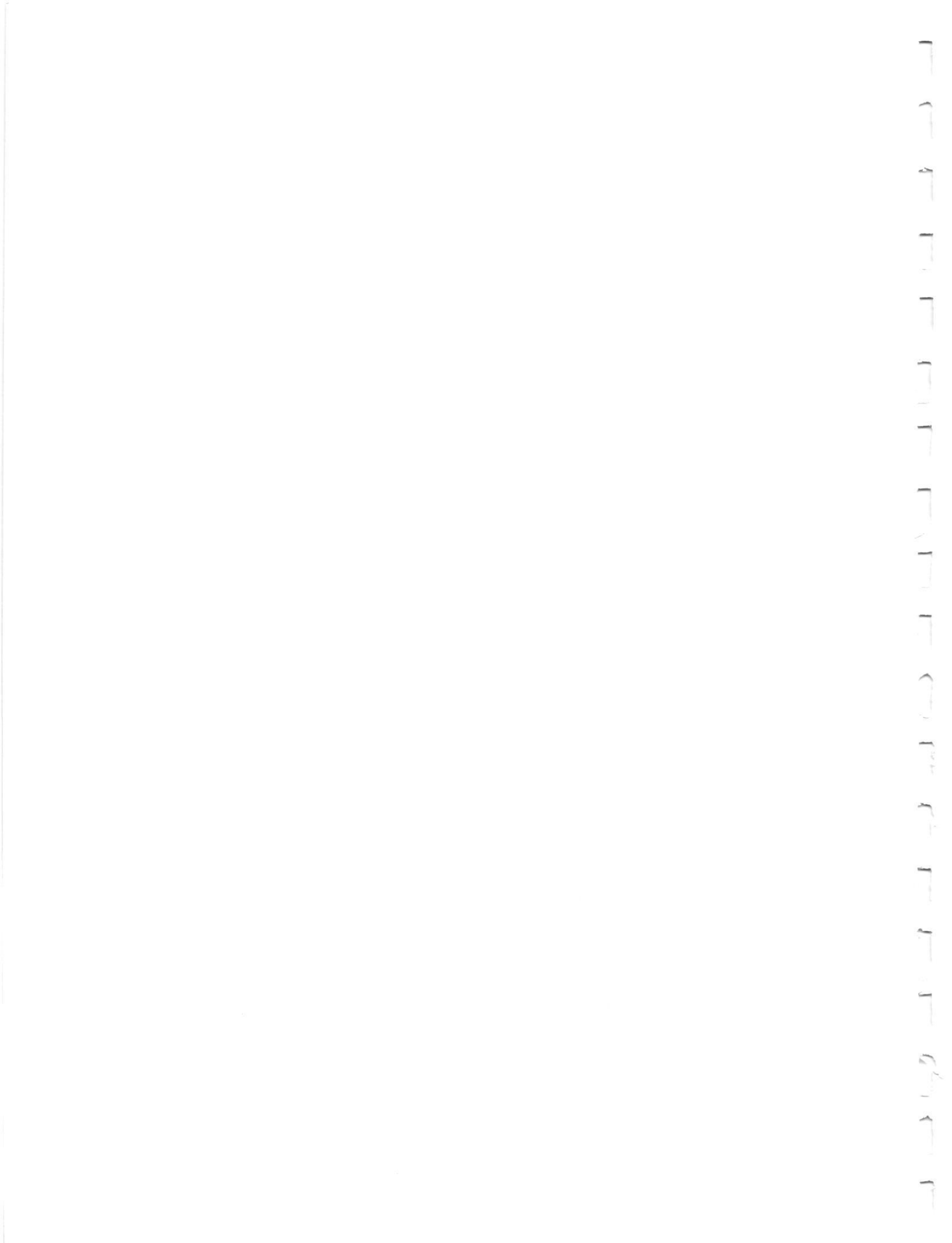
property from Downtown Milwaukee attracting 900 jobs to West Allis. The property has expansion potential with the conversion of vacant warehouse space into 100,000 to 200,000 sq.ft. of loft space.

Two developments broke ground adjacent to the tax credit assisted Berkshire Senior Living Complex within the Six Points/Farmers Market Redevelopment area. Toldt Development, Inc., broke ground in June on a \$82 million project offering 650 market rate housing units. In addition, West Allis Development LLC broke ground on a \$12-million condo project - the City first is over 7 years. The project will have 45 condos with 22,000 in retail space. Businesses leasing in this area are projected to create over 100 jobs.

Much of 2006 was spent planning additional redevelopment within the City. The former Laidlaw transportation site and former Neis Hardware building were acquired by the City. Proposals have included tax credit affordable senior housing, assisted senior housing, and memory care housing. The City has been in discussions with developers about incorporating the use of federal HOME funds to leverage the development. In addition, the City has attracted a prospective bank that will bring over 20 jobs to the community. The City active participation in the area has also attracted nearly \$3 million in additional investment by neighboring businesses. Further, a developer has been in discussions with the City to develop the southern nine acres of the Wisconsin State Fair Park for a hotel and retail spaces. The development would attract in excess of 50 jobs.

The City completed work on the renovation of the historic West Allis Farmers Market in 2006 and held National Night Out, Chamber of Commerce Forks and Corks, and other events at the site. The preservation of the market provides low income families and individuals the ability purchase healthy food choices. Plus, the market accepts WIC payments to assist low income families.

Public service activities continued the tradition of fulfilling goals of the City's consolidated plan. Continuous efforts were directed on improving LMI areas and enhancing the quality of life for families. Projects such as housing rehabilitation programs, Family Resource center, Neighborhood Watch, Gang Prevention Program, DARE, Survive Alive Program, Juvenile Fire safety Counseling, Home Security, Street Beautification (tree and shrub planting), Rental Assistance, Graffiti Removal, Lead Screening, After School Program, and Battery Distribution. Also, assisting the elderly and disabled in our community remains an important objective for CDBG funds. Several programs are aimed to help the elderly and the disabled including Frail Elderly Home Services(Interfaith), Senior Fire Safety, Home Security for the elderly, Senior Citizen Services, Continuing Access to Literature and Internet Access for older adults. Another great example of the successes under this objective is senior citizen services. Through this project, 5,000 SAFE resource books were printed, computer literacy classes conducted, computers purchased, and Senior Government Day was conducted.



Further, West Allis worked to create jobs for low to moderate income residents by supporting a Micro-Enterprise development program through the Wisconsin Women's Business Initiative Corporation and providing funds to the Downtown West Allis Business Improvement district to reenergize the district.

As an older first ring industrial community, we continue to be faced by the challenge of urban blight. The City peruses an aggressive campaign or fight against urban blight with the assistance of CDBG funded projects. The City has been successful with projects such as gang prevention program, graffiti removal, exterior maintenance program, commercial façade improvement program, and brownfield redevelopment.

General Questions

1. Assessment of the one-year goals and objectives:

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period.**
- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**
- c. If applicable, explain why progress was not made towards meeting the goals and objectives.**

Response:

Individuals and families benefited greatly from the 2006 CDBG program. Supported programs performed activities within the low-moderate income program areas. Activities assisted the youth, elderly, and low income residents of the City.

For example, the Family Resource Center, assisted 71 households or 220 people offering programs on parenting, parent and youth activities such as playgroups, field trips, parties, and reading groups. The program has 24 volunteers the help with activities and events.

Progress was made toward goals in improving public facilities and neighborhoods through the completion of the historic farmers market, construction beginning within redevelopment areas, the implementation of strategies within the Pioneer Neighborhood, and the continued success of Summit Place.

Measurements of success are found in activities including Graffiti Removal, Gang Prevention, and Community Service Officer. These projects continue the fight against the influence/effects of crime in low-moderate income neighborhoods. Graffiti was removed from seventeen locations, eight landlord training session were conducted with 170 in attendance, and a high of 2,210 hours were spent conducting gang prevention investigations in eligible neighborhoods.

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CDBG funds supported outreach programs like Survive Alive, Frail Elderly Home Services, the new Lilac bus program, etc. These programs offer services from fire safety counseling, transportation, services like yard maintenance and referrals.

Job creation opportunities and job retention for low to moderate income individuals benefited through Microenterprise activities, economic developments loans, and programs offered by the Downtown West Allis Business Improvement District.

CDBG funds improved neighborhoods for low to moderate individuals by enhancing the urban environment by tree and shrub planting, providing better facilities at the Senior Center, renovating commercial façades by offering grants within designated program areas, enrich Franklin Field/Honey Creek Park Improvements. These projects significantly enhanced neighborhood facilities and provided a cleaner neighborhood for families.

In the late 1980's, West Allis experienced a considerable decline within the industrial complex which resulted in the loss of thousands of jobs. Numerous industrial sites were left vacant which presented a blight influence on the community. As in previous years, West Allis continued to employ CDBG funds on urban renewal work to eliminate slum and blight. As in redevelopment management, funds were used on developing strategies to attract new development to brownfield sites, vacant land, and under utilized properties. An example of staff planning is described and pictured below. These funds helped City staff craft innovative techniques for development financing and environment remediation. Further, funds were used on public improvements like the City's successful Property Exterior Maintenance program.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Response:

Based on experience, the City feels the programs are operating efficiently and effectively. The City's Block Grant Committee requested that CDBG programs be audited/monitored by staff annually to improve performance measurement standards and goals.

3. Affirmatively Furthering Fair Housing:

- a. Provide a summary of impediments to fair housing choice.
- b. Identify actions taken to overcome effects of impediments identified.



Response:

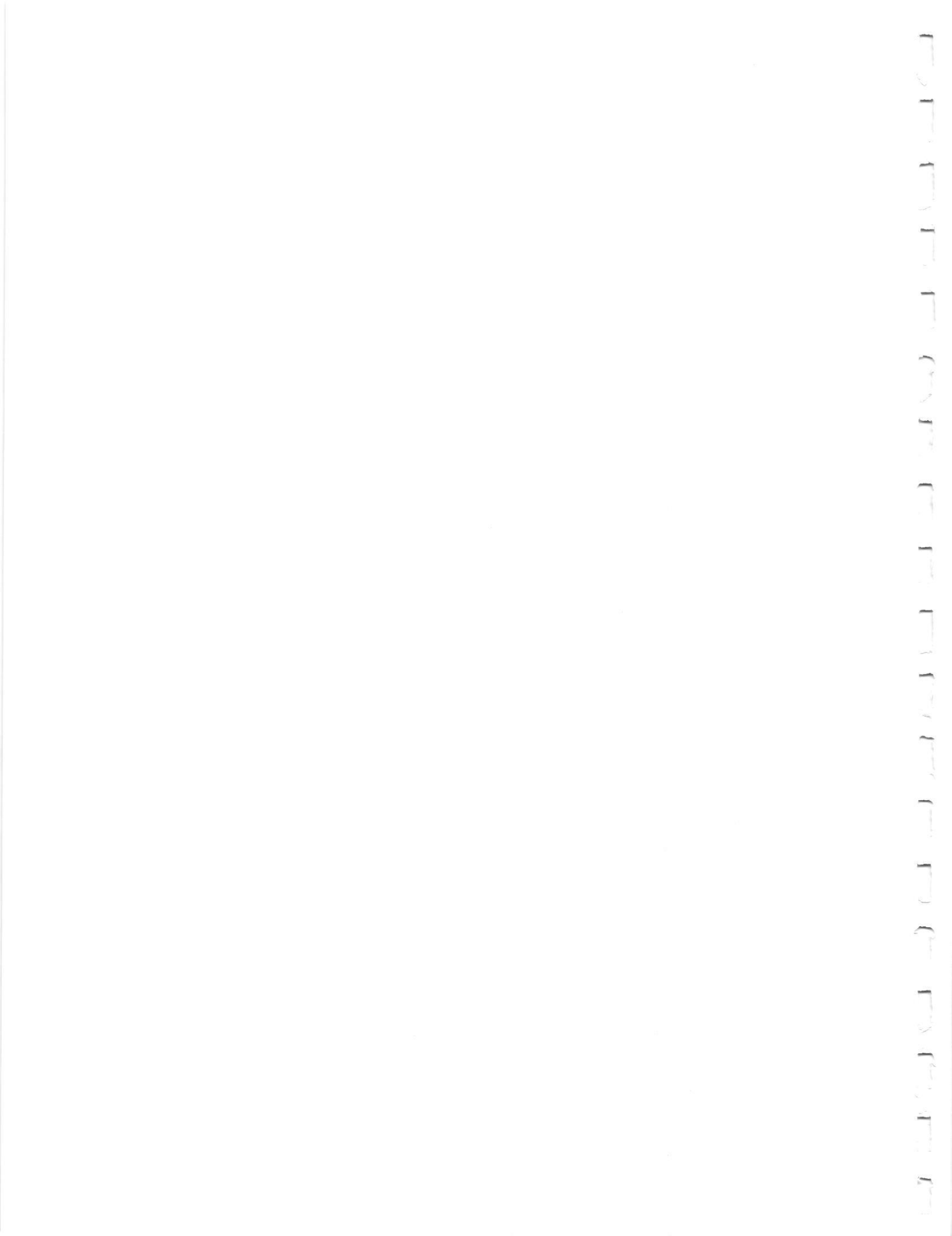
The Milwaukee HOME Consortium continued discussions on updating the 1994 Fair Housing Impediments report. The report will be completed in 2007. The existing report made recommendations in addressing the impediments to fair housing. West Allis has effectively addressed several of these recommendations through use of the CDBG, Section 8, and HOME funds.

In effort to reduce the level of discrimination in the sale and rental of housing, staff has annually conducted Landlord training sessions in which a segment is devoted to the fair housing laws. Further, staff conducted briefings for Section 8 Rent Assistance participants that outlined the fair housing law and an individuals rights. In 2006, over 100 people were briefed and over 170 landlords participated in the training program. Overall, these efforts were designed to promote awareness and knowledge of fair housing advocacy.

In effort to reduce the level of discrimination in the sale and rental of housing, the City of West Allis continued to conduct a successful fair housing poster contest. The poster contest is a great way to educate the public and to communicate the issue of housing discrimination. The contest receives sponsorship funds from the local businesses. Public and Private partnerships with banks and real estate firms support this event.

Major objective of this project was reducing the level of discrimination in terms of expanding locational choice for low-income and minority residents. In 2005, the City of West Allis conducted open enrollment for the Section 8 Housing Choice Voucher Program. Under the recommendation to expand locational choice for low-income and minority residents, staff advertised in several Metro-Milwaukee Spanish publications, the Milwaukee Journal, and contracted over 100 service organizations and housing authorities. During the open enrollment period, the City accepted over 5,000 applications for rent assistance and conducted a lottery drawing for 1,500 positions on a waiting list.

Further, the City advertised for developers on a five acre site. The responses included various senior developments. The favored development will include affordable units with of tax credits from WHEDA and HOME funds. The project will include 264 units and valued at nearly \$20 million. A market study suggested this form of housing was needed in West Allis to assist the older population and to provide affordable housing choices.



Discrimination in mortgage lending often limits individuals potential of purchasing a house and obtaining the financing normally required to purchase a home. In effort to curb these practices, West Allis actively markets and offers a first-time homebuyer program. While often taking a reduce security position, West Allis provides opportunity for traditional lenders to borrowers with less than desirable credit scores.

The City zoning code does not prohibit affordable housing but promotes this type of development through the use of density and new urbanistic approaches to development. As a land locked community, redevelopment from within is how new housing opportunities will be achieved. Also, each year the City permits the private development of over a half dozen duplexes on 30-ft. lots.

The City also administers a home buyer program and CDBG housing rehab program. This allows low income individuals to discover the American dream of owning a home and also maintaining their investment.

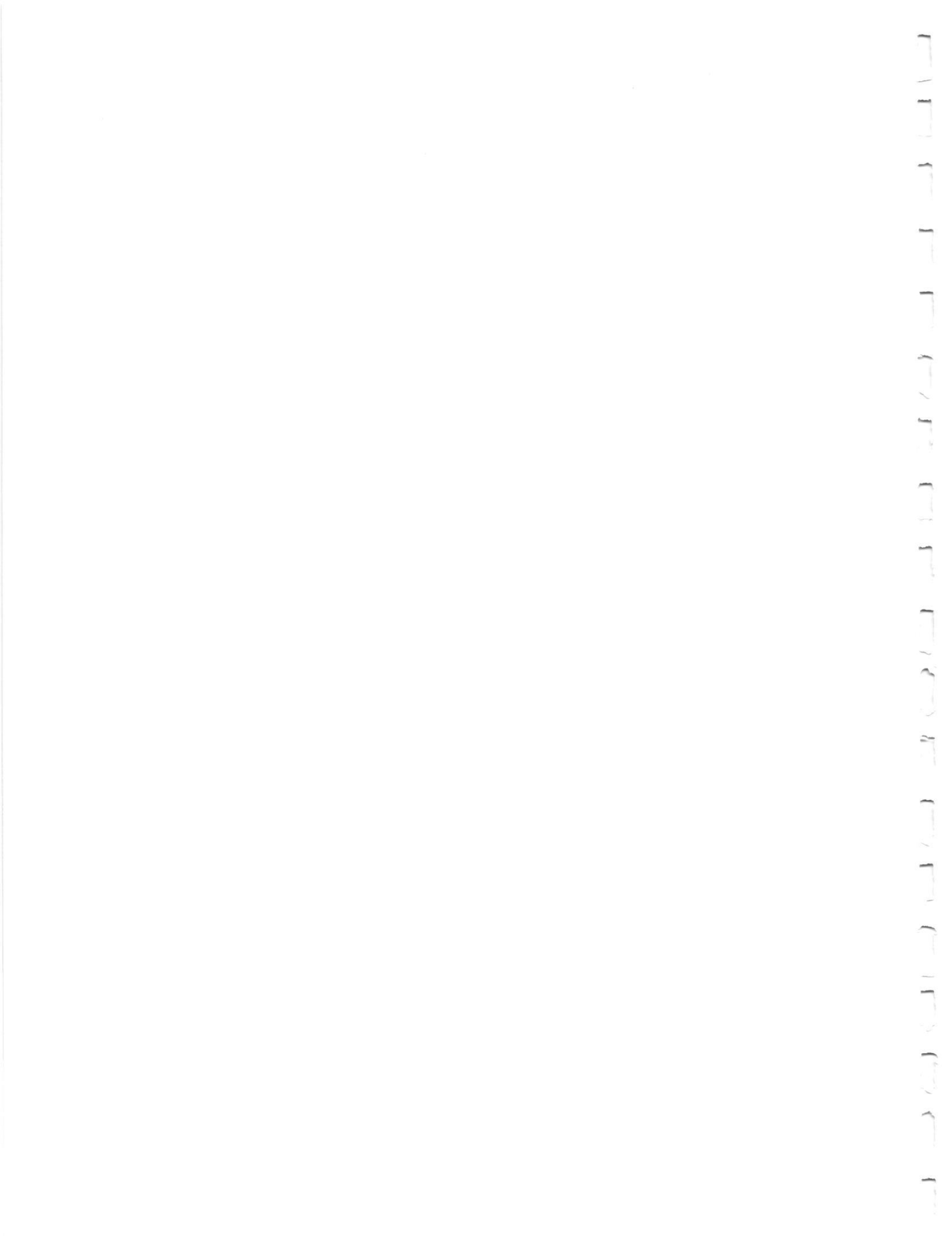
H.O.L.I.E., Inc., in conjunction with the U.S. Department of Housing and Urban Development (HUD) purchased a portion of land on the St. Aloysius campus at 1415 S. 92 St. to construct a 12,000 sq. ft. addition to the former 7,000 sq. ft. convent building for a 36-unit affordable elderly living apartment complex. The building was financed with a HUD 202 grant. The development project is called Gonzaga Village. The City of West Allis worked with the developer to rezone the property and establish a Planned Development District - Residential (PDD-1) zoning overlay to accommodate the proposed density and land area, both of which exceeded the West Allis Zoning Code restrictions, for the proposed 36-unit complex. The rezoning and architectural plans for the project were approved by the Plan Commission and Common Council in 2006.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Response:

Elderly were served through the Senior Center Service activity. The program offered Elderwatch, Senior Gov't Day, and emergency food boxes. In addition, the Frail Elderly (Interfaith program) provided out reach to the City's elder population offering referral services, volunteers to perform yard work, rides, etc. The Lilac bus program, in partnership with the West Allis Rotary, served the elderly population providing transportation.

5. Leveraging Resources



- a. Identify progress in obtaining "other" public and private resources to address needs.
- b. How Federal resources from HUD leveraged other public and private resources.
- c. How matching requirements were satisfied.

Response:

The City's policy is to attempt to leverage additional private and public resources to address the consolidated Plan priorities whenever possible. The City encourages partnerships and collaborative efforts with the local school district, private enterprises, and non-profit agencies.

In 2006, the City active and successful in pursuing grant, tax credits, and loans to assist redevelopment in our community. Staff worked to develop strategies for redevelopment that include applying for environmental grants from the EPA, Wisconsin Department Natural Resources, or the Wisconsin Department of Commerce. In 2006, the City received two Site Assessment Grants from the Wisconsin DNR totaling \$129,000 and a Greenspace grant for \$174,000 to construct a soccer complex. The City assisted a local industrial plant obtain \$250,000 in tax credits from the Wisconsin Dept. of Commerce to install a new hammer with a vibration control device. The credits will help create over 25 new family supporting jobs. In addition, staff works with other governmental agencies to attract public assistance to projects such as new market tax credits or technology zone tax credits. In 2006, the City formed F.I.R.E. (First-Ring Industrial Ring Enterprise), a community development entity (CDE) to apply for an allocation of new market tax credits.

Milwaukee County, a lead agency of the consortium, receives a match requirement for the HOME program from the City of West Allis. Further, sub-grantees raise additional funds to support the total cost of their particular objectives (i.e. the Family Resources Center, Downtown West Allis BID, and the Micro-Enterprise program). Numerous City public services activities are supported with City tax dollars under the departments or division budget. Example, the Gang prevention program supports 45% of a salary and general tax funds the difference. The CDBG Rehabilitation loan, Commercial Façade Improvement Program, and Economic Loan Program all have private financing and owner equity contributions involved in the structure of the deal.

Rent Assistance HUD Voucher Program (approximately \$2.1 million) requires tenants to pay a portion of their market rate rent. These programs all provide affordable housing to West Allis residents. A great example is the Commercial Façade Improvement Program in the downtown. Since 2000, the City has provided over \$156,000 in grants to leverage over \$1.1 million in private investment in the downtown.

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5712 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637
TEL: 773-936-3100
WWW.CHEM.UCHICAGO.EDU

Further, through redevelopment management, staff works to develop strategies for redevelopment that include applying for environmental grants from the EPA, Wisconsin Department Natural Resources, or the Wisconsin Department of Commerce. In 2006, the City received two Site Assessment Grants from the Wisconsin DNR totaling \$129,000 and a Greenspace grant for \$174,000 to construct a soccer complex. In addition, staff works with other governmental agencies to attract public assistance to projects such as new market tax credits or technology zone tax credits. In 2006, the City formed F.I.R.E. (First-Ring Industrial Ring Enterprise), a community development entity (CDE) to apply for an allocation of new market tax credits.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Response:

Staff makes periodic visits to subgrantees and their respective programs. A semi-annual report is produced and presented to the Block Grant Committee to analyze the performance of programs. The monitoring has produced better understanding of performance measurement standards, improved record keeping, and more efficient expenditure of funds.

Citizen Participation

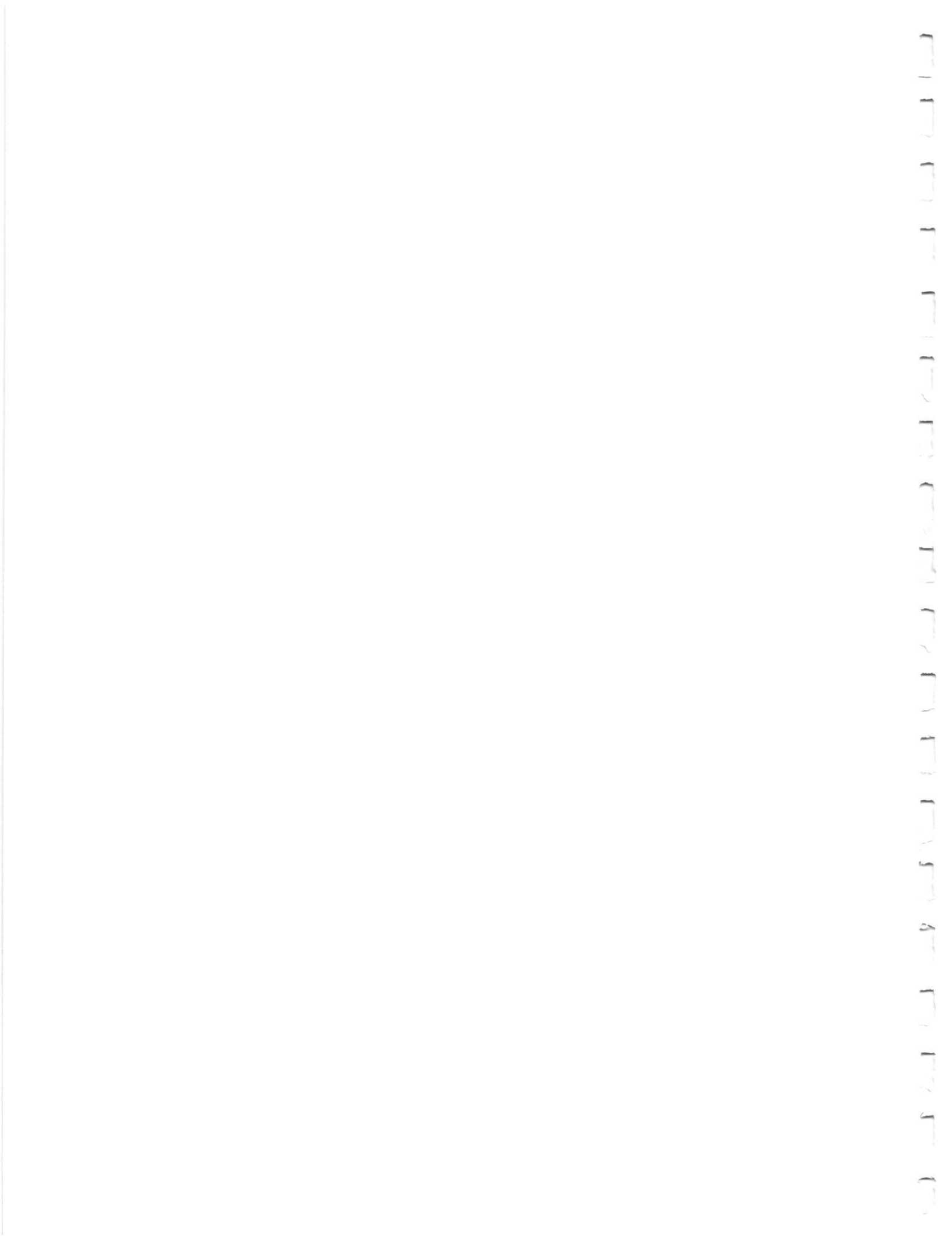
1. Provide a summary of citizen comments.

Response:

The 2006 Consolidated Annual Performance and Evaluation Report was made available for public comment from June 1, 2007 through June 19, 2007. A Public Hearing was conducted on June 19, 2007 before the West Allis Block Grant Committee and a resolution was passed by the Common Council meeting. To date, no comments have been received.

Minutes of Block Grant Committee are attached.

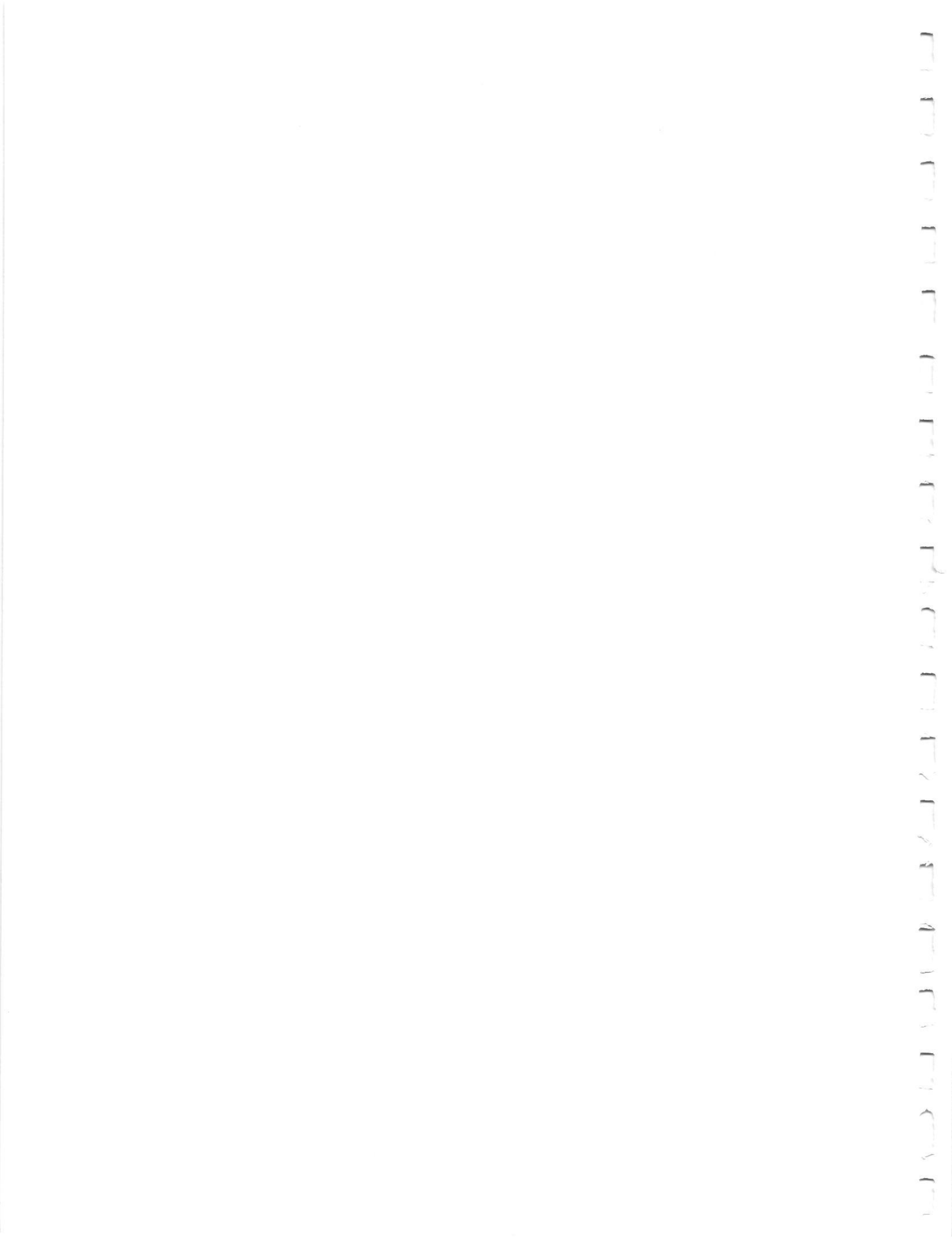
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic



distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Response:

The City of West Allis posted a solicitation for Block Grant proposals. The Notice is provided below as *Item A*. In addition, within the Block Grant application and packets distributed to the Block Grant Committee, Items B, C, D were included. *Item B* identifies the Census tracts for the Low to Moderate Income Area and where a majority of the 2006 funded activities occurred or were directed. *Item C* exhibits the LMI neighborhoods of the City and is labeled as Low/Moderate Income Census Tracts (Population of LMI 51% or greater). Also, under Item C is a map displaying the Contiguous Area of LMI 51% or greater.



Item A

**NOTICE OF PUBLIC HEARING
BLOCK GRANT COMMITTEE
Thursday, August 25, 2005, 6:00 p.m.
CONSIDERATION OF YR 2006 PROJECT REQUESTS
CPD – ONE-YEAR ACTION PLAN
GRANT #B06-MC-55-0011
ANTICIPATED AVAILABLE FUNDING OF \$1.8 MILLION**

Please take notice that on Thursday, August 25, 2005, the Block Grant Committee will meet to hold a public hearing to consider all proposals submitted, assemble the YR2006 Annual Action Plan, set its goals, and make a recommendation to the Common Council.

The Department expects a 2006 Block Grant of \$1.65 million and program-generated income from repayment of housing rehabilitation and economic development loans of \$205,000, for a total of \$1.8 million.

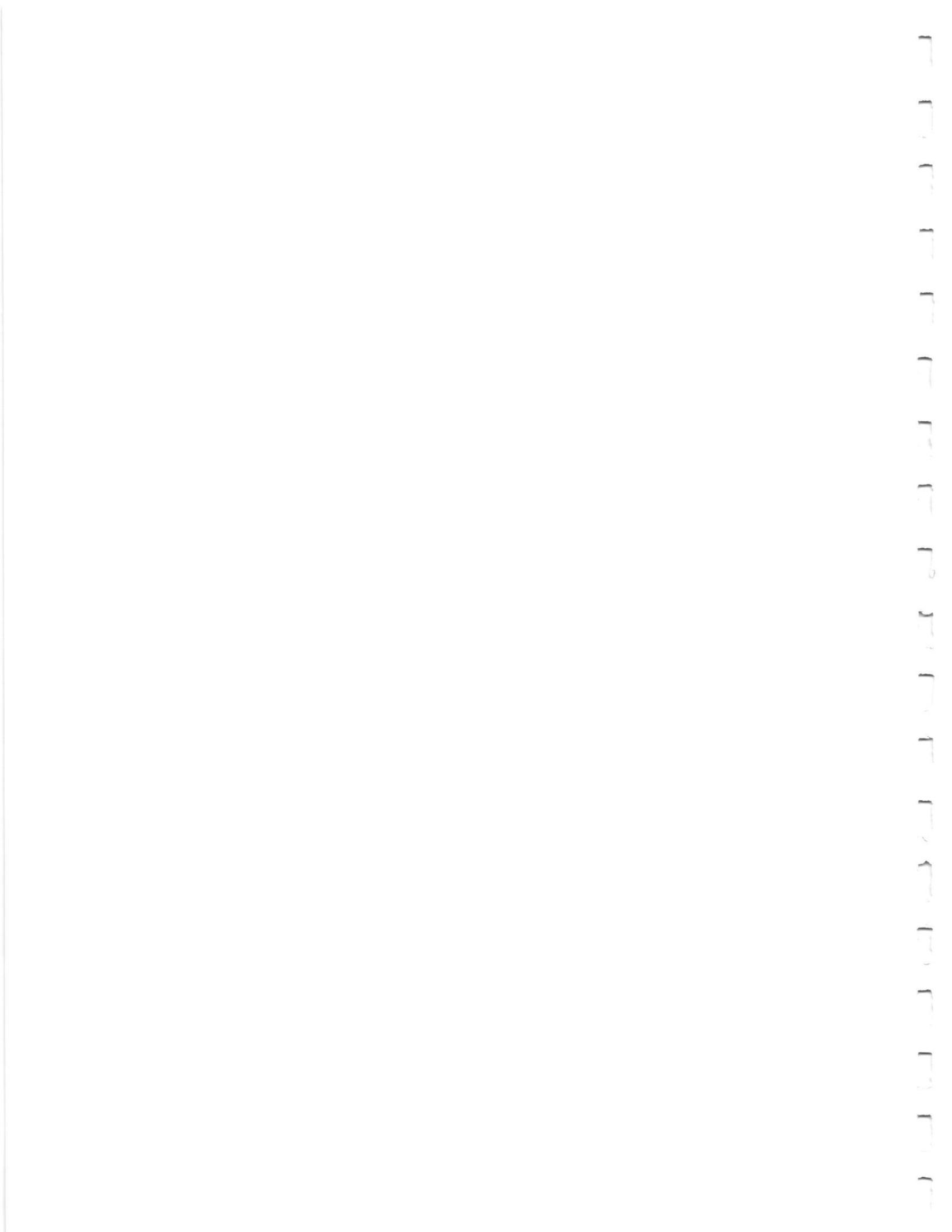
To have a request considered for funding, it must meet one of two priorities. It must either (1) benefit low and moderate income persons as individuals or as a group; or (2) aid in the elimination of slums or blighting influences.

Requests not previously submitted to the Department of Development on the proper form by August 12, 2005 may be presented in person at the meeting on August 25, 2005.

For further information contact the Department of Development, City Hall, 7525 West Greenfield Avenue, West Allis, Wisconsin 53214.

Upon reasonable notice, the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

Publish: August 11, 2005
August 18, 2005



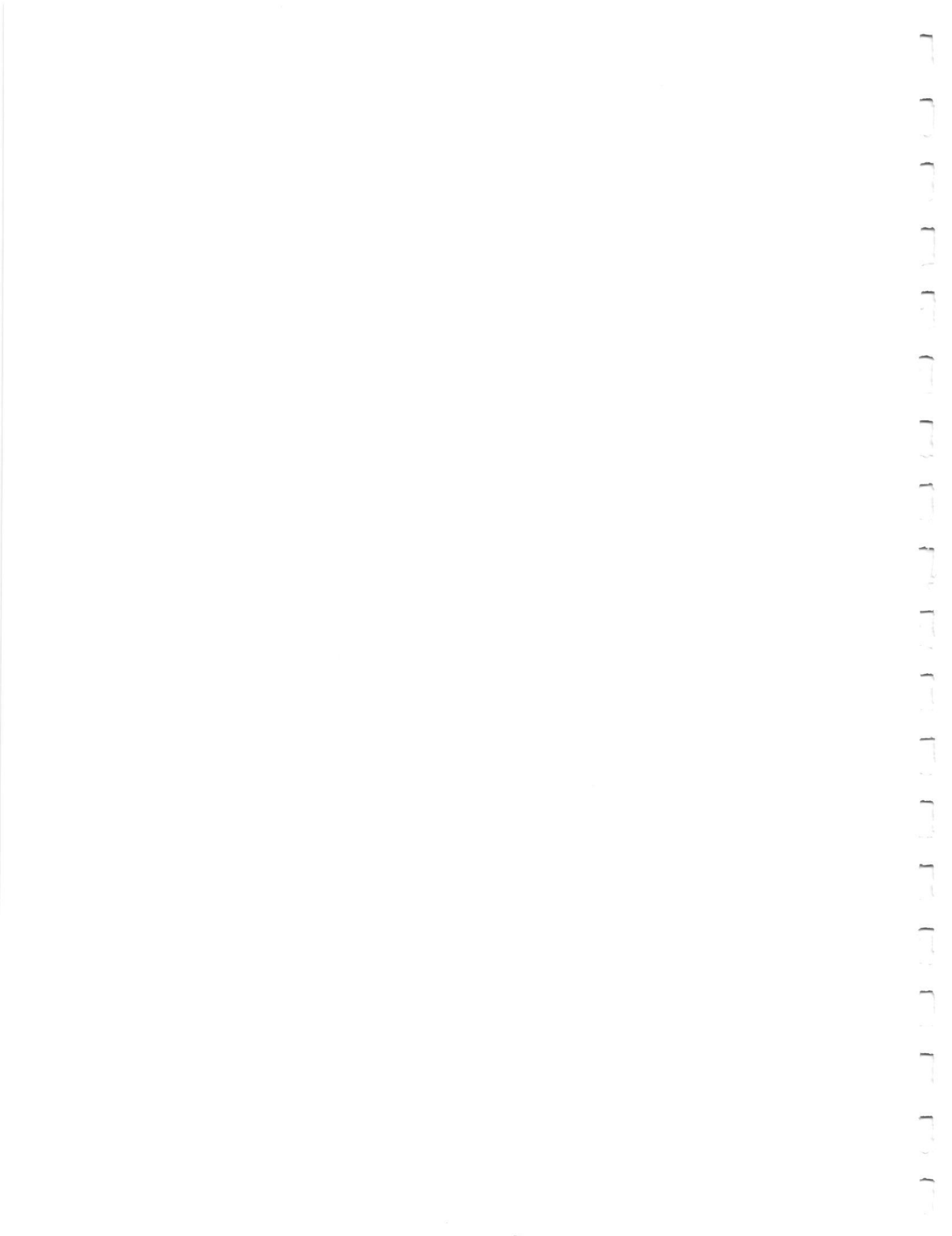
Item B

2000 CENSUS INFORMATION

CONCENTRATION OF LOW TO MODERATE INCOME

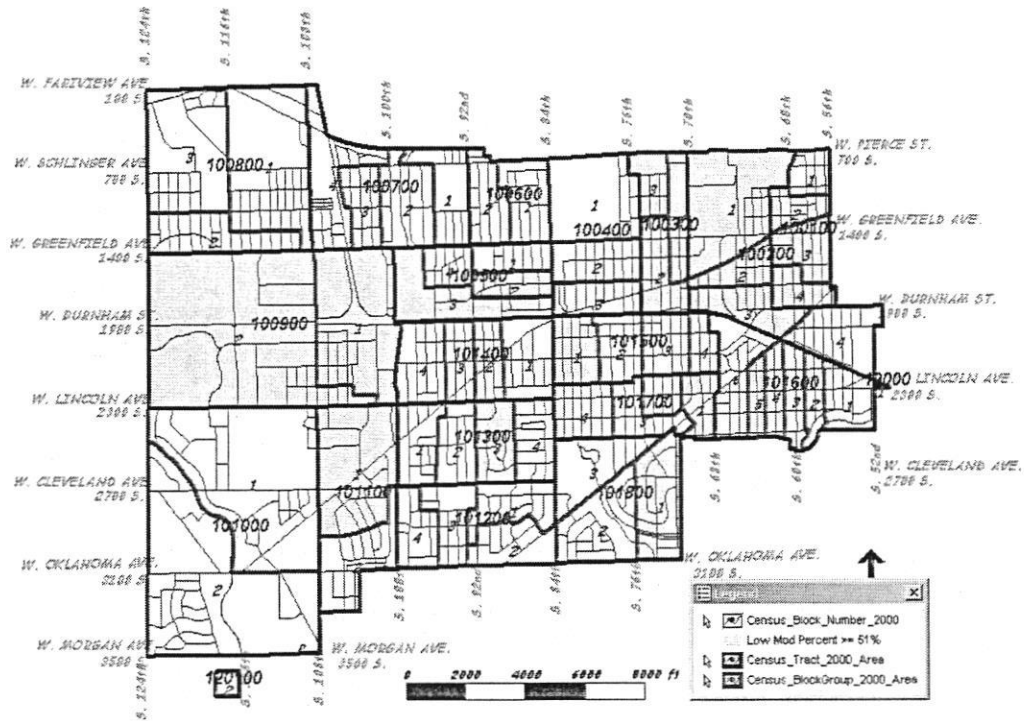
Project area consists of the largest continuous area with a Low/Mod population over 51%

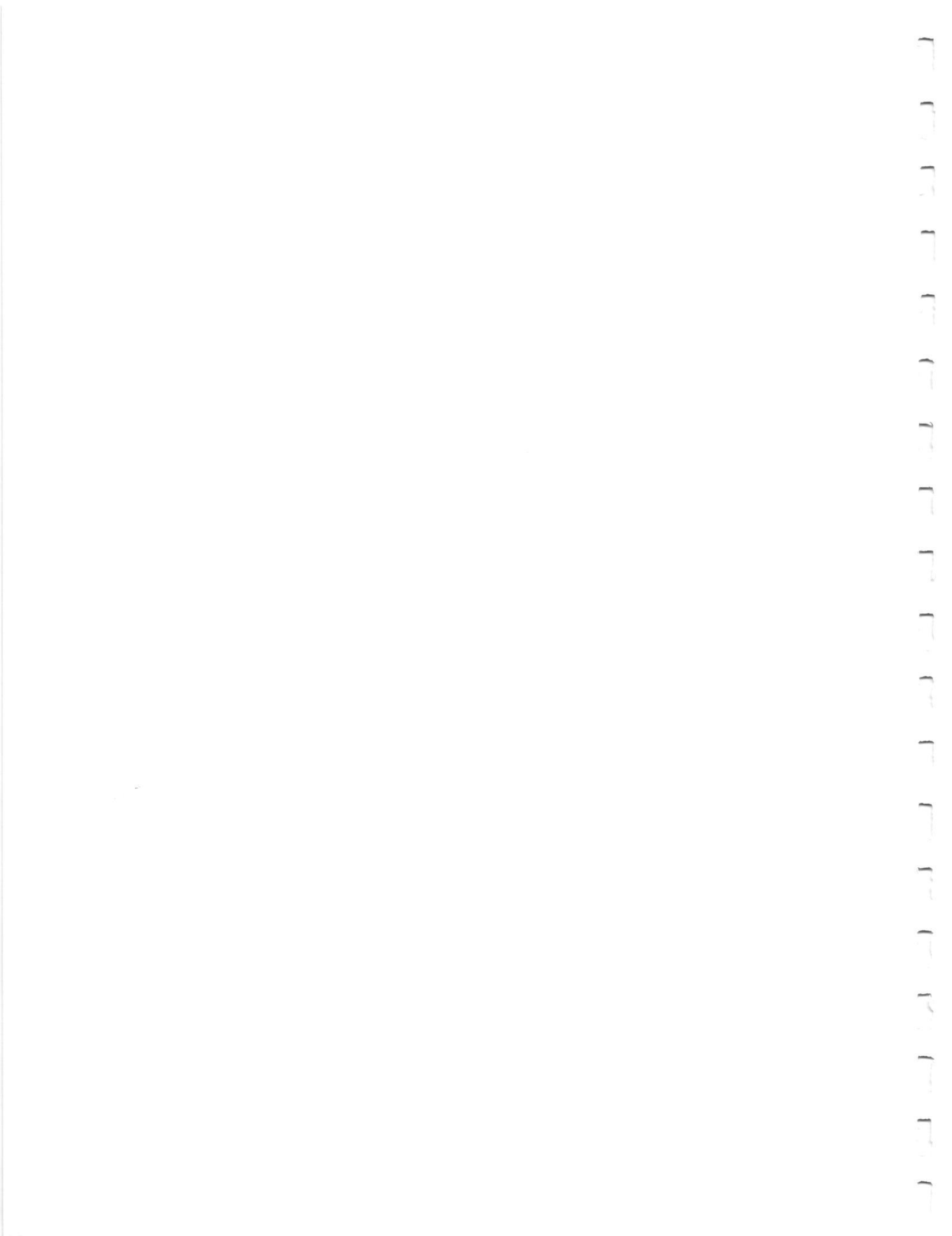
Census Tract	Block Group	# Low/Mod	# in	
			Low/Mod Universe	% Low/Mod
1001	1	318	722	44.0%
1001	2	483	802	60.2%
1001	3	623	1114	55.9%
1001	4	587	1023	57.4%
1002	1	653	1008	64.8%
1002	2	440	781	56.3%
1002	3	500	824	60.7%
1002	4	399	818	48.8%
1003	1	335	557	60.1%
1003	2	909	1493	60.9%
1003	3	533	1015	52.5%
1004	3	354	707	50.1%
1004	1	177	595	29.7%
1005	2	418	820	51.0%
1005	3	588	1088	54.0%
1009	1	1170	2245	52.1%
1009	2	881	1463	60.2%
1010	1	779	1572	49.6%
1011	1	528	1030	51.3%
1013	3	316	573	55.1%
1014	1	521	1063	49.0%
1015	1	614	1196	51.3%
1015	2	574	1325	43.3%
1015	3	549	1243	44.2%
1015	4	330	831	39.7%
1017	1	430	708	60.7%
1018	1	551	1028	53.6%
1016	1	327	796	41.1%
1016	2	212	612	34.6%
1016	3	245	655	37.4%
1016	4	308	739	41.7%
1016	5	274	508	53.9%
1016	6	394	1029	38.3%
		16320	31983	51.0%



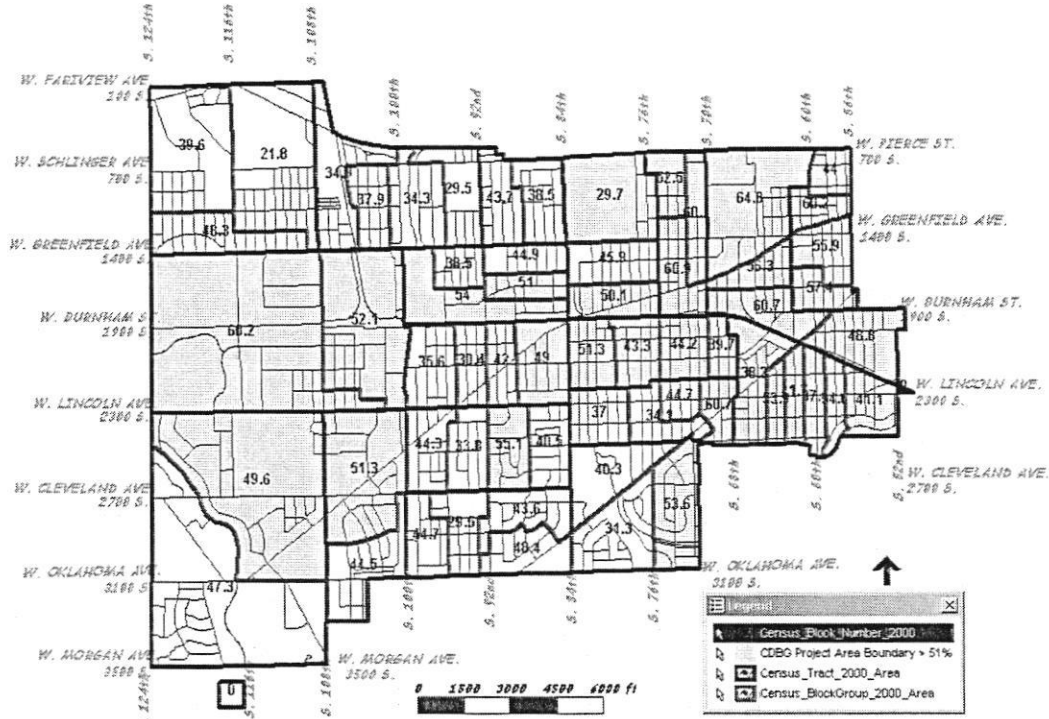
Item C

Map 1 Low/Moderate Income Census Tracts
(Population of LMI 51% or greater)





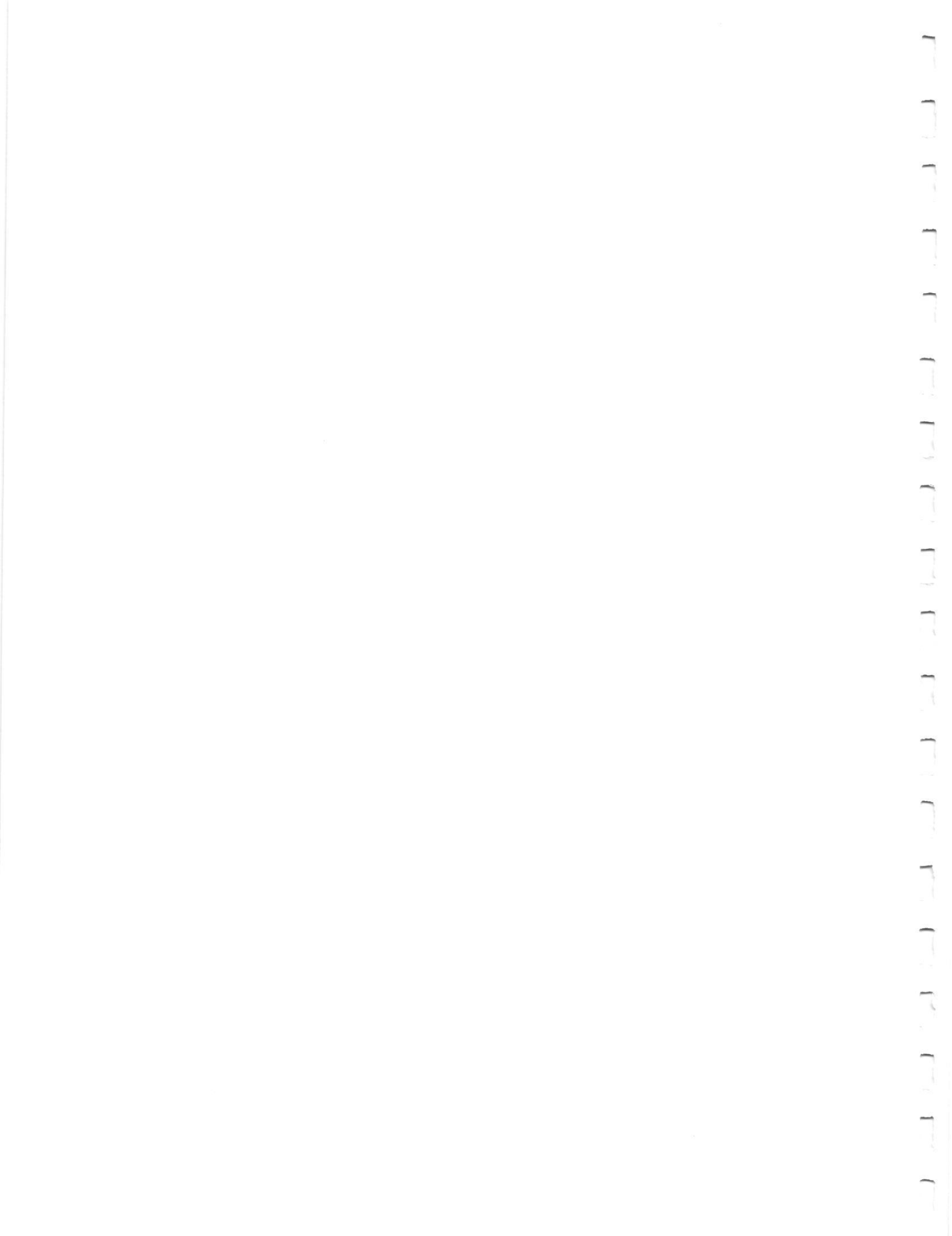
Map 2 Contiguous Area of LMI 51% or greater



*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Institutional Structure

- 1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**



Response:

The City of West Allis works closely with other government agencies. As a member of the Milwaukee County HOME Consortium, staff works to provide affordable housing opportunities throughout our community.

In 2006, the City submitted three applications for EPA Brownfield grants/loan program to assist local business address environmental issues and to foster additional redevelopment within the City.

The City continued working relationships with WDNR and the Wisconsin Dept. of Commerce. WDNR provided Land Recycling Loan Financing for brownfield clean-ups and a site assessment grant for the former Advertoprint Property and Lime Pit property. In addition WDNR provided grants to the City for \$29,900 for the former Laidlaw site and \$99,000 for PST Tank property. Commerce provided a \$675,000 brownfield grant for the Lime Pit property.

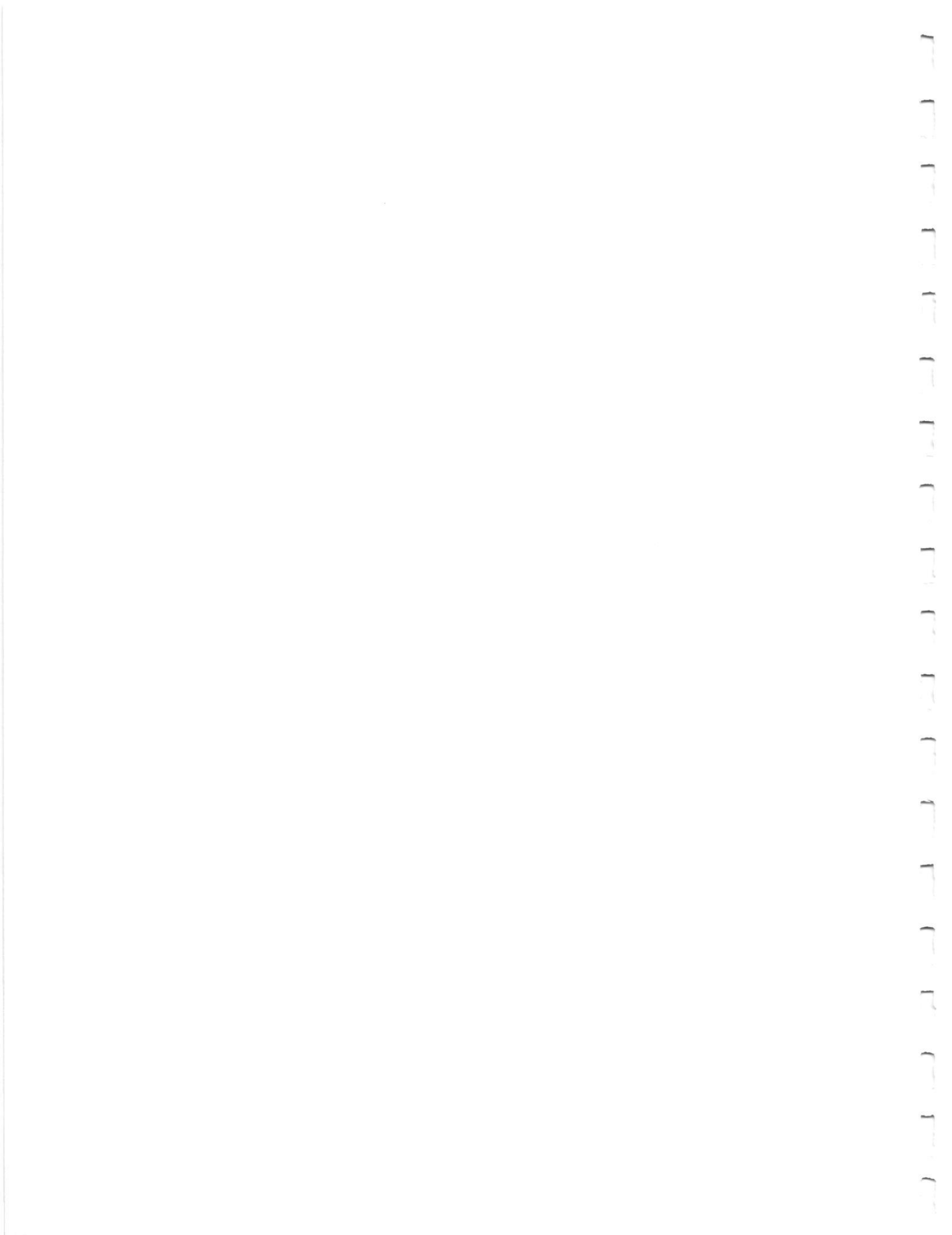
Largest segment of the instructional structure of the City involves the use of CDBG funds for the development of redevelopment plans and the implementation of those plans. By doing so, the City has been successful in leveraging private investment. Since the early 1990's, the City has attracted nearly \$240-million in private investment and leveraged over \$11-million in local, state, and federal dollars to assist redevelopment. Through these projects, the city added or will add over 1,000 new housing units. Staff has successfully received a \$7 million allocation of new market tax credits and nearly \$1 million in new technology zone tax credits from the Wisconsin Department of Commerce.

In the coming project year, the City will continue efforts to attract private investment and seek additional grant support. The City will explore pursuing additional federal money for the Pedestrian Bike Path project (\$1.5 federal funds provided to date), staff will apply for state and EPA grants to facilitate brownfield redevelopment. In addition, the City is looking to create a Certified Development Entity to apply for a direct allocation of new market tax credits to help attract additional development that will create new housing and employment opportunities.

Monitoring

- 1. Describe how and the frequency with which you monitored your activities.**

Response:



Staff makes periodic visits to subgrantees and their respective programs. A semi-annual and annual reports are produced and presented to the Block Grant Committee to analyze the performance of programs and expenditure of funds. The City's citizen Block Grant committee meets to review the reports and to analyze funding of programs vs. goals. The monitoring has produced better understanding of performance measurement standards, improved record keeping, and more efficient expenditure of funds.

2. Describe the results of your monitoring including any improvements.

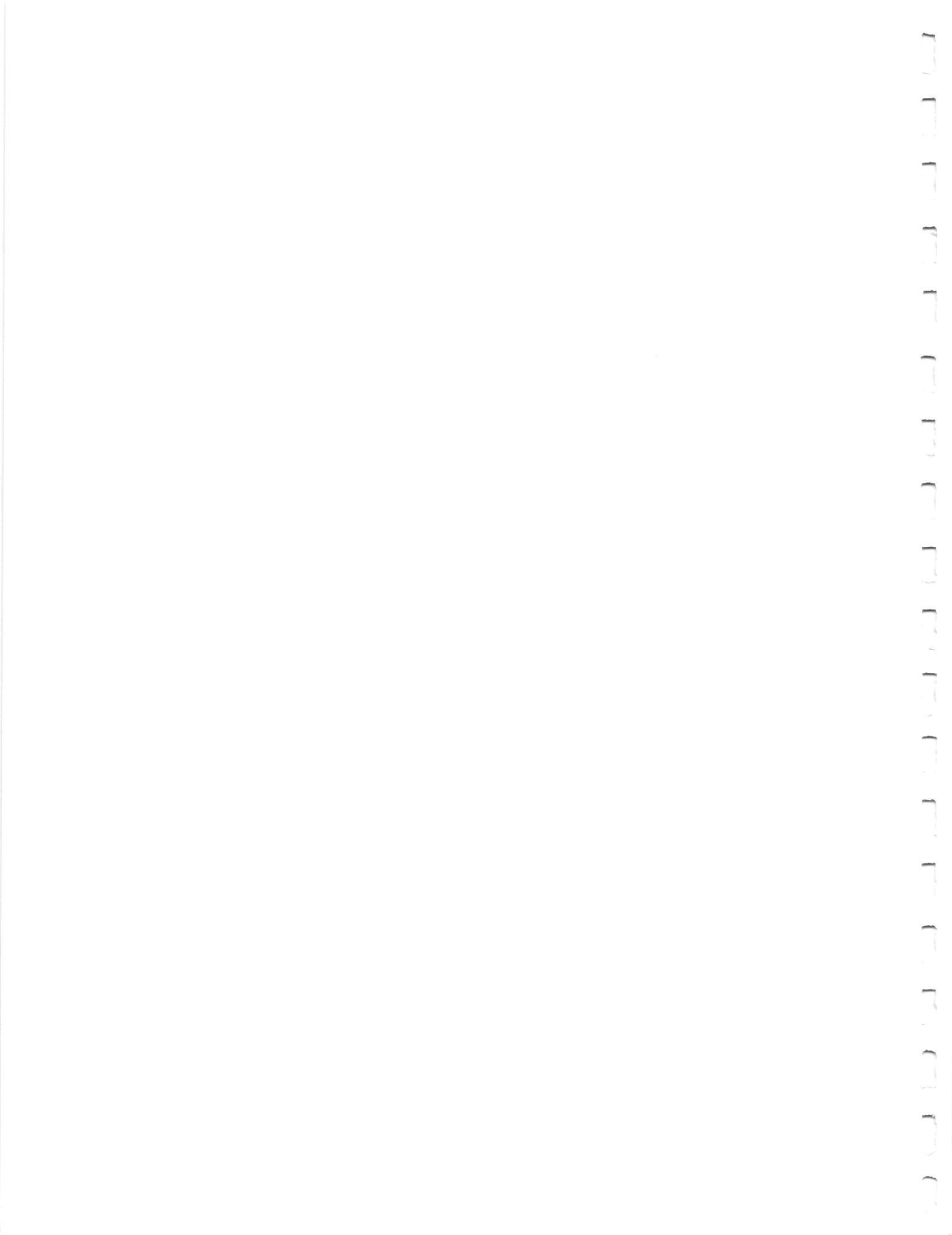
Response:

Monitoring has resulted in clarifications of policies and improved administration of activities. Further, staff expands knowledge of activities and the amount of outreach offered by a CDBG funded activity.

3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.
- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Response:



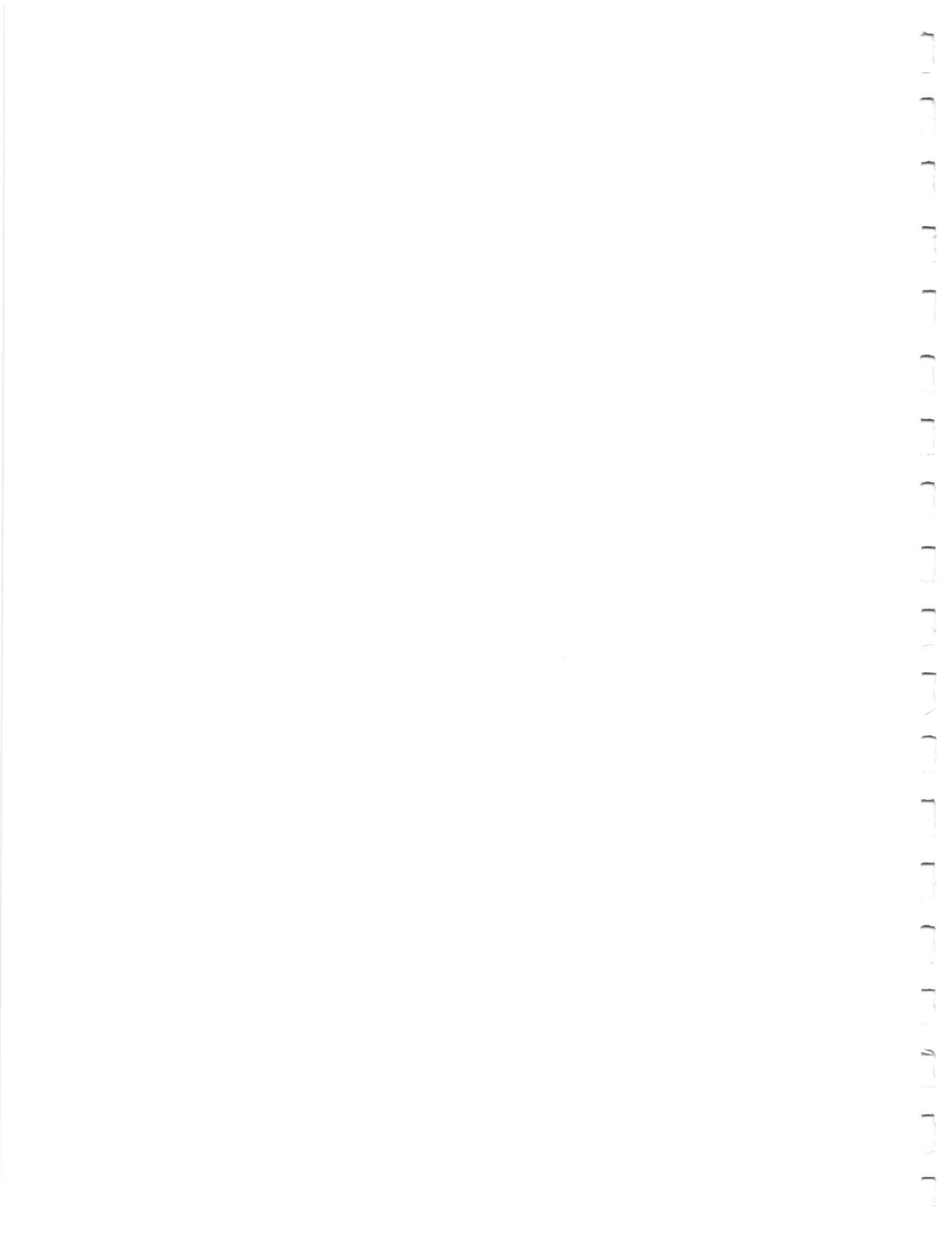
The crime prevention activities have been successful in addressing increasing crime activities in our community. Programs like Neighborhood Watch, Community Service Officer, Gang Prevention, etc. all have had measured success in. Neighborhood watch helped maintaining 195 neighborhood watch groups and receive great public support. The Community Service Officer conducted a successful landlord training workshop with 170 in attendance. Landlord training is important to address the type clients that have become a City nuisance on the historic east side of the community. Gang prevention spent 2,210 hours on 170 gang/drug related investigations in the CD areas of the City. These investigations help reduce the criminal element and its influence within the City.

Exterior Code Enforcement has helped the City address the presence of blight and households that were in physical disrepair. The conditions were deteriorating the quality of neighborhoods and the public and Block Grant Committee praise the achievements of the program.

As a landlocked community, growing from within has been a key aspect of Redevelopment. As discussed in the executive summary, the City has attracted over \$150 million in new development, nearly 3,000 jobs, and addressed numerous blighting influences such as flop houses, deteriorating industrial properties, bars, etc.

Outreach programs provided by the Family Resource Center, Senior Center and West Central Interfaith educate low-moderate residents on life skills and informing others on how to recognize those who might need assistance. The Senior Center has a senior watch program and West Central Interfaith provides rides to those who need transportation to the doctor or store as well as referrals and advocacy for a program that an underserved person might need. These efforts help individuals get need care if they are in poverty or reduce the effects of poverty.

The City of West Allis successfully administers numerous CDBG programs that benefit underserved residents that are low to moderate income. Our Public Service projects include: Frail Elderly Home Services (Interfaith) which used volunteer resources that help older adults remain in their own homes, Gang Prevention Program, Graffiti Removal Chemicals, Senior Fire Safety, the Neighborhood Watch Program, the Drug Abuse Resistance Education Program taught elementary students, the Survive Alive Program which taught elementary students the essentials of home fire safety, Juvenile Fire Safety Counseling which provided counseling to those children caught playing with fire, Senior Citizens Services, Battery Distribution which provided batteries to homes for smoke detectors, Continuing Access to Literature for Elderly, Family Resources program (pictured to the right) promotes healthy families by providing preventative services in an effective manner. The City also conducts Lead Poisoning Screening (pictured to the right) which has effectively reduced the percentage of children with lead in their systems.



Outreach programs provided by the Family Resource Center, Senior Center and West Central Interfaith educate low-moderate residents on life skills and informing others on how to recognize those who might need assistance. The Senior Center has a senior watch program and West Central Interfaith provides rides to those who need transportation to the doctor or store as well as referrals and advocacy for a program that an underserved person might need. These efforts help individuals get need care if they are in poverty or reduce the effects of poverty.

Also in 2006, the City continued efforts to retain and attract businesses that will create more job opportunities under the Economic Development Management Program. Through the management of an economic development loan program, we received over 20 inquiries about financial assistance. Staff also managed the micro-enterprise program that oversaw a loan portfolio (14 loans) and approved three \$25,000 loans for the start of a health care business, computer repair, and salon. None of the loans have come to fruition. These businesses are set to create five jobs. The funds also assisted the management of an existing Economic Development Loan portfolio.

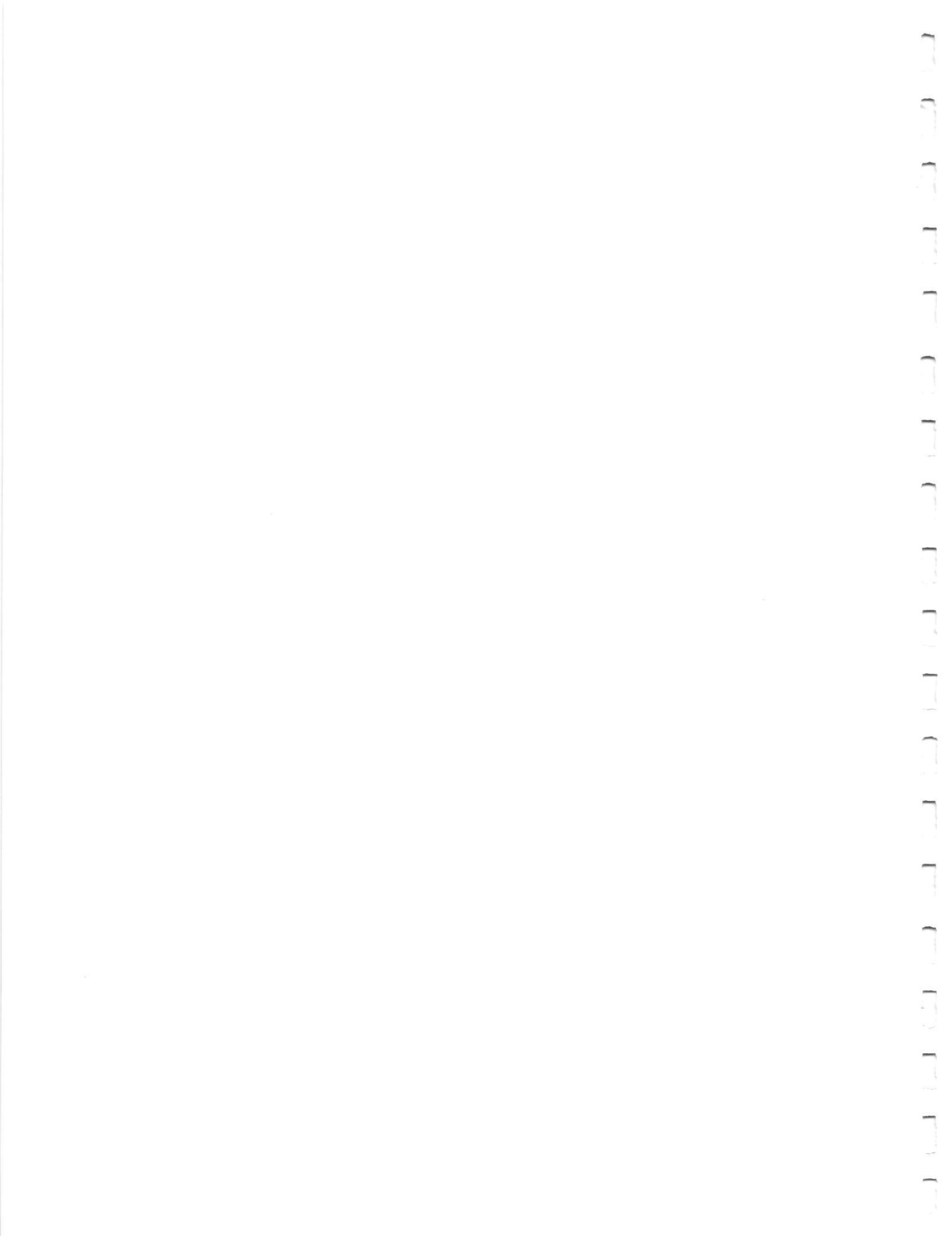
Throughout the year, subrecipients are monitored and guided on requirements of the CDBG program by City staff. On a quarterly basis, the City attends meetings and weekly reviews expenses. Programs are required to submit semi-annual reports and an annual reports. Staff visited the offices of programs or attended organized events with the Downtown West Allis Business Improvement District, WWBIC, and Interfaith.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Response:

The City helps families address lead paint hazards through the Rental Rehab, Housing Rehab and Homebuyer loan programs. Initial inspections for each of these programs identify any existing lead-paint hazards. All identified lead hazards are corrected via standard treatments or abatement. Contractors disturbing painted surfaces must be certified by the State of Wisconsin Department of Health and Family Services to work safely with lead-based paint. Lead dust clearance testing is performed after all rehabilitation activities that disturb painted surfaces. The Community Development Authority staff attends lead-paint training annually. Staff also distributes a variety of literature regarding the dangers of exposure to lead paint. Each year, we assist 1-2 households that have children with lead poisoning.



HOUSING

Housing Needs

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Response:

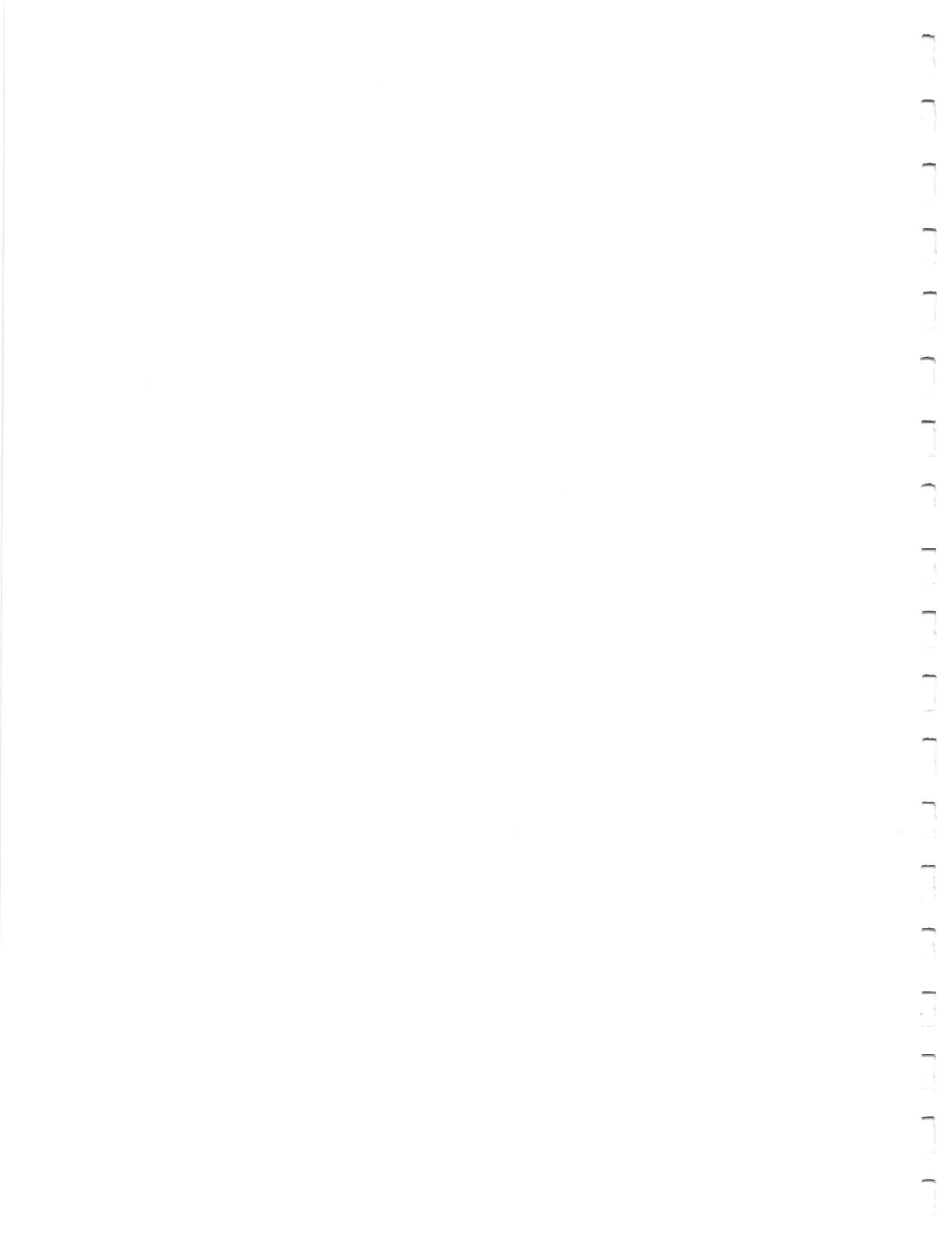
West Allis is a partner in a HOME consortium that is administered by Milwaukee County. Each year, the City combines its HOME Funds to a consortium to help provide affordable housing throughout Milwaukee County. Most of the City of West Allis's measurements to address this specific objective are accomplished through this program. This loan program offers three types of loans. They include: HOME Home Buyers program, HOME Homeowners Rehabilitation Program and the Home Rental Rehabilitation Program (pictured below is a before and after of a housing rehab project completed in 2006. The HOME Home Buyers Program is limited to Low/Moderate Income individuals and families needing assistance in purchasing a home. Both of the HOME rehabilitation programs are limited to Low/Moderate Income homeowners or tenants. In addition, 28 low-income residents were assisted by this program as well as a home security program which helps secure homes in low to moderate income neighborhoods. Over \$130,000 of CDBG funds were expended during 2006 for housing rehabilitation loans and the home security program.

In 2006, the City saw the completion of a project in which the City used HOME funds as a loan for the \$900,000 historic renovation project. The building will provide eight single bedroom apartment development within the downtown district. The units were fully leased in 2006.

The City proactively addresses "worst-case" housing needs by providing a housing rehabilitation program that not only improves properties for homeowner occupiers units but provides assistance to landlords resulting in maintaining quality housing units that are affordable.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.



Response:

The following table illustrates the number of extremely low-income, low-income, and moderate-income renter and owner households who actually benefited from CDBG funded housing activities in 2006.

2006 Summary of Accomplishments by Income (County Median Income)						
	Extremely Low Actual/Goal	Low Actual/Goal	Mod Actual/Goal	Total Low-Mod Actual/Goal	Non Low-Mod Actual/Goal	Total Beneficiaries
	<=30%	>30% and <=50%	>50% and <=80%		80%	
Housing-Owner Occupied						
Persons	0/0	0/0	0/0	0/0	0/0	0/0
Households	22/40	7/80	2/24	31/144	0/0	31/144
Housing-Rental Occupied						
Persons	36/0	0/0	0/0	36/0	0/0	36/0
Households	0/3	6/2	0/1	6/6	0/0	6/6
Housing Total						
Persons	36/0	0/0	0/0	0/0	0/0	36/0
Households	22/43	13/80	2/25	38/150	0	38/150

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

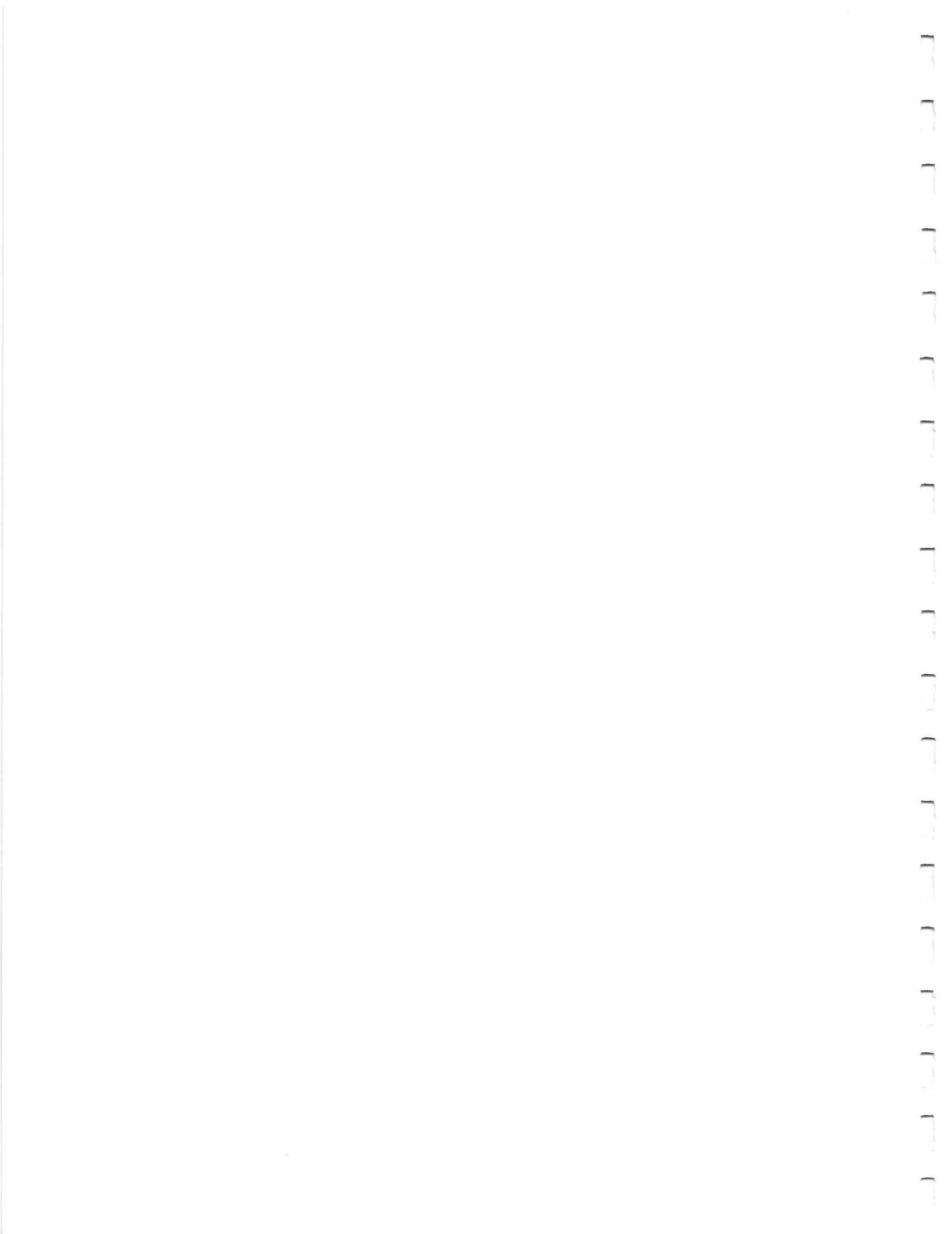
Response:

The Department of Development pursued purchasing a foreclosed property from Milwaukee County to foster a homeownership project using HOME funds.

3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

Response:

H.O.L.I.E., Inc., in conjunction with the U.S. Department of Housing and Urban Development (HUD) purchased a portion of land on the St. Aloysius campus at 1415 S. 92 St. to construct a 12,000 sq. ft. addition to the former 7,000 sq. ft. convent building for a 36-unit affordable elderly living apartment complex. The building was financed with a HUD 202 grant. The average rent will around \$150 per month and possibly lower based on health care adjustment. The project is for low income elderly. The development project is called Gonzaga Village. The City of West Allis worked with the developer to rezone the property and



establish a Planned Development District - Residential (PDD-1) zoning overlay to accommodate the proposed density and land area, both of which exceeded the West Allis Zoning Code restrictions, for the proposed 36-unit complex. The rezoning and architectural plans for the project were approved by the Plan Commission and Common Council in 2006.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Response:

The City of West Allis does not have public housing.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Response:

The City proactively addresses housing needs by providing a housing rehabilitation program that not only improves properties for homeowner occupiers but provides assistance to landlords resulting in maintaining quality housing units that are affordable.

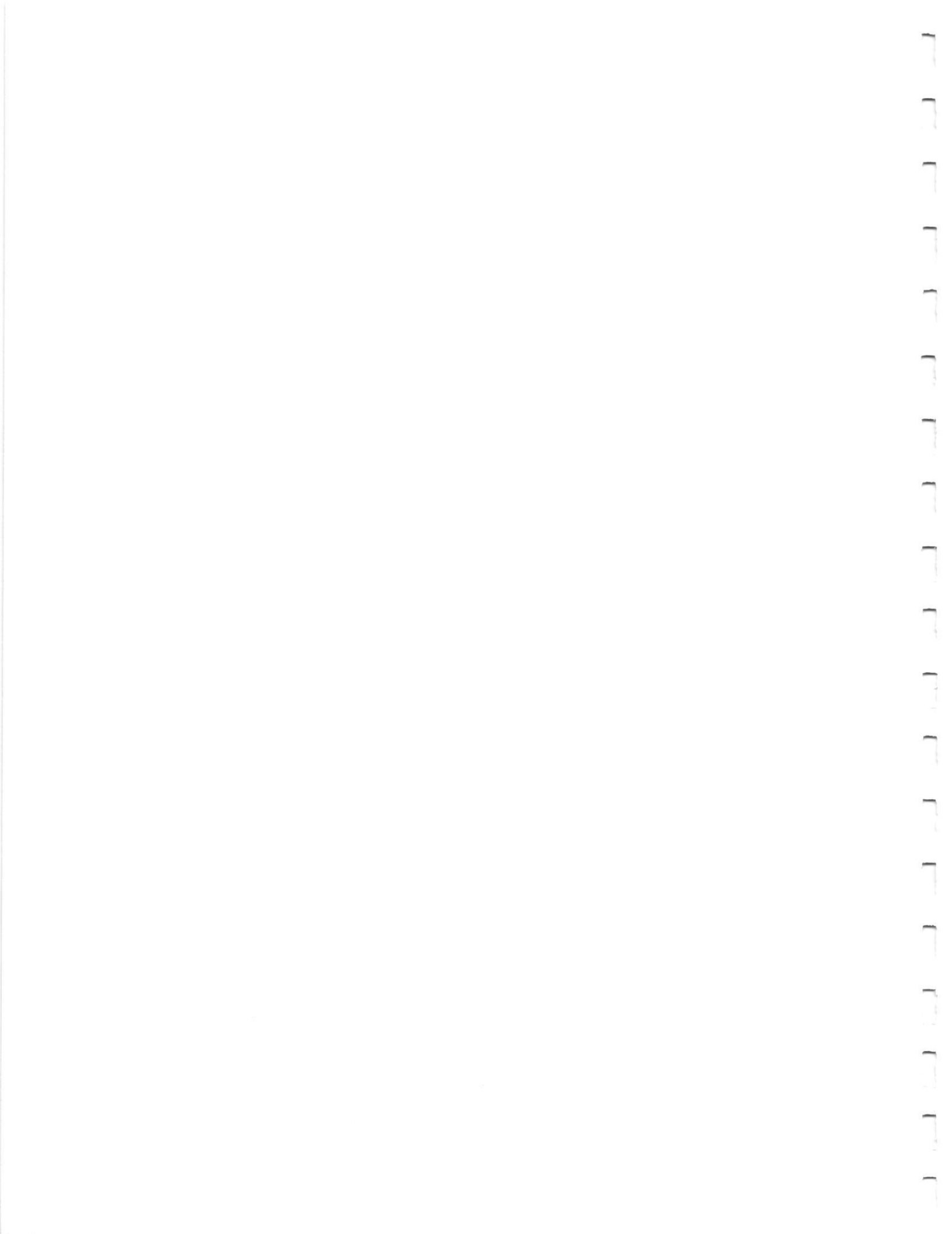
In addition, the City supported the Tri-Corp Housing opening of New Samaria. The facility is a supportive housing facility managed as a room and board. 75 individuals, all of whom are handicapped mentally, physically, or by old age, live in a mildly structured environment. New Samaria makes independent living possible based upon its community concept, groups of people living together, supporting and interacting with each other. All of the residents must be supported by a network of case managers, social workers, or medical personnel.

The City has also supported numerous tax credit applications to construct affordable senior housing. In 2005, Westside Meadows, a privately owned Section 8 facility, opted out of the program. The City supported the owner of the property to apply for tax credits that would help with the renovation of the property.

In addition, the City of West Allis has a 104 unit housing facility for those 55 and older. The facility is income based.

HOME/ American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
-



- a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

Response: _____

The City provided 22 HOME rehabilitation loans in 2006. In addition, discussions started with a developer on a \$600,000 HOME loans for the creation of affordable housing units in a senior living complex.

See Attachment I

2. HOME Match Report

- a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

Response: _____

YEAR	HOME FUNDS	MATCHING REQUIREMENT 25%	MATCHING FUNDS	EXCESS MATCHING FUNDS
2006	\$277,290.00	\$69,322.50	\$217,354.00	\$148,031.50

3. HOME MBE and WBE Report

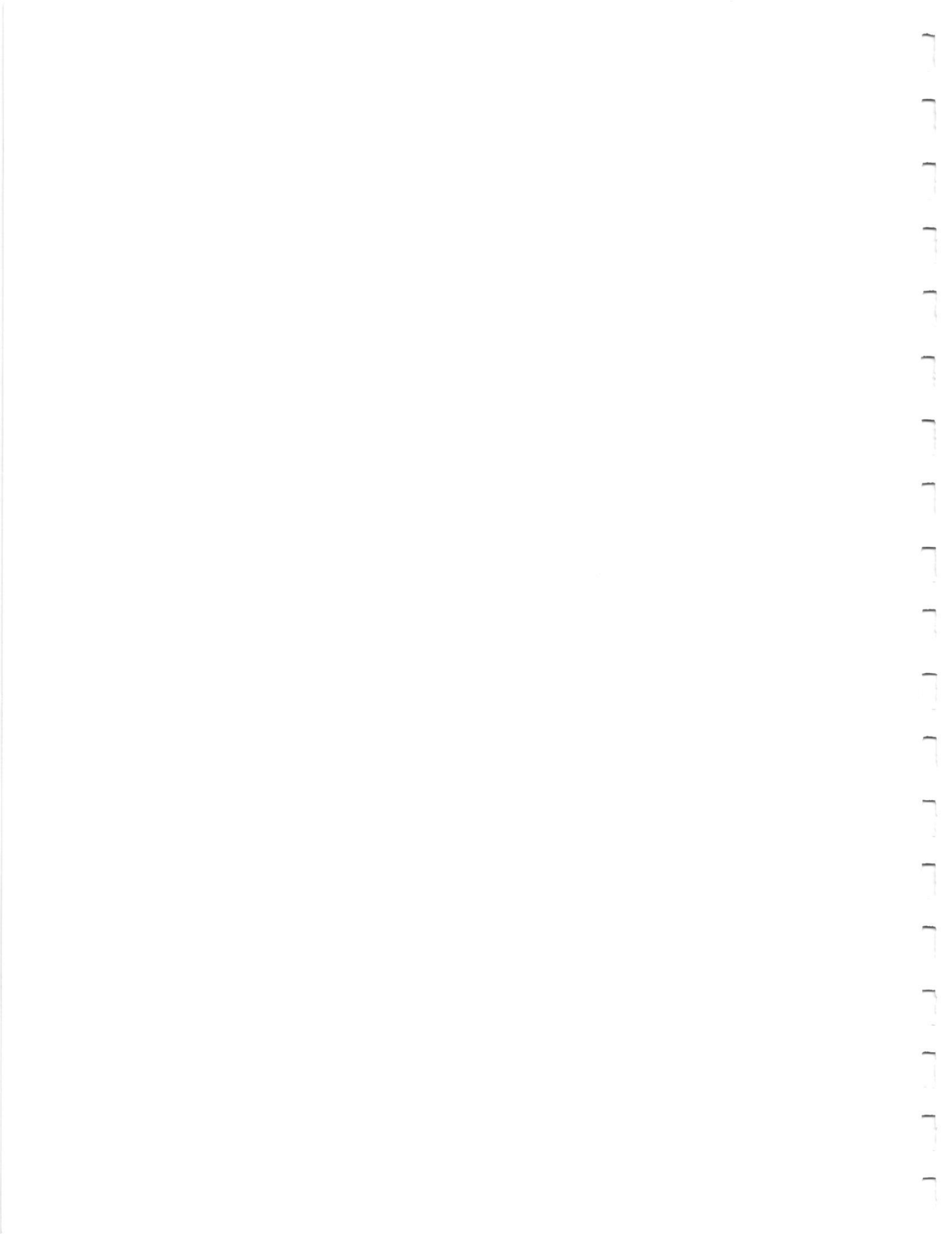
- a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Response: _____

The offers the opportunity for firms to be placed on the City's contractor list after completing a project under the program. Property owners are responsible for contacting contractors and the City encourages the use of MBEs and WBEs.

4. Assessments

- a. Detail results of on-site inspections of rental housing.
- b. Describe the HOME jurisdiction's affirmative marketing actions.
- c. Describe outreach to minority and women owned businesses.



Response:

West Allis offers an array of housing selections at various rent levels and income levels. There is a strong market with a wide arrange of unit types available in our city . The average 2-bedroom units has an average rent of \$600. There properties that are experiencing lack of investment and above deterioration.

Information about the HOME program is available on the City's Website, the citywide newsletter, through the building inspection department, and the program conducts broad mailings through the water bill mailings. Frequently, information is highlighted on television through the City's cable division.

Firms are allowed to be listed on the contractor listing sheet if they complete a successful project. Property owners select firms to complete the work but staff encourages the use of MBE or WBE firms.

HOMELESS

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Response: _____

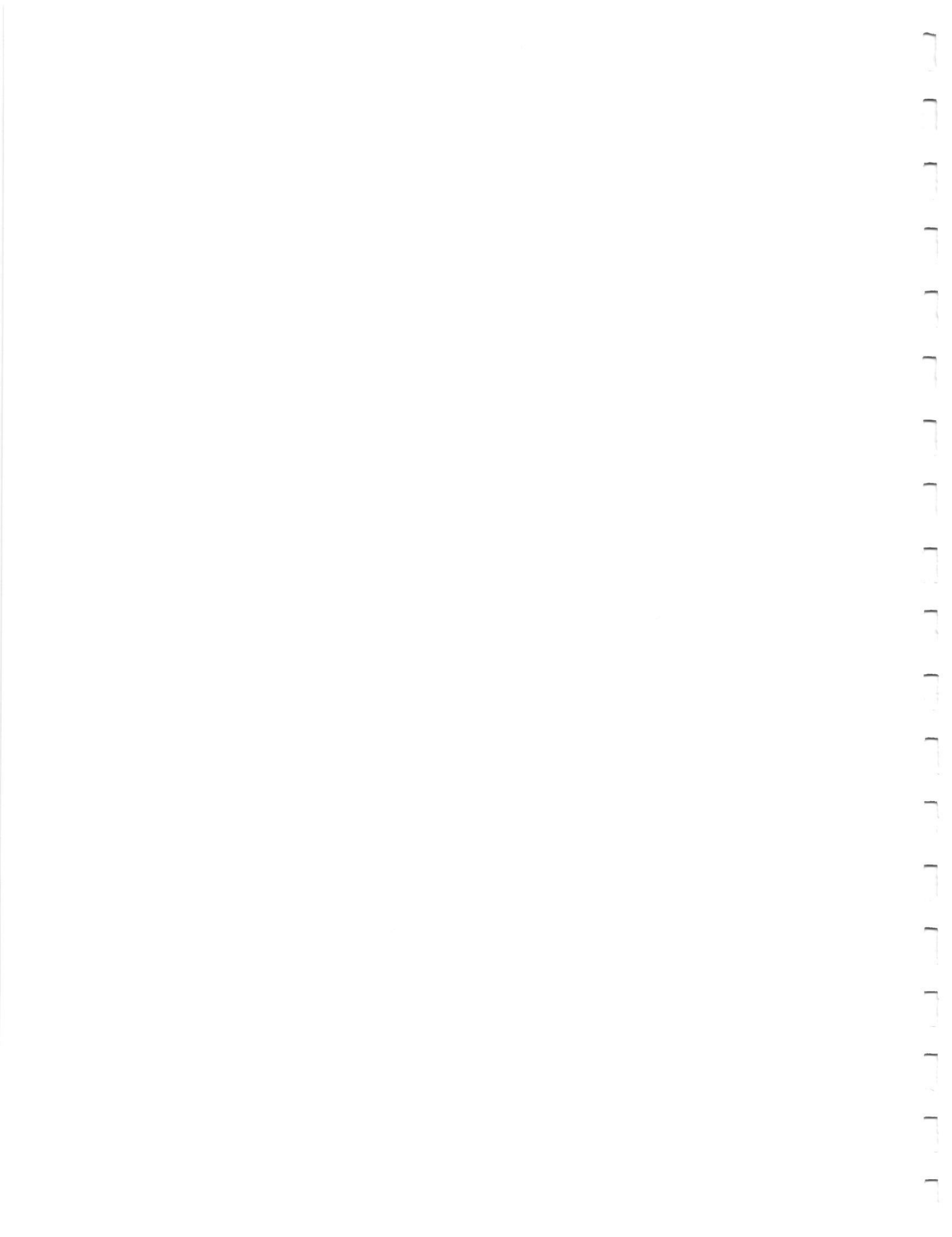
The City supported the Tri-Corp Housing opening of New Samaria. The facility is a supportive housing facility managed as a room and board. 75 individuals, all of whom are handicapped mentally, physically, or by old age, live in a mildly structured environment. New Samaria makes independent living possible based upon its community concept, groups of people living together, supporting and interacting with each other. All of the residents must be supported by a network of case managers, social workers, or medical personnel.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Response: _____

Through the CDBG program, the City supports the Senior Center Elderwatch training and West Central Interfaith to assist the very poor elderly in our City.



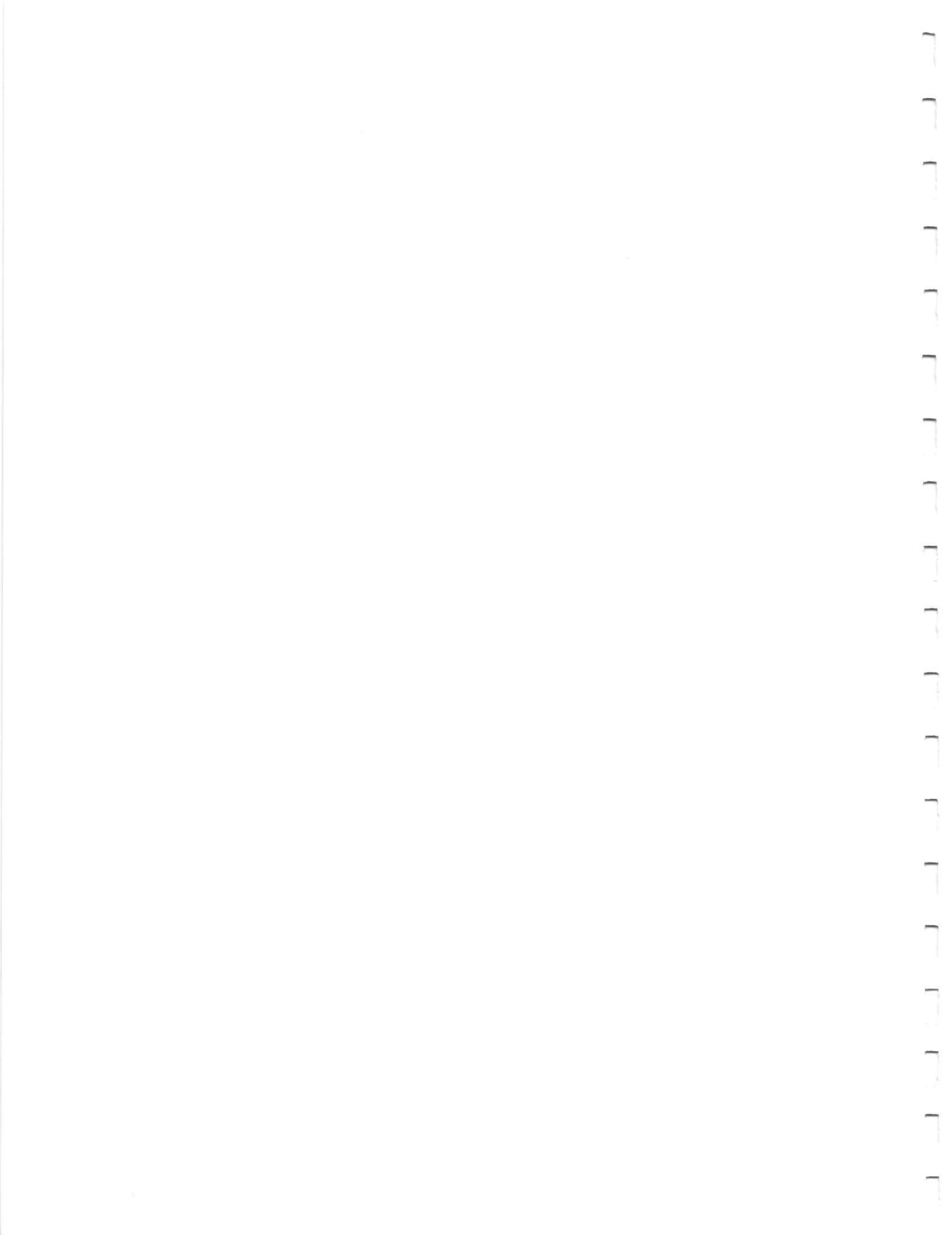
Further, CDBG supports extra police patrols within key CDBG eligible areas. These patrols will assist the homeless by directing the individual to shelters, etc.

Emergency Shelter Grants (ESG)

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
 - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
 - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
 - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
 - a. States must describe their method of distribution and how it is rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
 - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
 - b. Homeless Discharge Coordination
 - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
 - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Response: _____

The City of West Allis does not receive these funds.



COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
 - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
 - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

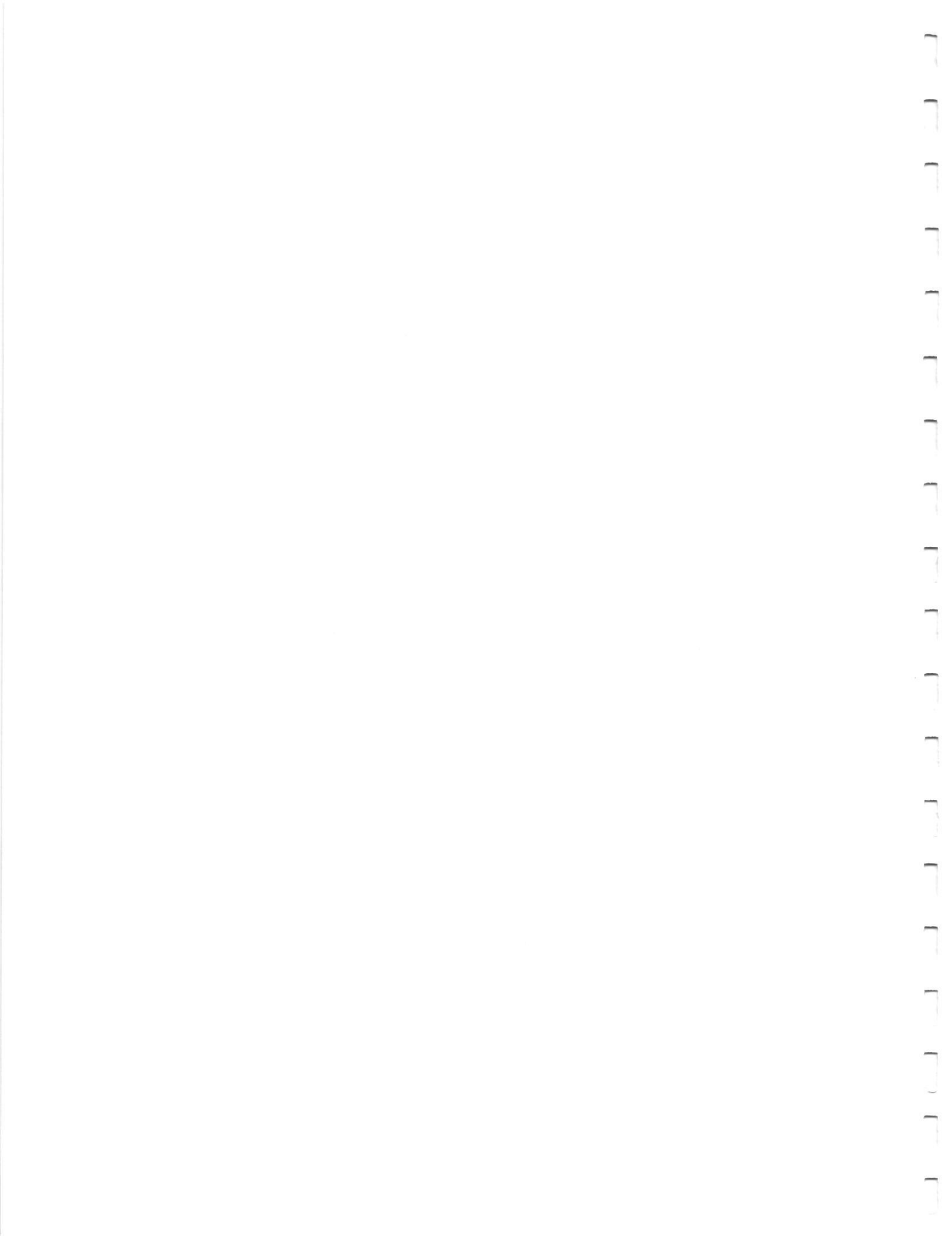
Response: _____

Public Facilities and Public Improvements have met specific goals of improving the Senior Center, renovating the West Allis Farmers Market, planting 200 trees. The City exceed goals in assisting elderly with Senior Center Services, Interfaith, and the Lilac Bus. The public service of crime prevention continually exceed goals with less funding. The fact crime exists and continues to increase places financial burdens on crime awareness and neighborhood watch activities.

The City proactively addresses housing needs by providing a housing rehabilitation program that not only improves properties for homeowner occupies units but provides assistance to landlords resulting in maintaining quality housing units that are affordable.

In addition, the City supported the Tri-Corp Housing opening of New Samaria. The facility is a supportive housing facility managed as a room and board. 75 individuals, all of whom are handicapped mentally, physically, or by old age, live in a mildly structured environment. New Samaria makes independent living possible based upon its community concept, groups of people living together, supporting and interacting with each other. All of the residents must be supported by a network of case managers, social workers, or medical personnel.

The City is working with a developer to construct 264 units of senior housing including tax credit assisted units, assisted care units, and memory care.



In addition, the City of West Allis has a 104 unit housing facility for those 55 and older. The facility is income based.

A majority of entitlement funds are allocated to activities serving low moderate income individuals. CDBG programs are approved based on the population it will serve. When providing a loan, the City has the borrower review the employee income verification form and the form is incorporated into the loan documents. Any program that provides CDBG funding for economic development and job creation, the City clearly indicates "for providing employment opportunities for low/mod persons. Activities like Housing Rehabilitation verify incomes. Programs like the Family Resource Center, Senior Center Services, microenterprise program etc. all provide outreach and services to a vast population.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Response: _____

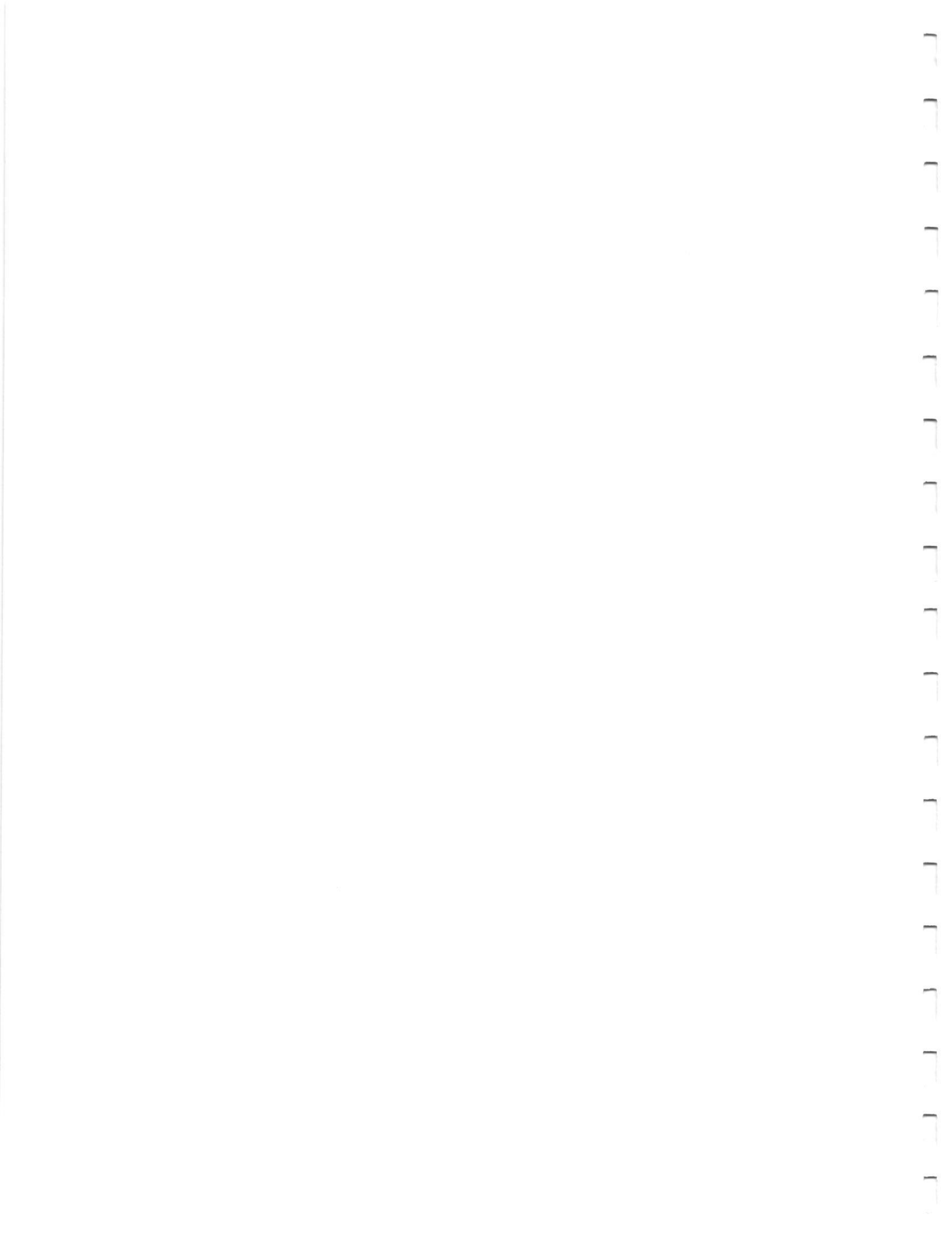
No changes in program activities

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Response: _____

The City active and successful in pursuing grant, tax credits, and loans to assist redevelopment in our community. Staff worked to develop strategies for redevelopment that include applying for environmental grants from the EPA, Wisconsin Department Natural Resources, or the Wisconsin Department of Commerce. In 2006, the City received two Site Assessment Grants from the Wisconsin DNR totaling \$129,000 and a Greenspace grant for \$174,000 to construct a soccer complex. The City assisted a local industrial plant obtain \$250,000 in tax credits from the Wisconsin Dept. of Commerce to install a new hammer with a vibration control device. The credits will help create over 25



new family supporting jobs. In addition, staff works with other governmental agencies to attract public assistance to projects such as new market tax credits or technology zone tax credits. In 2006, the City formed F.I.R.E. (First-Ring Industrial Ring Enterprise), a community development entity (CDE) to apply for an allocation of new market tax credits.

Milwaukee County, a lead agency of the consortium, receives a match requirement for the HOME program from the City of West Allis. Further, subgrantees raise additional funds to support the total cost of their particular objectives (i.e. the Family Resources Center, Downtown West Allis BID, and the Micro-Enterprise program). Numerous City public services activities are supported with City tax dollars under the departments or division budget. Example, the Gang prevention program supports 45% of a salary and funds the difference. The CDBG Rehabilitation loan, Commercial Façade Improvement Program, and Economic Loan Program all have private financing and owner contributions. Rent Assistance HUD Voucher Program (approximately \$2.1 million). These programs all provide affordable housing to West Allis residents. A great example is the Commercial Façade Improvement Program in the downtown. Since 2000, the City has provided over \$156,000 in grants to leverage over \$1.1 million in private investment in the downtown.

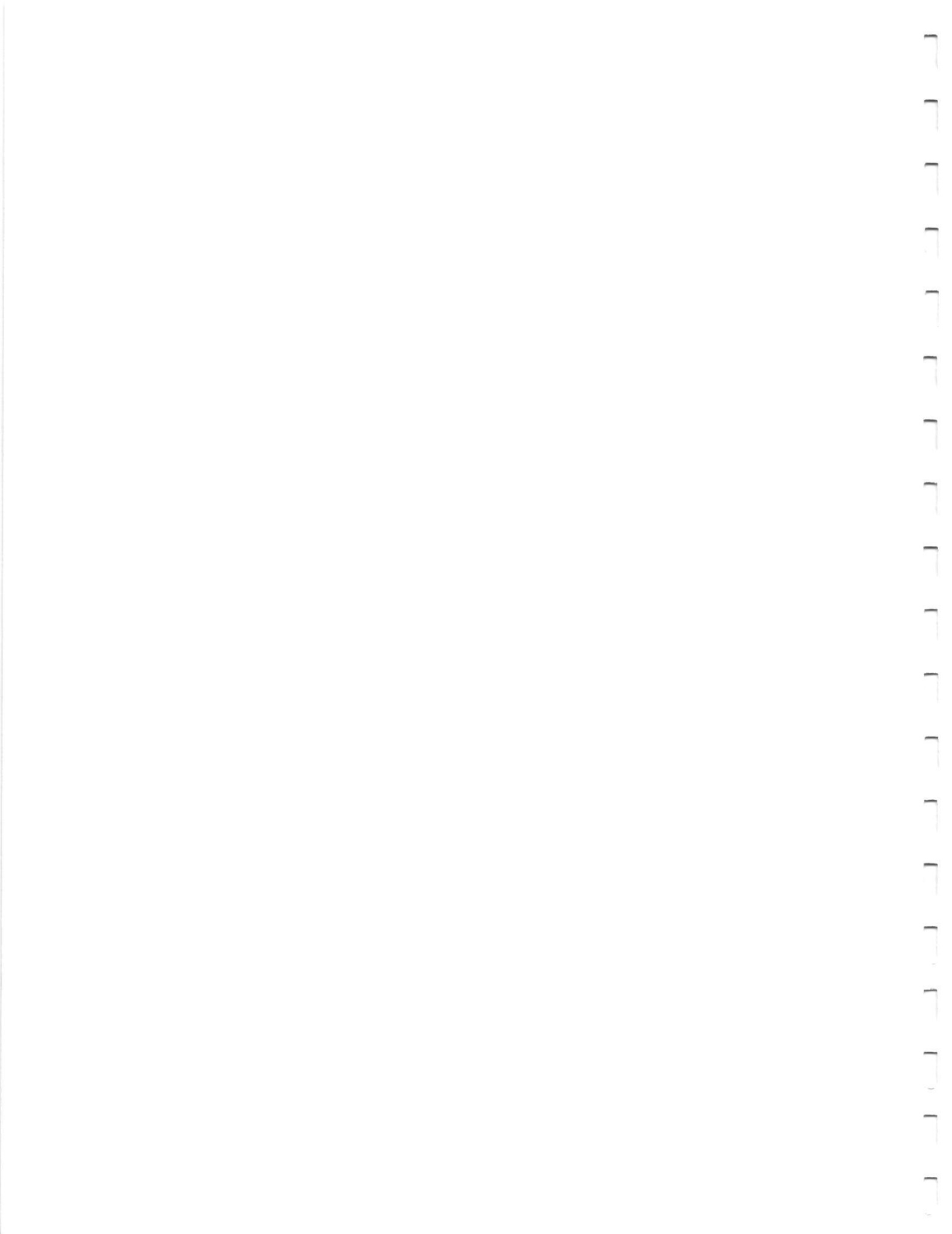
Further, through redevelopment management, staff works to develop strategies for redevelopment that include applying for environmental grants from the EPA, Wisconsin Department Natural Resources, or the Wisconsin Department of Commerce. In 2006, the City received two Site Assessment Grants from the Wisconsin DNR totaling \$129,000 and a Greenspace grant for \$174,000 to construct a soccer complex. In addition, staff works with other governmental agencies to attract public assistance to projects such as new market tax credits or technology zone tax credits. In 2006, the City formed F.I.R.E. (First-Ring Industrial Ring Enterprise), a community development entity (CDE) to apply for an allocation of new market tax credits.

The program has an annual audit and notices are published in the local papers. The program has oversight from a citizen committee and the Common Council of the City of West Allis.

The City publishes and posts notices to inform the public of the open application period. Further, staff monitors subgrantees on performance measurement standards as established in their application.

4. For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.
- b. Indicate how did not comply with overall benefit certification.



Response:

All programs met national objectives.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

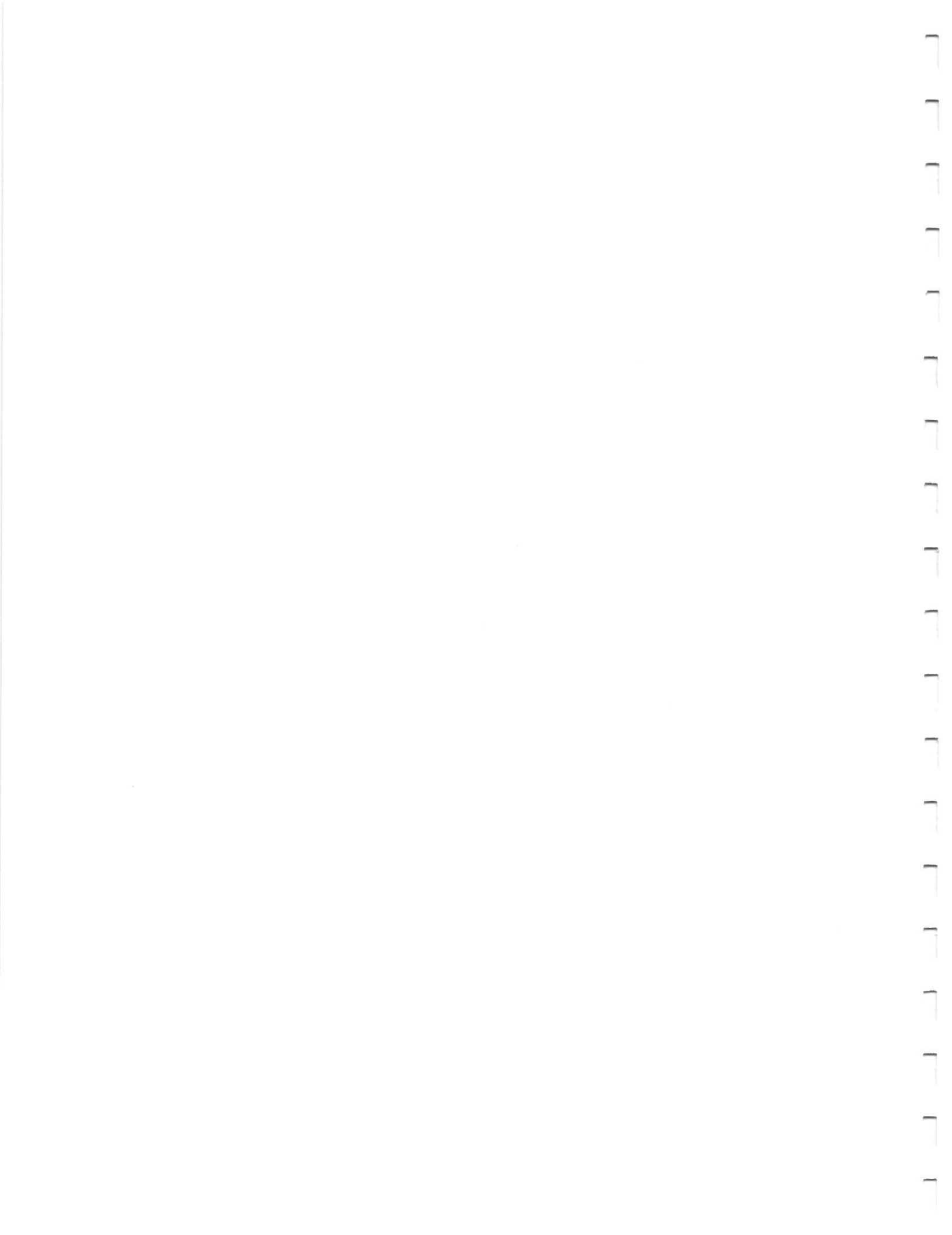
Response:

All programs met national objectives.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Program	#	Title	Cr ea te d	Ret aine d	Description
Downtown West Allis - Relocation	1				
	1	Office	X		New business
	2	Manager/realtor		X	Retained local expanding business
	3	Office		X	Retained local



					expanding business
	4	Receptionist	X		New business
	5	Receptionist	X		New business
	6	Receptionist	X		New business
	7	Owner		X	Retained local expanding business
	8	Owner		X	Retained local expanding business
Economic Development Loan					
Microenterprise					
	1	Health Care	X		New business
	1	Health Care	X		New business
	1	Health Care	X		New business
	1	IT	X		New business
	1	IT	X		New business

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit

- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

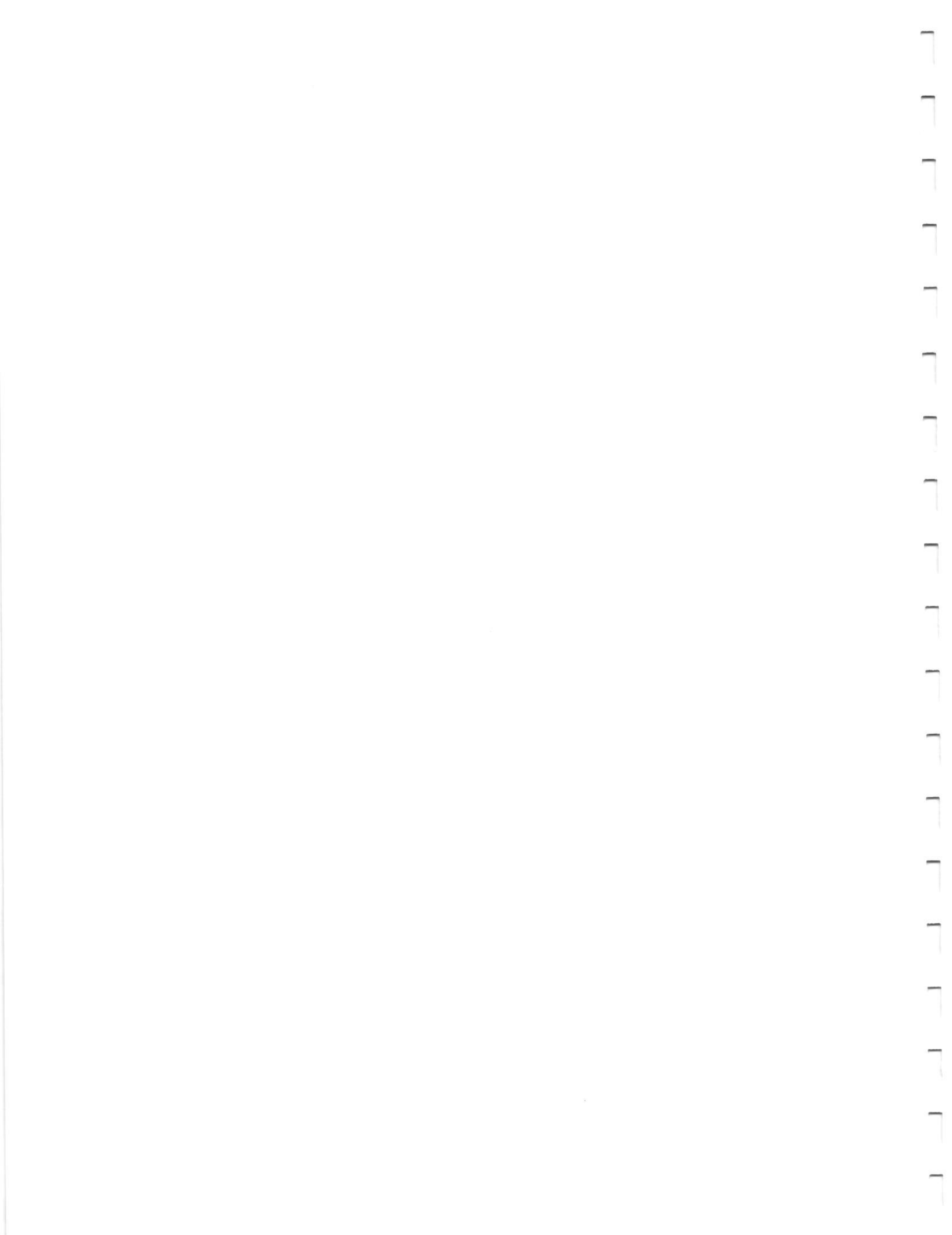
Response: _____

Programs that are LMC are generally programs serving the elderly in West Allis. These programs monitor age and income requirements.

8. Program income received

- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
- b. Detail the amount repaid on each float-funded activity.
- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
- d. Detail the amount of income received from the sale of property by parcel.

Response: _____



During 2006 program income was earned by the following:

- Repayments on Housing Rehabilitation Loans of \$112,000.00
 - Repayments on Economic Development Loans of \$93,000.00
 - Misc. program income (Copies, Lists, etc.) of \$
- The total program income earned and expended during 2006 is \$205,000

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. The activity name and number as shown in IDIS;
- b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
- c. The amount returned to line-of-credit or program account; and
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

Response:

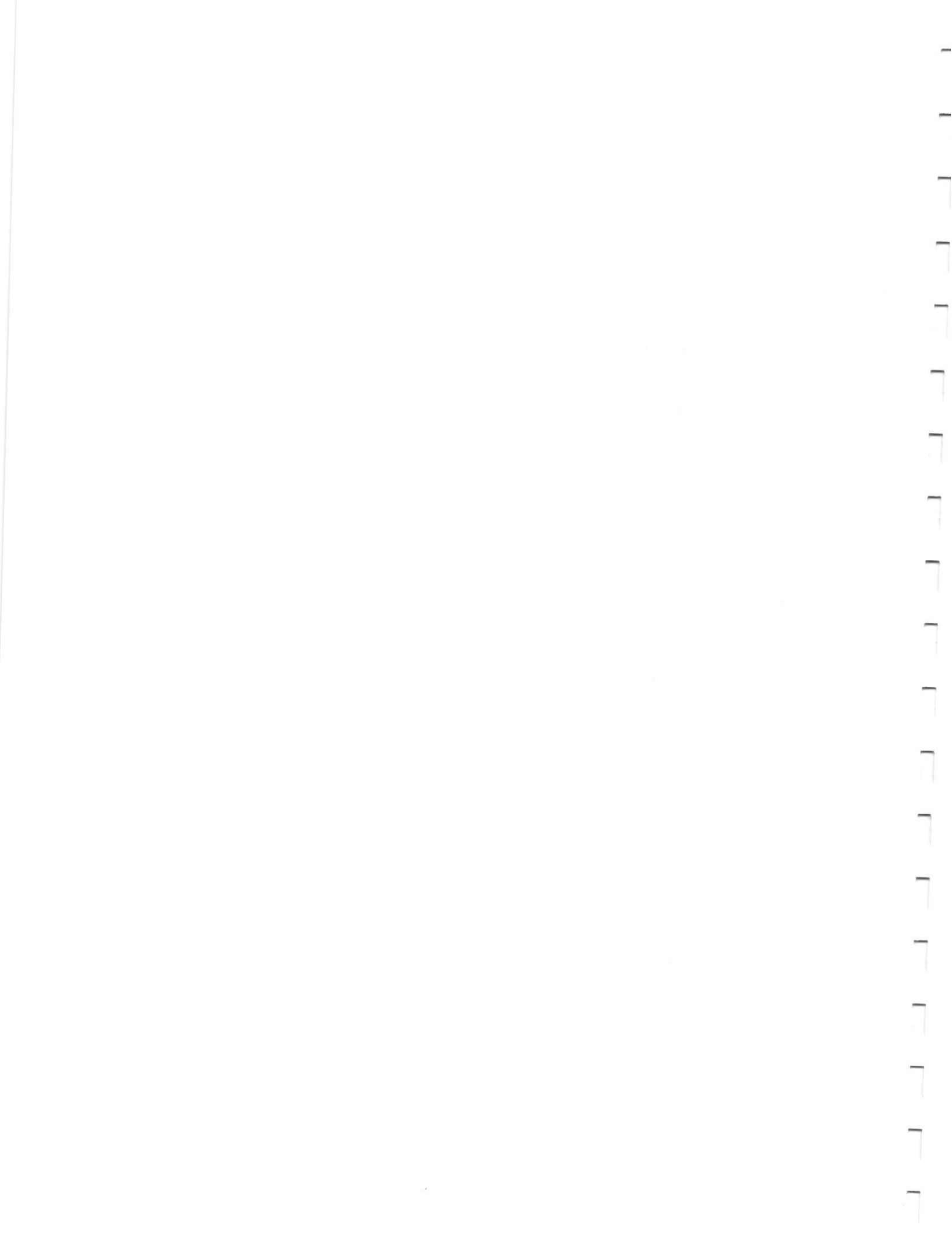
None to report

10. Loans and other receivables

- a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

Response: _____

See attached loan portfolio



11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

Response: _____

None to report

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

Response: _____

See Attachment II

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Response: _____

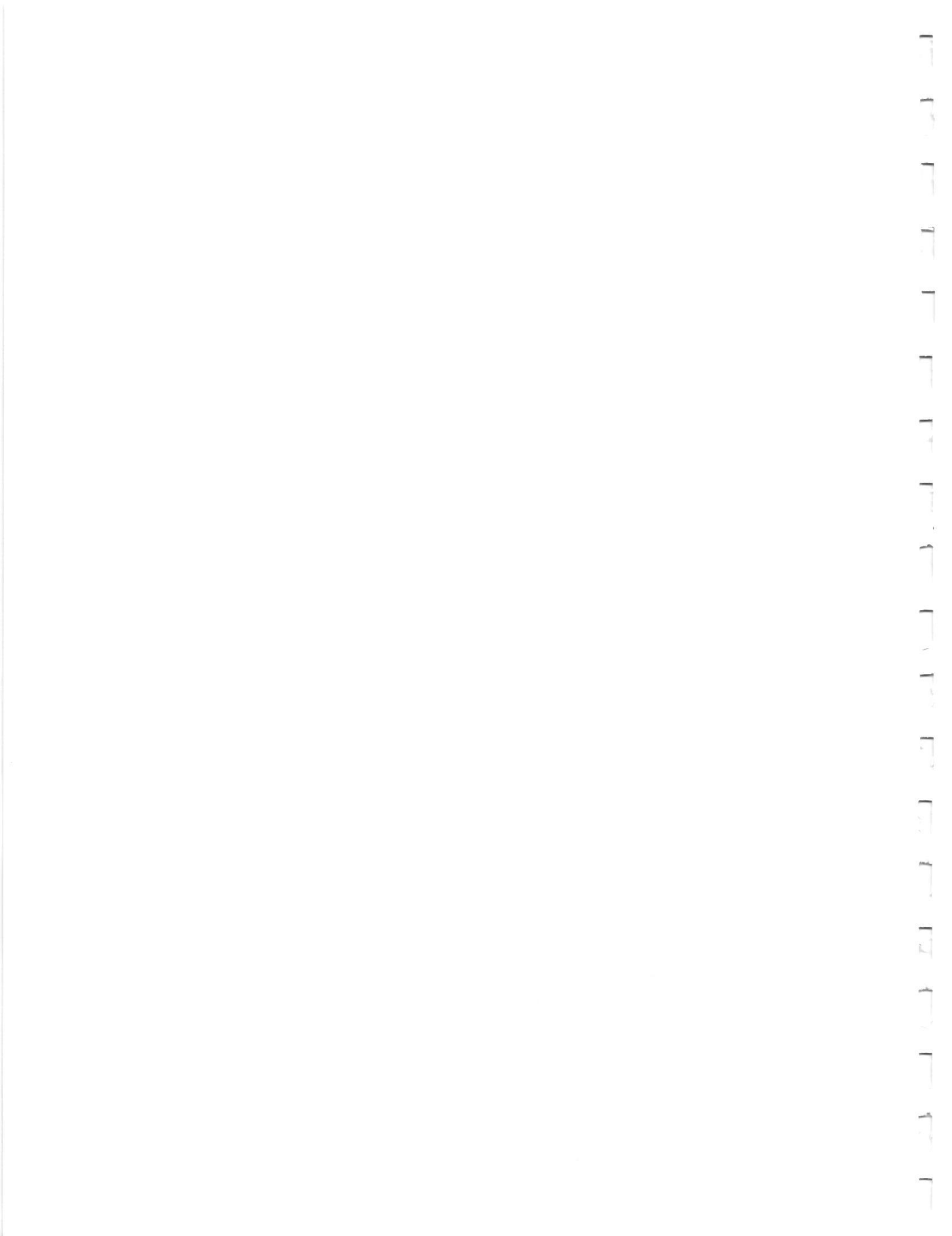
None to report

Antipoverty Strategy

- 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

Response: _____

The City will continue to explore redevelopment activities to provide affordable



housing. Staff is currently reviewing the possible conversion of a historic property for housing. In addition, the Pioneer Redevelopment Site has attracted interest in senior housing. Staff continues to look for opportunities to renovate blighted properties for affordable single family homes. The City partnered with Tri-Corp. Housing to construct two single family homes.

NON-HOMELESS SPECIAL NEEDS

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Response:

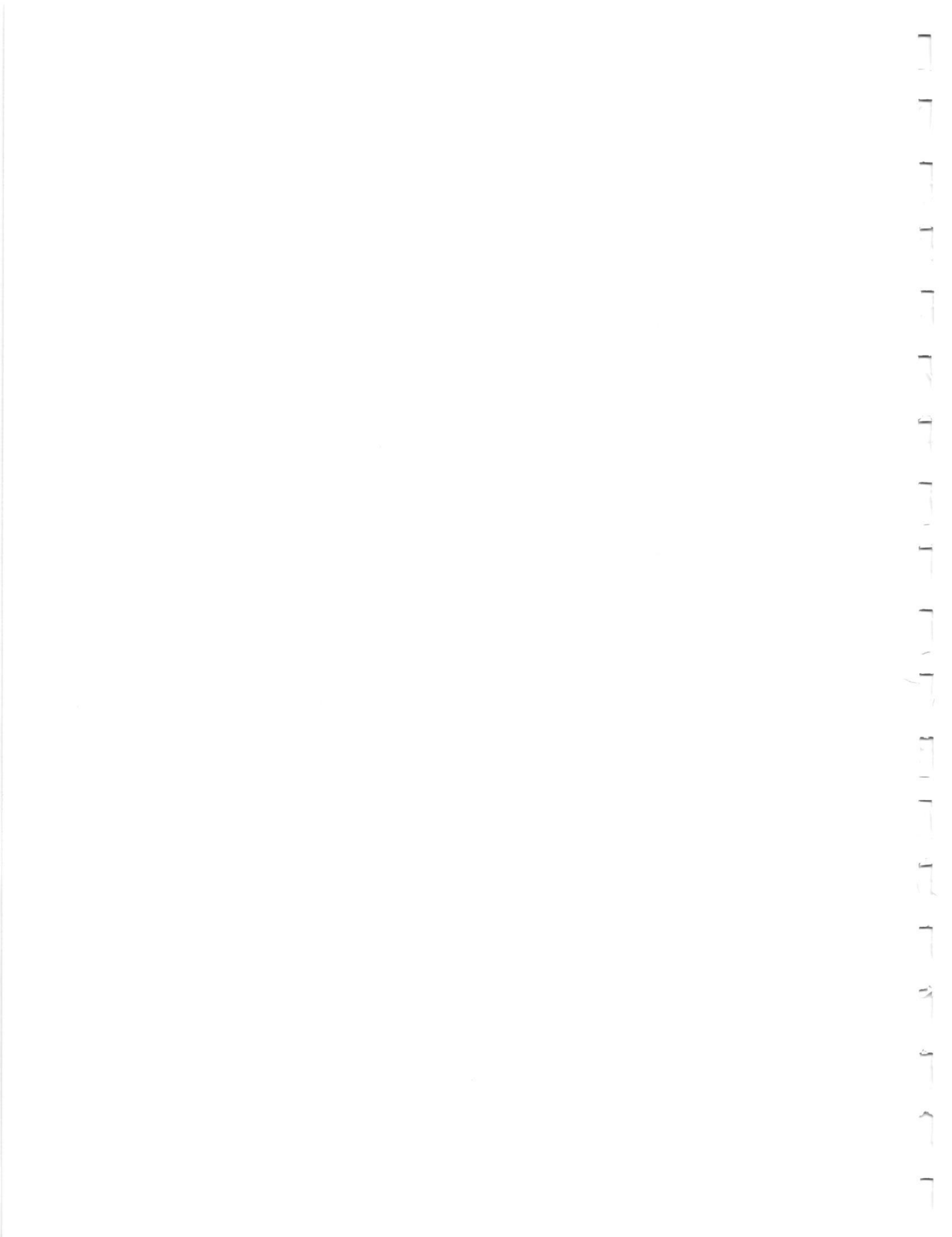
The continued to offer a housing rehab program in which loans can be deferred until sold.

H.O.L.I.E., Inc., in conjunction with the U.S. Department of Housing and Urban Development (HUD) purchased a portion of land on the St. Aloysius campus at 1415 S. 92 St. to construct a 12,000 sq. ft. addition to the former 7,000 sq. ft. convent building for a 36-unit affordable elderly living apartment complex. The building was financed with a HUD 202 grant. The development project is called Gonzaga Village. The City of West Allis worked with the developer to rezone the property and establish a Planned Development District - Residential (PDD-1) zoning overlay to accommodate the proposed density and land area, both of which exceeded the West Allis Zoning Code restrictions, for the proposed 36-unit complex. The rezoning and architectural plans for the project were approved by the Plan Commission and Common Council in 2006.

Specific HOPWA Objectives

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
 - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;



- b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
 - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
 - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
 - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
 - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
- a. Grantee Narrative
 - i. Grantee and Community Overview
 - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
 - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
 - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
 - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
 - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
 - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
 - ii. Project Accomplishment Overview
 - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences

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- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
 - (3) A brief description of any unique supportive service or other service delivery models or efforts
 - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
 - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
 - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
 - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
 - b. Accomplishment Data
 - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
 - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Response:

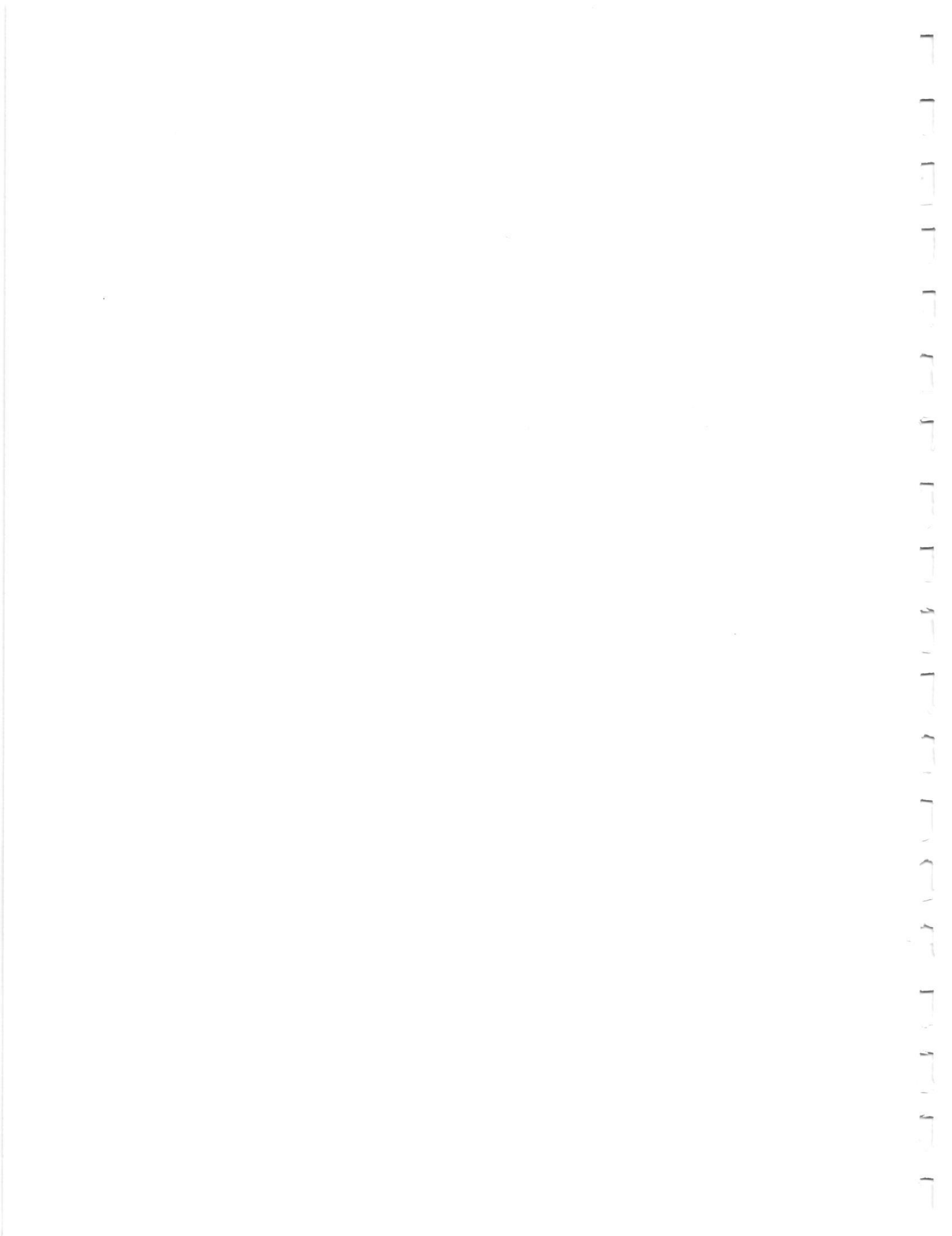
The City does not receive these funds.

OTHER NARRATIVE

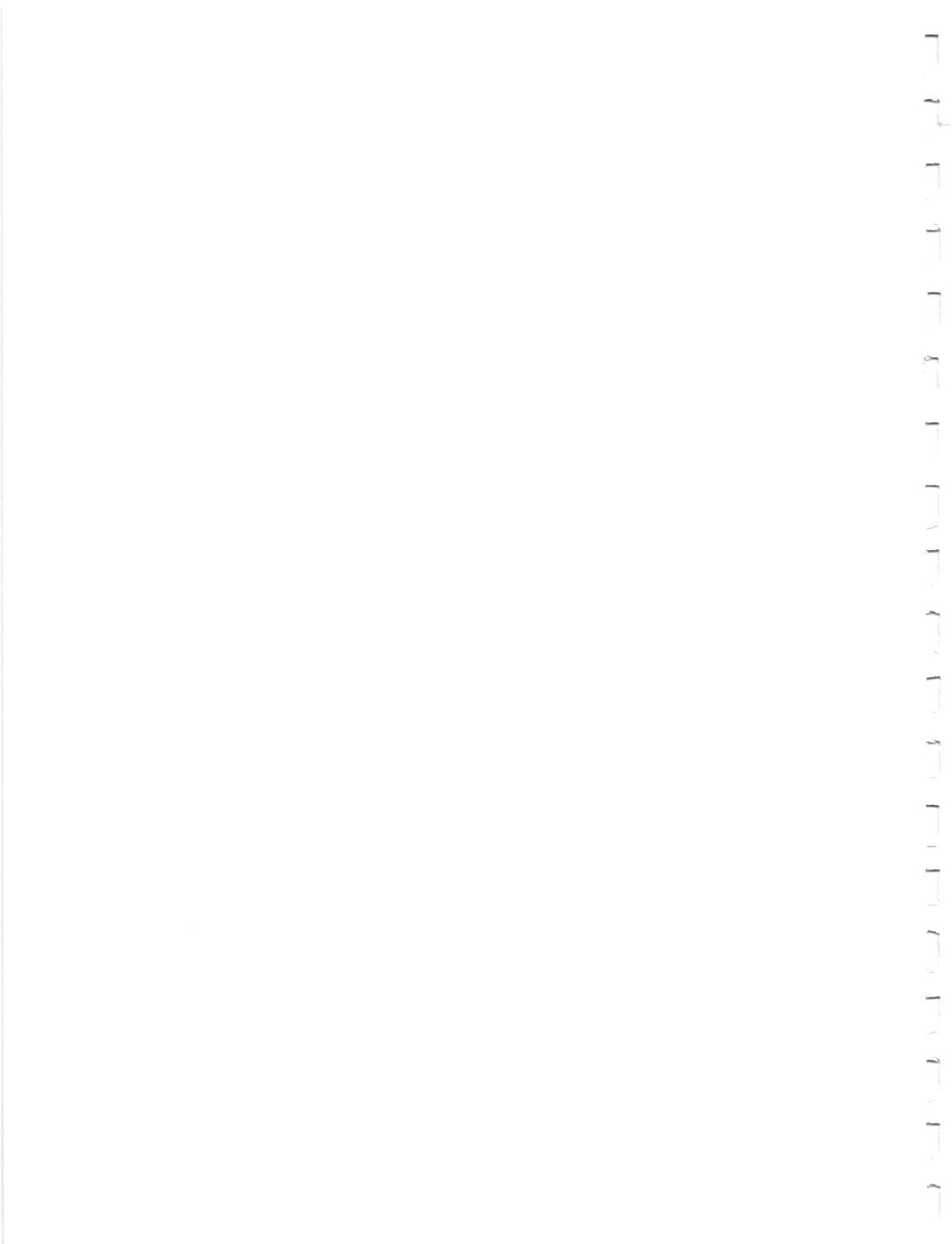
Include any CAPER information that was not covered by narratives in any other section.

Response:

During 2006 the City of West Allis was allocated \$1,428,493.00 through the Community Development Block Grant Program and earned \$ 205,000.00 in program generated income. The total of these amounts, \$1,633,493.00. was used to fund projects that were set forth in the 2005 Action Plan or as amended by Common Council. Each activity that funds had been budgeted to and/or expended to is described in detail in the Activity Summary for Grantee Report for the period ending 12/31/06 and in the Project Balance Report for the year ending 12/31/06. Included in those activities are activities that still have



budgeted funds from prior years and any expenditures incurred for those activities during 2006.



Financial Summary
Grantee Performance Report
 Community Development Block Program

U.S. Department of Housing & Urban Development
 Office of Community Planning & Development

OMB Approval No. 2506-0006 (Exp. 3/31/93)

1. Name of Grantee CITY OF WEST ALLIS	2. Grant Number B06MC550011	3. Reporting Period From 1/1/06 TO 12/31/06
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Part I: Summary of CDBG Resources

1. Unexpended CDBG funds at end of previous period			\$812,162.05
2. Entitlement Grant from form HUD-7082			\$1,428,493.00
3. Surplus Urban Renewal Funds			\$0.00
4. Section 108 Guaranteed Loan Funds (Principal Amount)			\$0.00
5. Program income received by:	Grantee (Column A)	Subrecipient (Column B)	
a. Revolving Funds	\$0.00	\$0.00	
b. Other - Program Income:			
Economic Development Loan Repaymer	\$90,456.36	\$0.00	
Housing Rehabilitation Loan Repayment	\$139,805.93	\$0.00	
Misc. PGI, DNR DERP grant, sale of proj	\$540.88	\$0.00	
Total Program Income (sum of columns a and b)			\$230,803.17
6. Prior Period Adjustments (if negative, enclose in brackets)			\$0.00
7. Total CDBG Funds available for use during this report period			\$2,471,458.22

Part II: Summary of CDBG Expenditures

8. Total expenditures reported on Activity Summary		\$1,830,873.29
9. Total expended for Planning and Administration	\$322,633.37	
10. Amount subject to Low/Mod Benefit Calculation	\$1,508,239.92	
11. CDBG funds used for Section 108 principal & interest payments		\$0.00
12. Total expenditures (line 8 plus line 11)		\$1,830,873.29
13. Unexpended balance (line 7 minus line 12)		\$640,584.93

Part III: Low/Mod credit This Reporting Period

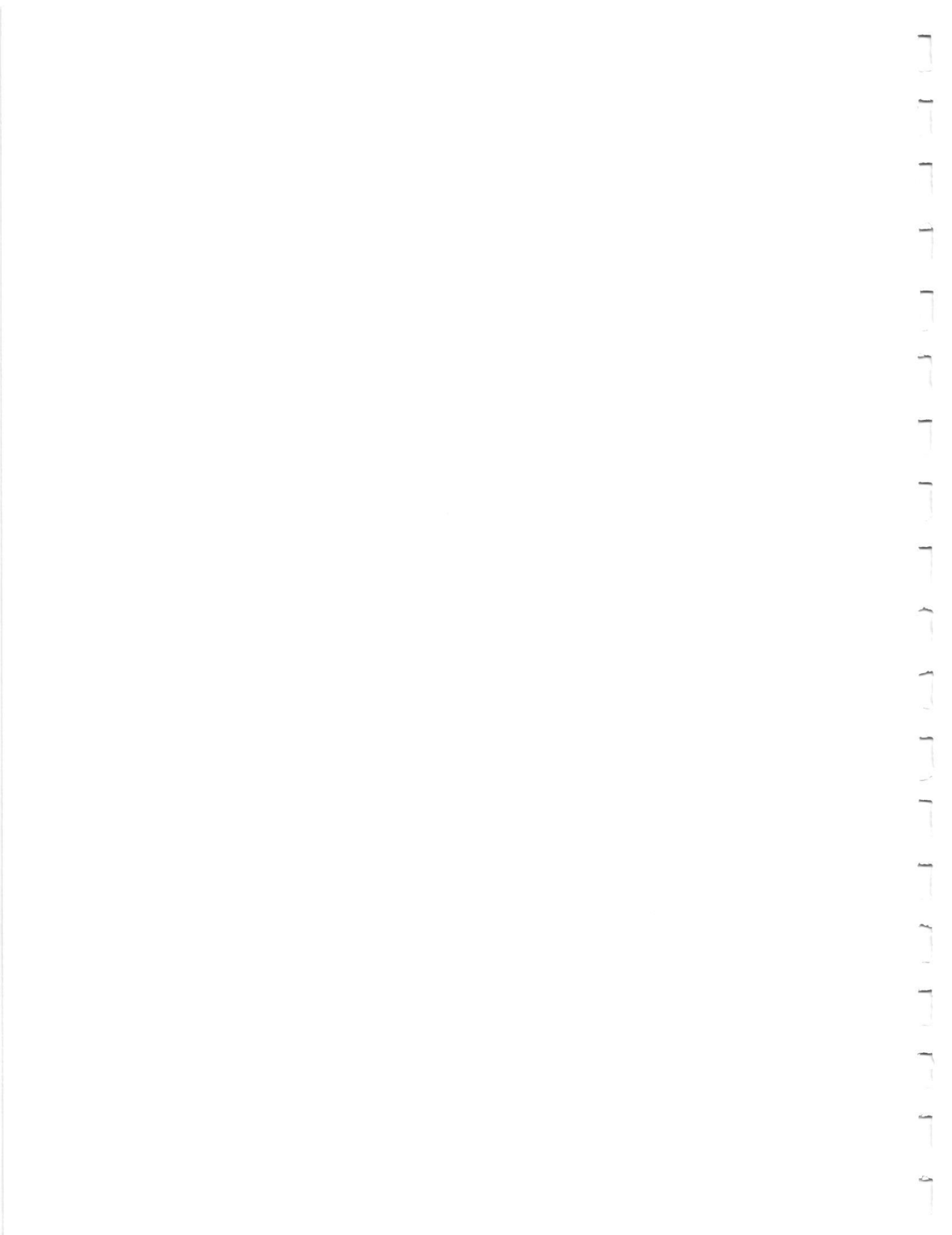
14. Total Low/Mod credit for multi-unit housing expenditures	\$108,396.58
15. Total from all other activities qualifying as low/mod expenditures	\$1,213,372.31
16. Total (line 14 plus line 15)	\$1,321,768.89
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)	87.6%

Part IV: Low Mod Benefit for Multi-Year Certifications (Complete only if certification period includes prior years)

Program years (PY) covered in certification	PY 2005	PY 2006	PY 2007	
18. Cumulative net expenditures subject to program benefit calculation				\$3,382,336.90
19. Cumulative expenditures benefiting low/mod persons				\$2,544,108.33
20. Percent benefit to low/mod persons (line 19 divided by line 18)				75.2%

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form HUD-4949.3 (11/24/92)
 ref Handbook 6510.2



Financial Summary
Grantee Performance Report
Community Development Block Program

U.S. Department of Housing & Urban Development
Office of Community Planning & Development

OMB Approval No. 2506-0006 (Exp. 3/31/93)

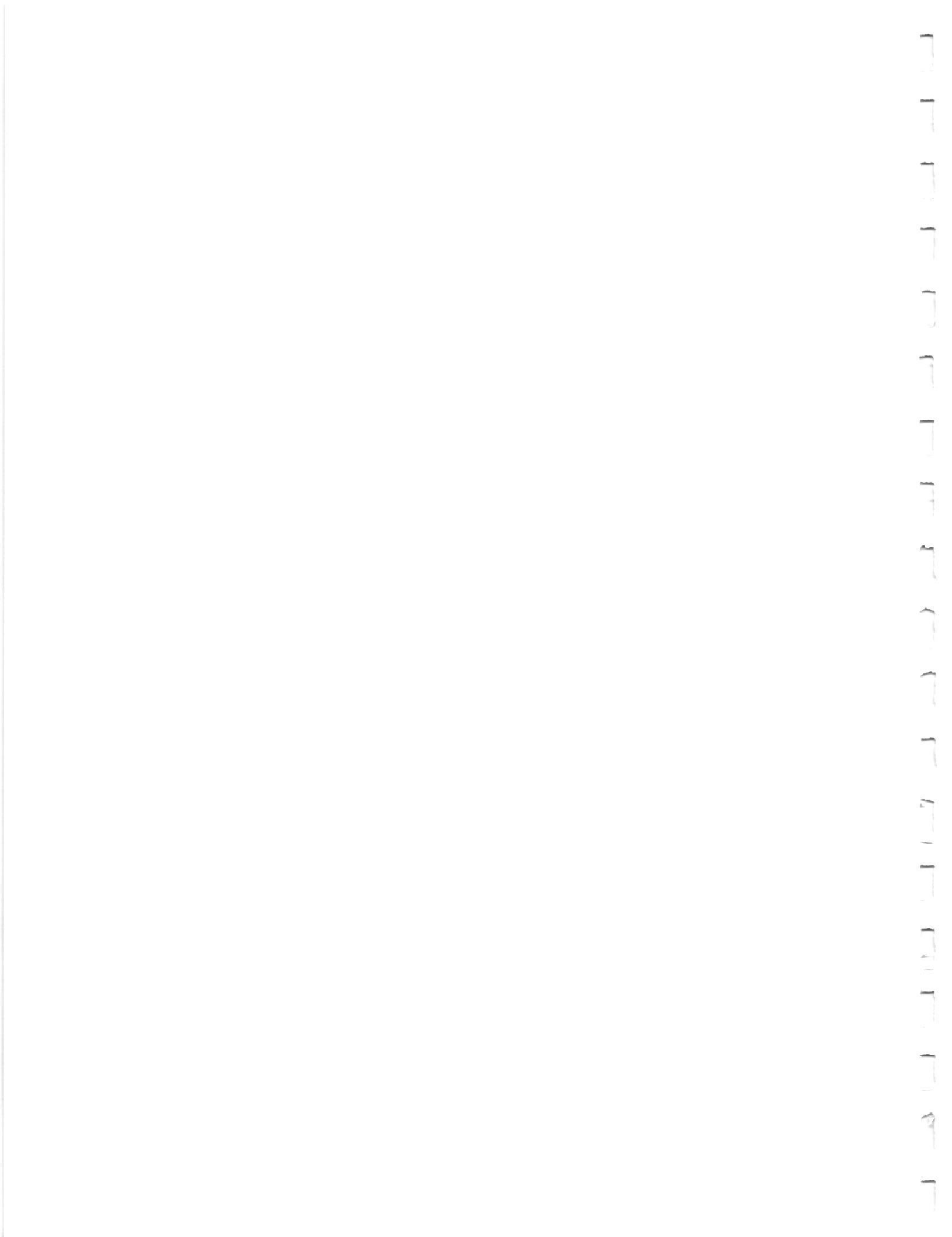
1. Name of Grantee CITY OF WEST ALLIS	2. Grant Number B06MC550011	3. Reporting Period From 1/1/06 TO 12/31/06
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Part V: For Public Service (PS) Activities Only:
Public Service CAP Calculation

21. Total PS expenditures from column h, form HUD 4949.2a	\$238,885.26
22. Total PS unliquidated obligations from column r, from HUD 4949.2	\$4,241.35
23. Sum of line 21 and line 22	\$243,126.61
24. Total PS unliquidated obligations reported at the end of the previous reporting period.	\$6,945.16
25. Net obligations for public services (line 23 minus line 24)	\$236,181.45
26. Amount of Program Income received in the preceding program year	\$306,144.88
27. Entitlement Grant Amount (from line 2)	\$1,428,493.00
28. Sum of lines 26 and 27	\$1,734,637.88
29. Percent funds obligated for Public Service Activities (line 25 divided by line 28)	13.6%

Part VI: Planning and Program Administration Cap Calculation

30. Amount subject to planning and administrative cap (grant amount from line 2 plus line 5)	\$1,659,296.17
31. Amount expended for Planning & Administration (from line 9 above)	\$322,633.37
32. Percent funds expended (line 31 divided by line 30)	19.4%



Financial Summary
Grantee Performance Report
 Community Development Block Program

U.S. Department of Housing & Urban Development
 Office of Community Planning & Development

OMB Approval No. 2506-0006 (Exp. 3/31/93)

1. Name of Grantee CITY OF WEST ALLIS	2. Grant Number B06MC550011	3. Reporting Period From 1/1/06 TO 12/31/06
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D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN ON GPR

Complete the following worksheet and submit with the attachment::

UNEXPENDED BALANCE SHOWN ON GPR (line 13 of HUD 4949.3) \$640,584.93

ADD: 12/8/2005

LOC balance(s) as of GPR Date (12/31/06)	\$1,153,322.93
Cash on Hand:	
Grantee Program Account	\$0.00
Subrecipients Program Accounts	\$0.00
Revolving Fund Cash Balances	\$0.00
Section 108 Accounts (in contract)	\$0.00

SUBTRACT:

Grantee CDBG Program Liabilities	*
3/15/2007 draw #1386033 for 2006 exp	(\$435,802.59) *
3/15/2007 draw #1386052 for 2006 exp	(\$4,807.62) *
3/17/2007 draw #1386853 for 2006 exp	(\$72,105.20) *

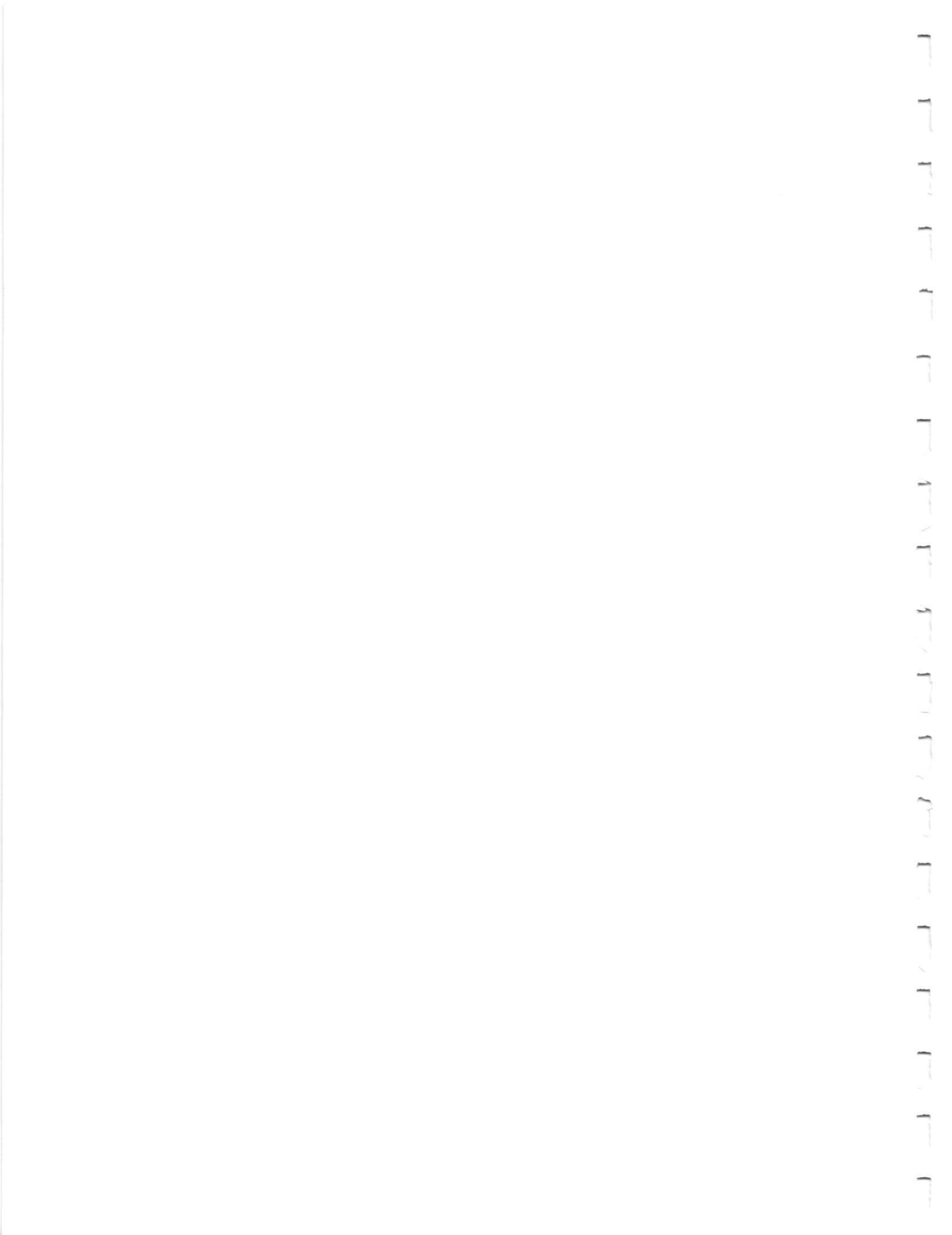
expenses pending increase in budgeted amts
 (include any reimbursements due to
 the Grantee from program funds)

Subrecipient CDBG Program Liabilities (same instructions as above)	\$0.00 *
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TOTAL RECONCILING BALANCES: \$640,607.52

UNRECONCILED DIFFERENCE (between Total
 Reconciling Balance and Unexpended Balance: (Explain Below) (\$22.59)

* When grantees or subrecipients operated their programs on a reimbursement basis, any amounts due to the grantees or subrecipients should be included in the Program Liabilities.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
01-01-2006 TO 12-31-2006
WEST ALLIS, WI

DATE: 03-29-07
TIME: 10:42
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01	UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	812,162.05
02	ENTITLEMENT GRANT	1,428,493.00
03	SURPLUS URBAN RENEWAL	0.00
04	SECTION 108 GUARANTEED LOAN FUNDS	0.00
05	CURRENT YEAR PROGRAM INCOME	244,280.92
06	RETURNS	0.00
07	ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	-13,477.75
08	TOTAL AVAILABLE (SUM, LINES 01-07)	2,471,458.22

PART II: SUMMARY OF CDBG EXPENDITURES

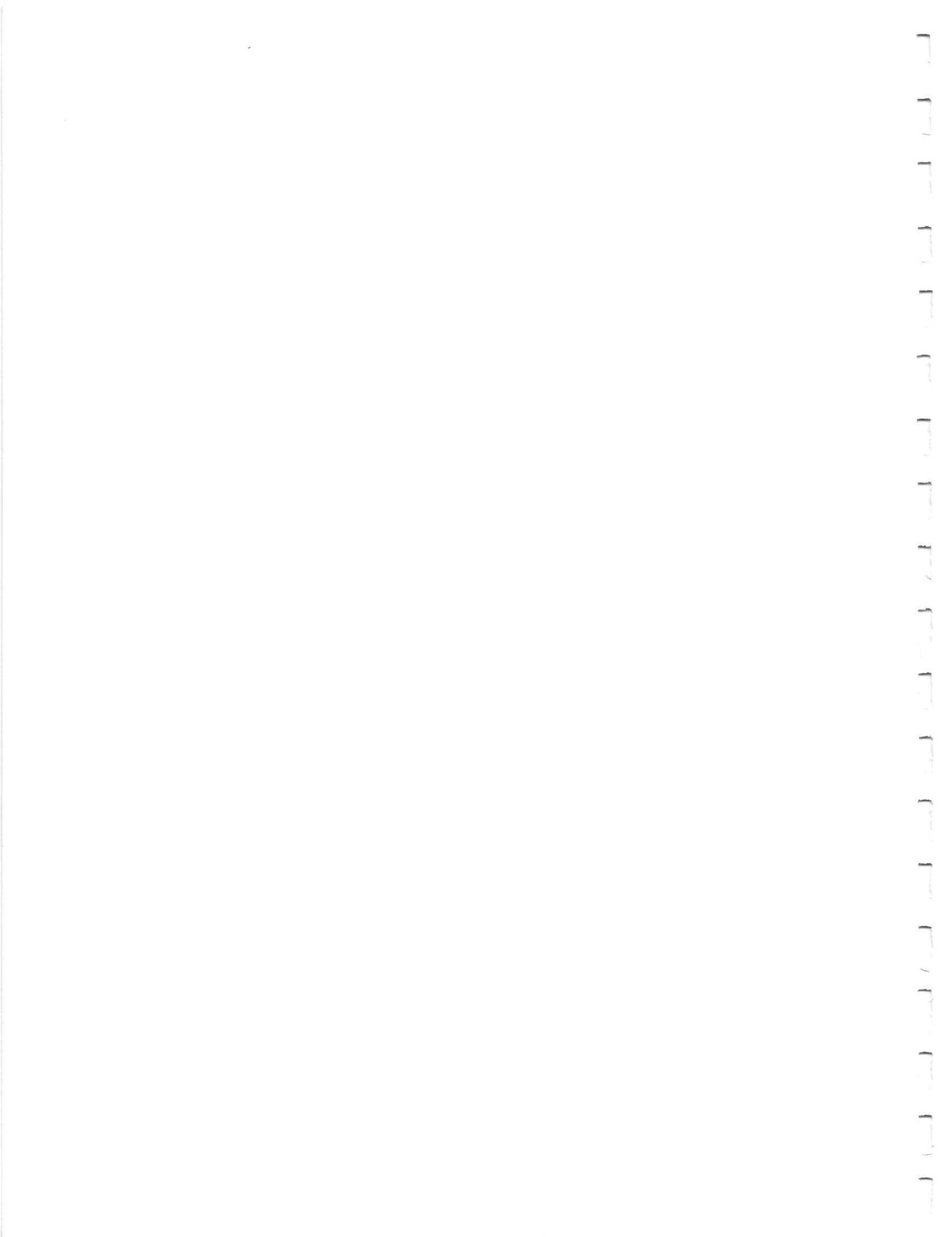
09	DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,569,258.87
10	ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	-61,018.95
11	AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,508,239.92
12	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	316,257.32
13	DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14	ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	6,376.05
15	TOTAL EXPENDITURES (SUM, LINES 11-14)	1,830,873.29
16	UNEXPENDED BALANCE (LINE 08 - LINE 15)	640,584.93

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17	EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18	EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	108,396.58
19	DISBURSED FOR OTHER LOW/MOD ACTIVITIES	1,306,682.46
20	ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	-93,310.15
21	TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,321,768.89
22	PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	87.64%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

	PY2005	PY2006	PY2007
23	PROGRAM YEARS(PY) COVERED IN CERTIFICATION		
24	CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	3,382,336.90	
25	CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	2,544,108.33	
26	PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)		75.22%



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT
INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM
CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
01-01-2006 TO 12-31-2006
WEST ALLIS, WI

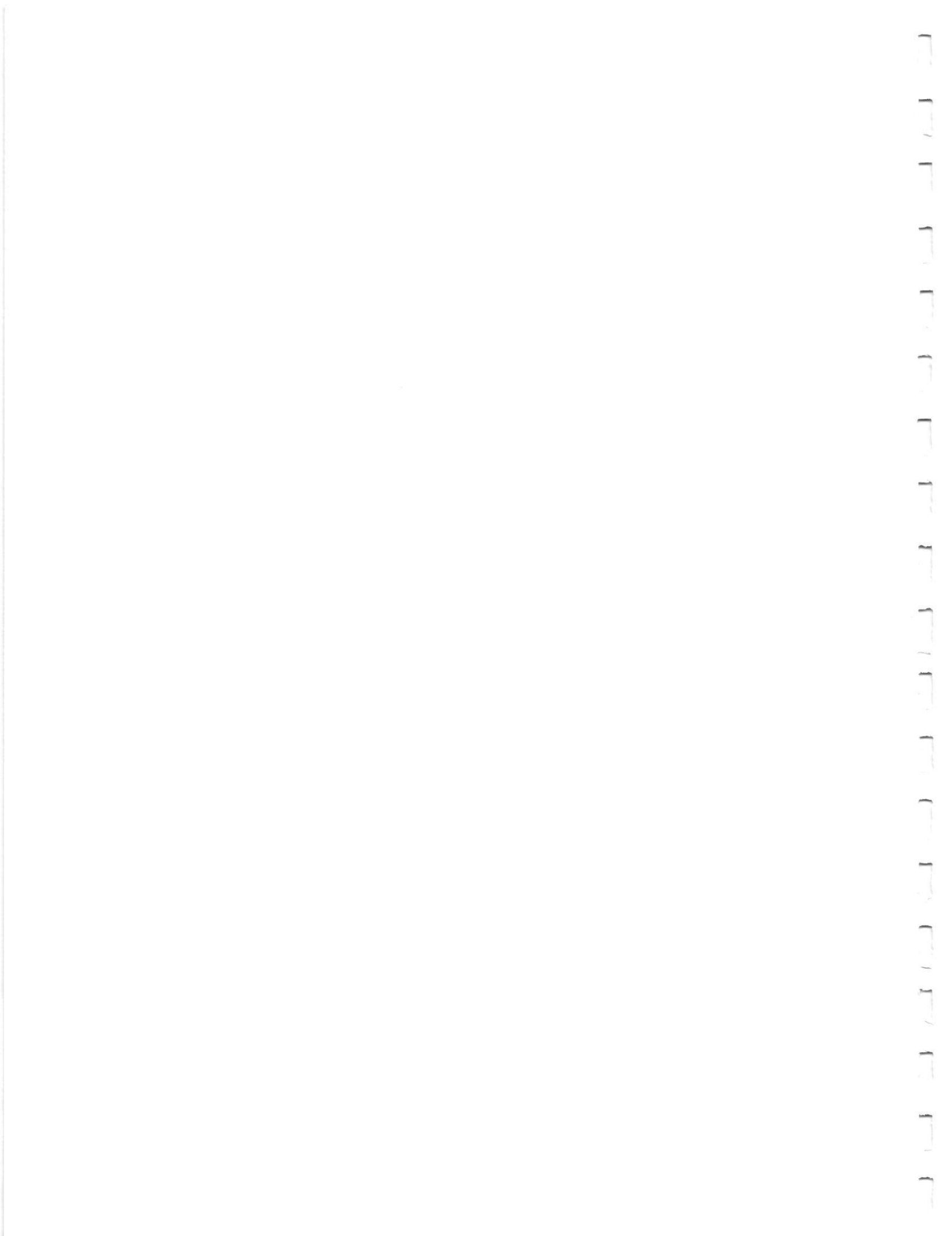
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PAGE: 2

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27	DISBURSED IN IDIS FOR PUBLIC SERVICES	238,885.26
28	PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	4,241.35
29	PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	6,945.16
30	ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31	TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	236,181.45
32	ENTITLEMENT GRANT	1,428,493.00
33	PRIOR YEAR PROGRAM INCOME	342,283.50
34	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	-36,138.62
35	TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,734,637.88
36	PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.62%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37	DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	316,257.32
38	PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39	PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40	ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	6,376.05
41	TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	322,633.37
42	ENTITLEMENT GRANT	1,428,493.00
43	CURRENT YEAR PROGRAM INCOME	244,280.92
44	ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	-13,477.75
45	TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,659,296.17
46	PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.44%



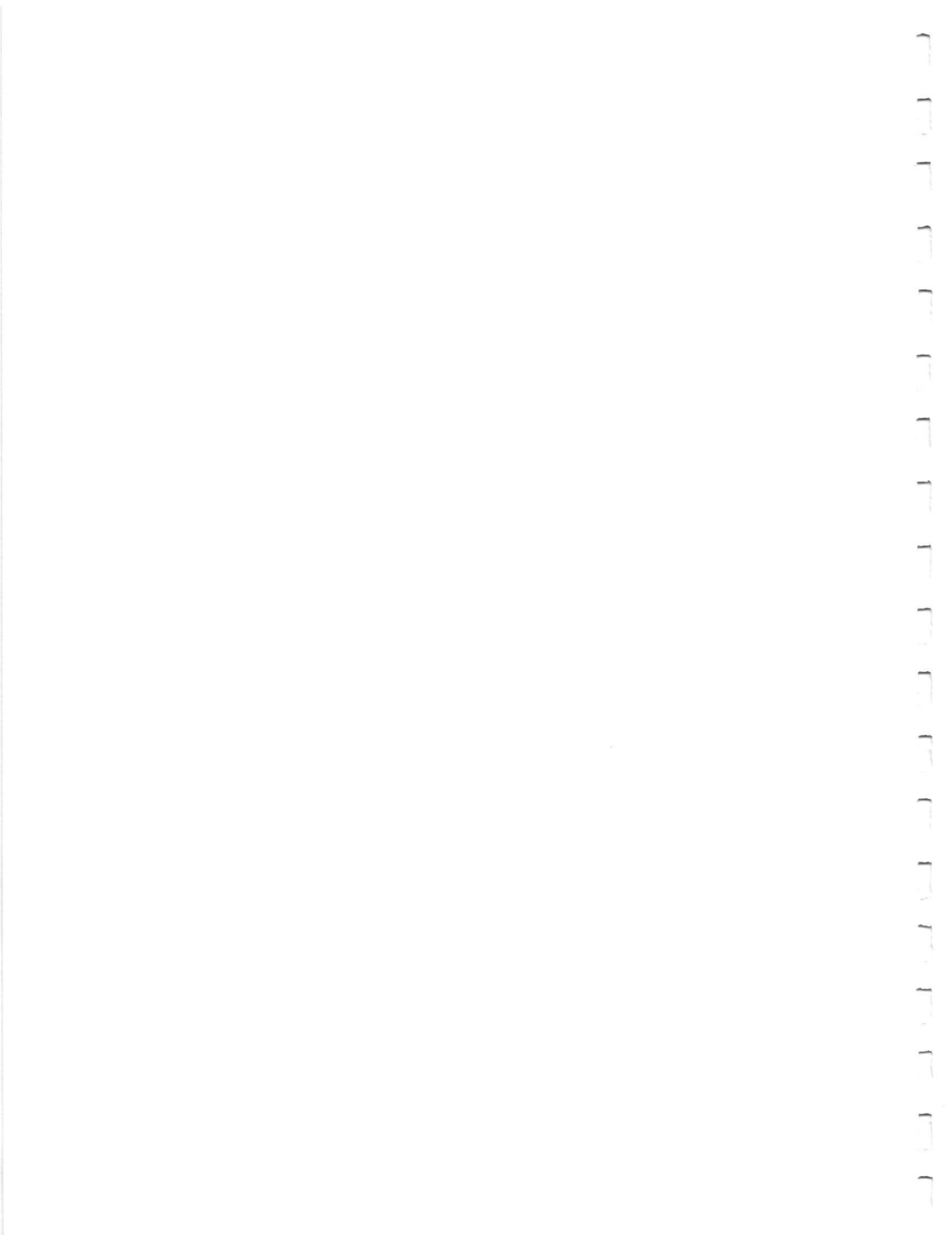
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CDBG FINANCIAL SUMMARY FOR PROGRAM YEAR 2006
01-01-2006 TO 12-31-2006
WEST ALLIS, WI

DATE: 03-29-07
TIME: 10:42
PAGE: 3

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

NONE FOUND



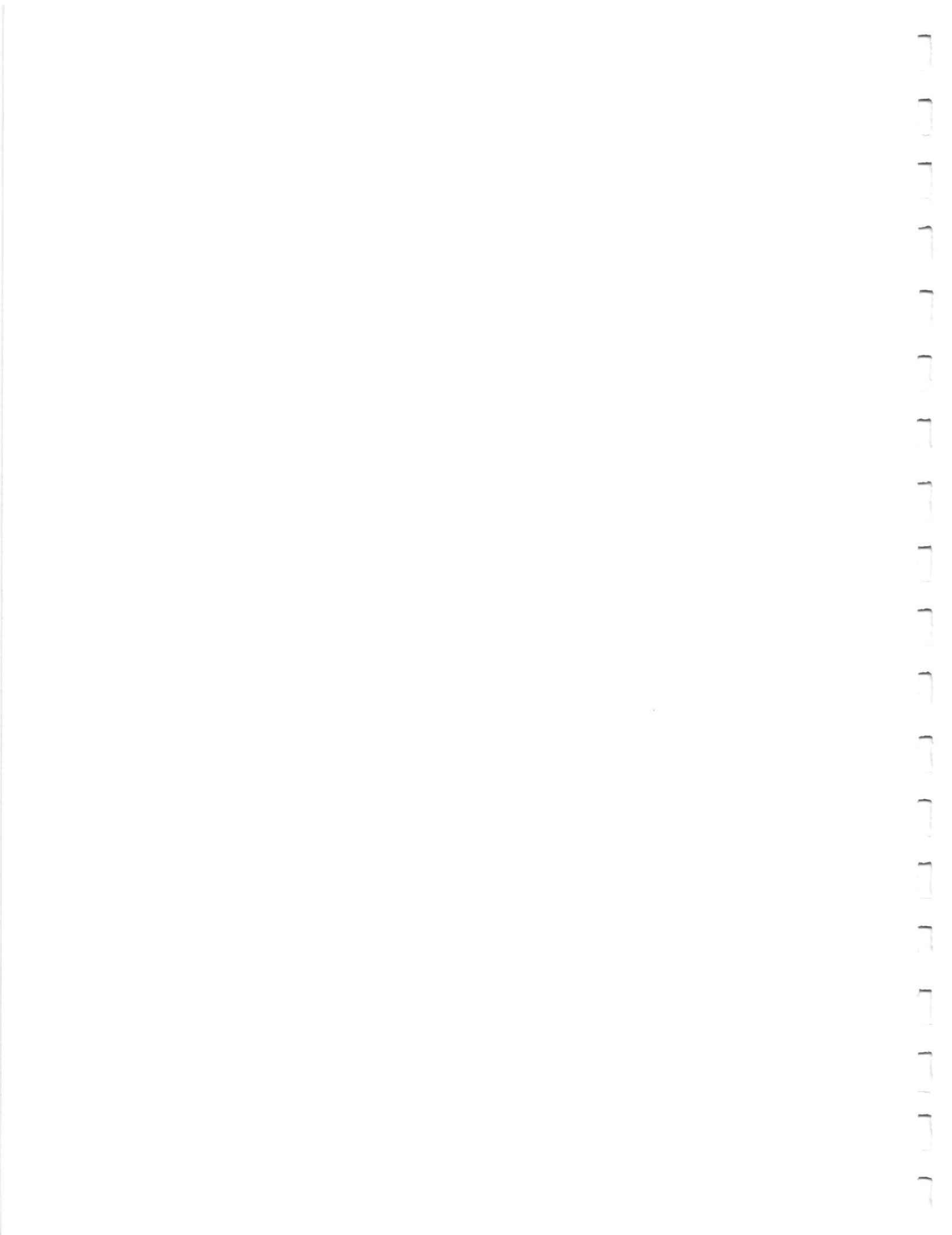
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01-01-2006 TO 12-31-2006
WEST ALLIS, WI

DATE: 03-29-07
TIME: 10:42
PAGE: 4

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

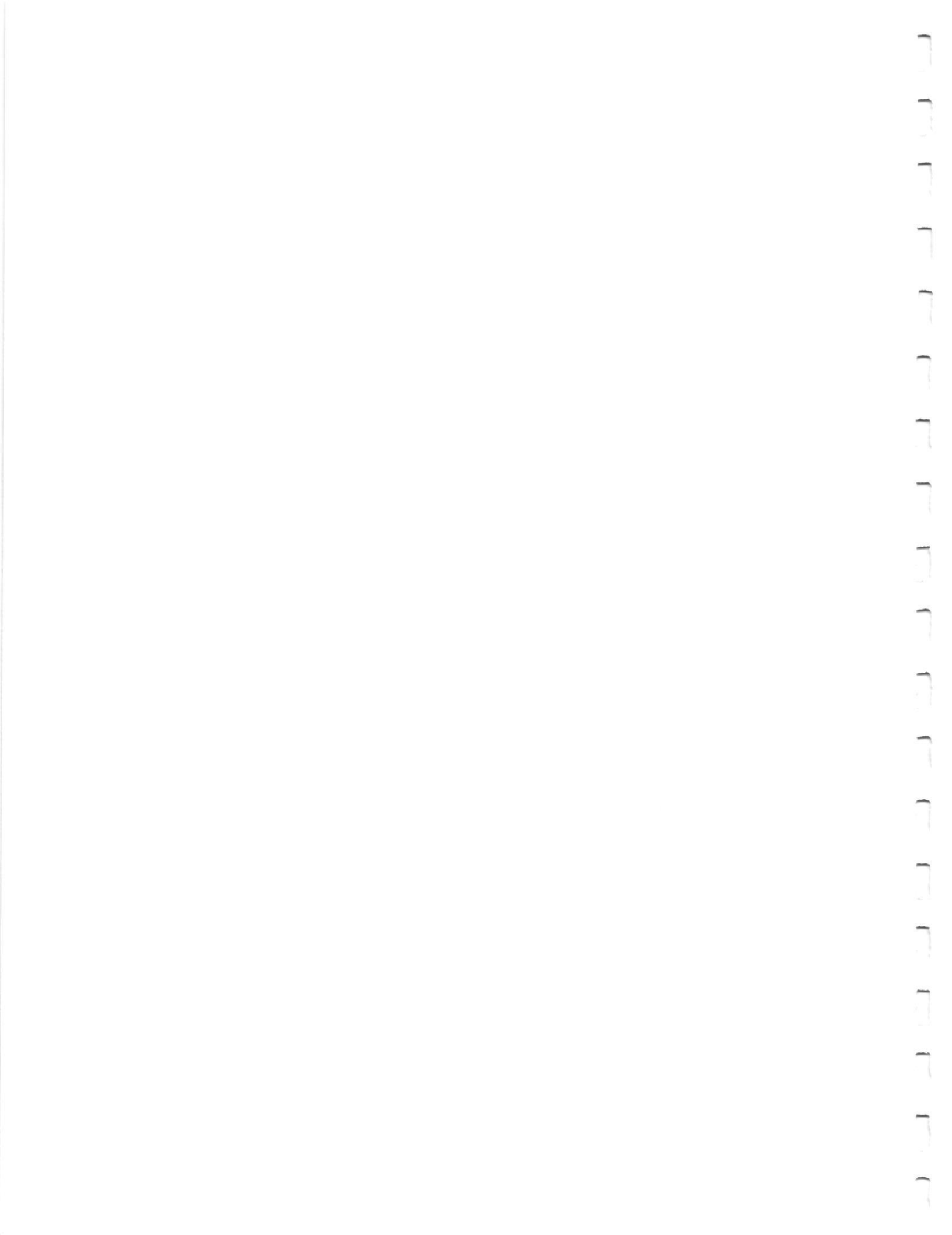
PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	MATRIX CODE	NTL OBJ	DRAWN AMOUNT
2005	0003	407	DUPLEX HOUSING REHABILITATION	14B	LMH	48,682.86
2005	0003	407	DUPLEX HOUSING REHABILITATION	14B	LMH	1,550.00
2005	0003	407	DUPLEX HOUSING REHABILITATION	14B	LMH	24.00
TOTAL:						50,256.86



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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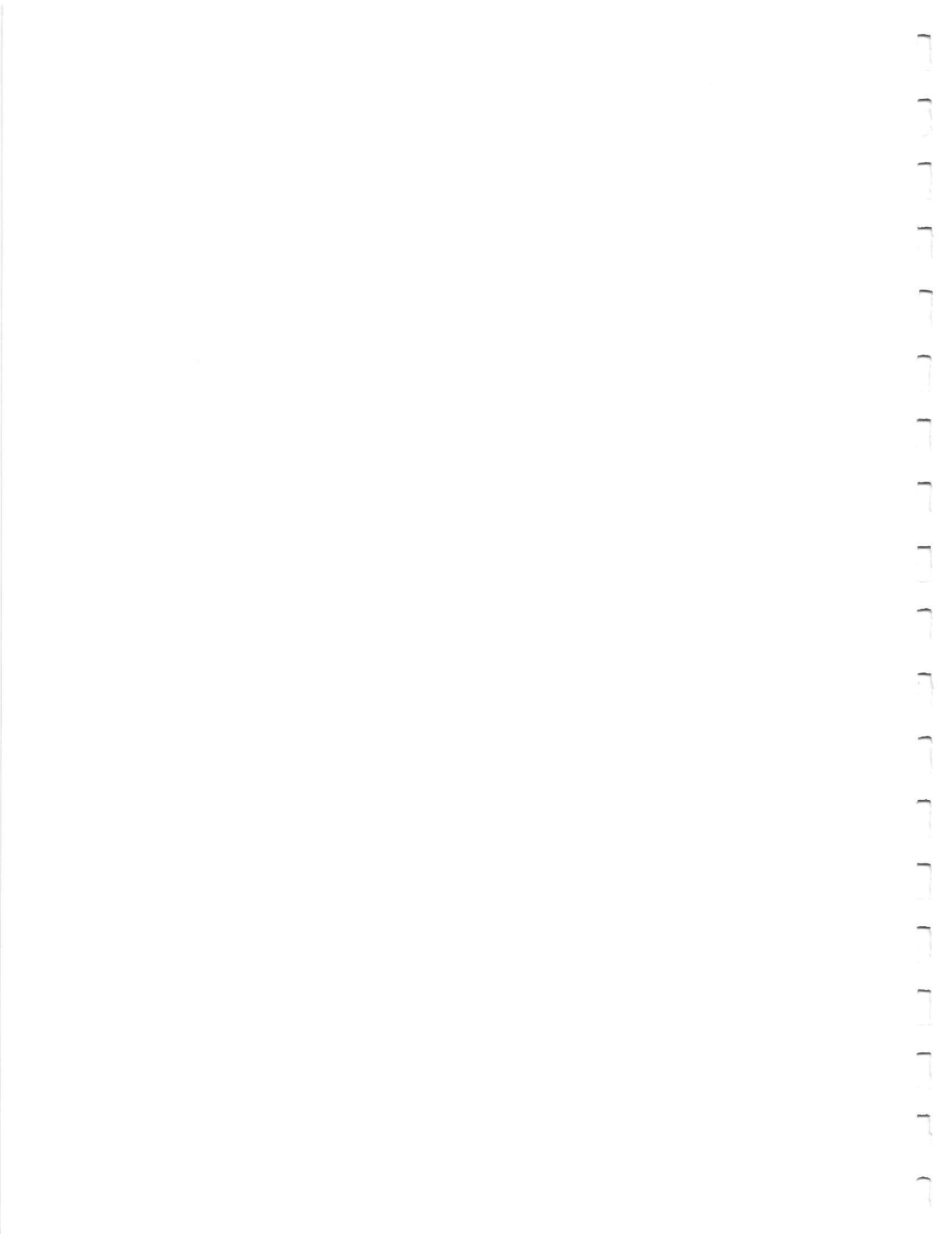
LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	MATRIX CODE	NTL OBJ	DRAWN AMOUNT
2003	0004	332	SENIOR CENTER IMPROVEMENTS	03A	LMC	3,492.00
2003	0004	332	SENIOR CENTER IMPROVEMENTS	03A	LMC	4,079.00
2003	0004	362	70TH ST STREETSCAPING	03	LMA	4,424.00
2003	0005	389	V BRINK MICRO ENTERP LOAN/SPRING O HEALG	18A	LMJ	1,634.46
2004	0004	378	COMMERCIAL FACADE IMPROVMENT PROGRAM	18A	LMA	7,740.00
2004	0004	428	ANTIGUA LATIN RESTAURANT	18C	LMJ	16,347.36
2004	0005	381	SENIOR CENTER IMPROVEMENTS	03	LMC	4,348.00
2004	0005	381	SENIOR CENTER IMPROVEMENTS	03	LMC	9,503.00
2004	0005	381	SENIOR CENTER IMPROVEMENTS	03	LMC	185.00
2005	0002	401	SENIOR CITIZEN SERVICES	05	LMC	6,945.16
2005	0003	406	SINGLE FAMILY HOUSING REHABILITATION	14A	LMH	16,543.00
2005	0004	410	ECONOMIC DEVELOPMENT MANAGEMENT COST	18A	LMJ	2,932.43
2005	0004	413	DOWNTOWN WEST ALLIS BID RELOCATION	18B	LMA	3,703.00
2005	0005	417	TREE AND SHRUB PLANTING	03	LMA	120.00
2005	0005	417	TREE AND SHRUB PLANTING	03	LMA	4,647.07
2005	0005	418	SENIOR CENTER IMPROVEMENTS	03A	LMC	953.92
2005	0006	422	SIX POINTS FARMERS MARKET REDEVELOPMENT	03G	LMA	12,088.16
2005	0006	422	SIX POINTS FARMERS MARKET REDEVELOPMENT	03G	LMA	42,423.00
2005	0006	422	SIX POINTS FARMERS MARKET REDEVELOPMENT	03G	LMA	71,722.14
2005	0006	422	SIX POINTS FARMERS MARKET REDEVELOPMENT	03G	LMA	51,776.00
2005	0006	422	SIX POINTS FARMERS MARKET REDEVELOPMENT	03G	LMA	24,251.86
2005	0006	422	SIX POINTS FARMERS MARKET REDEVELOPMENT	03G	LMA	37,012.78
2006	0002	432	COMMUNITY SERVICE OFFICER	05	LMA	50,050.00
2006	0002	433	LITERATURE FOR THE ELDERLY	05A	LMC	6,393.92
2006	0002	434	ELDERLY HOME SERVICES (INTERFAITH)	05A	LMC	15,417.08
2006	0002	434	ELDERLY HOME SERVICES (INTERFAITH)	05A	LMC	6,694.54
2006	0002	434	ELDERLY HOME SERVICES (INTERFAITH)	05A	LMC	17,167.81
2006	0002	435	GANG PREVENTION	05	LMA	37,856.00
2006	0002	436	GRAFFITI REMOVAL CHEMICAL	05	LMA	250.53
2006	0002	436	GRAFFITI REMOVAL CHEMICAL	05	LMA	99.92
2006	0002	437	SENIOR FIRE SAFETY	05A	LMC	675.81
2006	0002	438	NEIGHBORHOOD WATCH	05	LMA	8,149.69
2006	0002	438	NEIGHBORHOOD WATCH	05	LMA	1,000.31
2006	0002	439	DARE	05	LMA	23,979.00
2006	0002	440	SURVIVE ALIVE	05	LMA	8,660.68
2006	0002	440	SURVIVE ALIVE	05	LMA	2,238.02
2006	0002	440	SURVIVE ALIVE	05	LMA	3,804.47
2006	0002	441	JUVENILLE FIRE SAFETY	05D	LMC	21.30
2006	0002	441	JUVENILLE FIRE SAFETY	05D	LMC	205.67



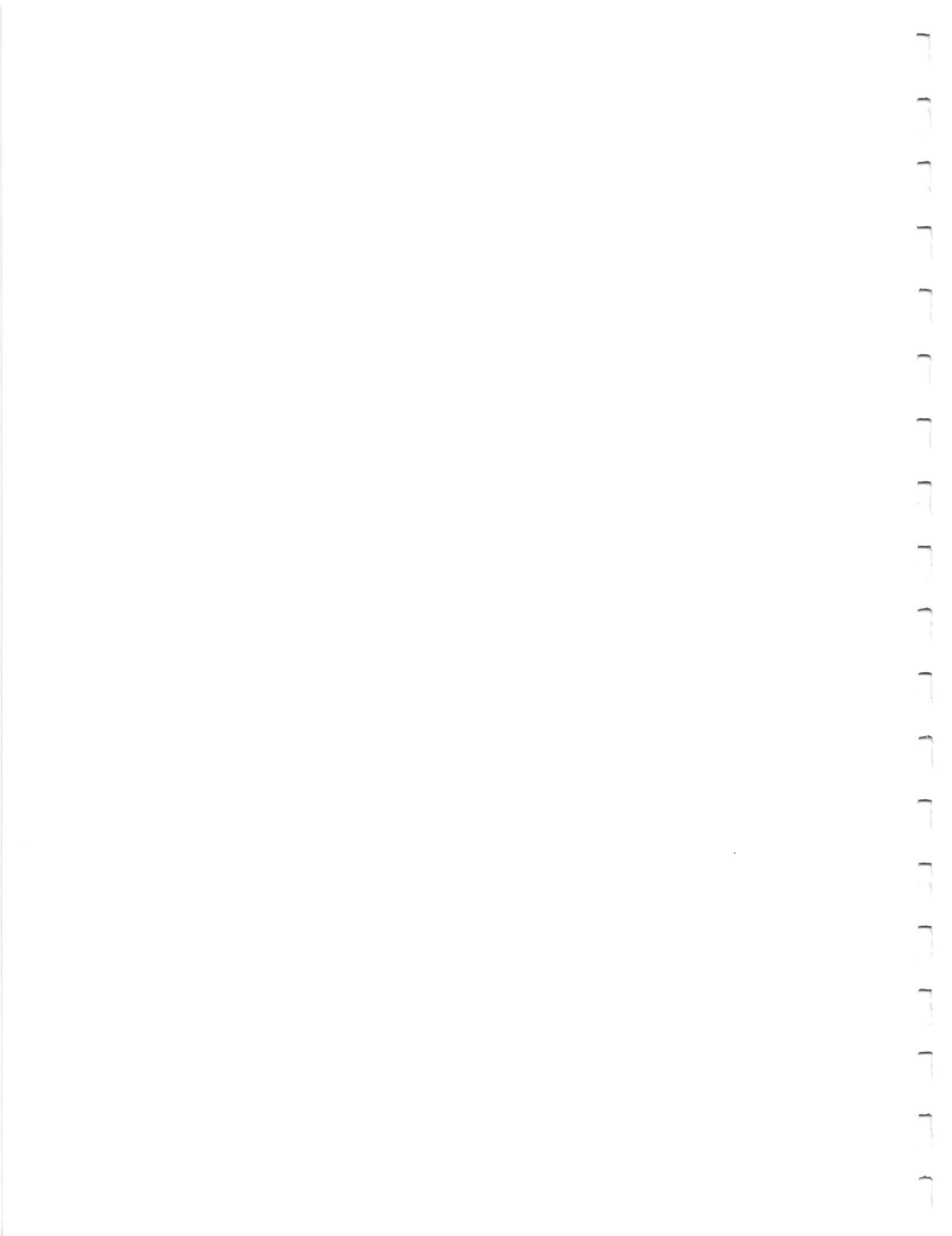
2006	0002	441	JUVENILE FIRE SAFETY	05D	LMC	3,328.70
2006	0002	442	SENIOR CENTER SERVICES	05	LMC	151.45
2006	0002	442	SENIOR CENTER SERVICES	05	LMC	4,807.62
2006	0002	444	HEALTH HOMES	05	LMC	123.60
2006	0002	444	HEALTH HOMES	05	LMC	1,552.70
2006	0002	444	HEALTH HOMES	05	LMC	1,037.28
2006	0002	445	FAMILY RESOURCE CENTER	05	LMA	3,355.21
2006	0002	445	FAMILY RESOURCE CENTER	05	LMA	27,615.98
2006	0002	445	FAMILY RESOURCE CENTER	05	LMA	2,302.81
2006	0002	446	LILAC BUS	05A	LMC	5,000.00
2006	0003	447	HOUSING REHAB ADMIN.	14A	LMH	29,394.18
2006	0003	447	HOUSING REHAB ADMIN.	14A	LMH	1,957.98
2006	0003	447	HOUSING REHAB ADMIN.	14A	LMH	2,947.19
2006	0003	448	SINGLE FAMILY REHABILITATION	14A	LMH	13.00
2006	0003	448	SINGLE FAMILY REHABILITATION	14A	LMH	1,227.00
2006	0003	449	MUTI-FAMILY HOUSING REHAB	14A	LMH	13,139.72
2006	0003	449	MUTI-FAMILY HOUSING REHAB	14A	LMH	3,095.28
2006	0003	449	MUTI-FAMILY HOUSING REHAB	14A	LMH	41,904.72
2006	0003	450	HOME SECURITY-LMI	14A	LMH	7,645.14
2006	0003	450	HOME SECURITY-LMI	14A	LMH	430.73
2006	0003	450	HOME SECURITY-LMI	14A	LMH	1,070.02
2006	0003	450	HOME SECURITY-LMI	14A	LMH	1,871.92
2006	0004	452	ECONOMIC DEVELOPMENT MANAGEMENT	18A	LMA	19,647.25
2006	0004	452	ECONOMIC DEVELOPMENT MANAGEMENT	18A	LMA	11,140.05
2006	0004	452	ECONOMIC DEVELOPMENT MANAGEMENT	18A	LMA	4,276.60
2006	0004	452	ECONOMIC DEVELOPMENT MANAGEMENT	18A	LMA	6,537.19
2006	0004	452	ECONOMIC DEVELOPMENT MANAGEMENT	18A	LMA	81,136.51
2006	0004	455	MICROENTERPRISE TECH ASSISTANCE	18A	LMA	17,776.57
2006	0004	455	MICROENTERPRISE TECH ASSISTANCE	18A	LMA	17,079.90
2006	0004	455	MICROENTERPRISE TECH ASSISTANCE	18A	LMA	28,189.20
2006	0005	458	STREET BEAUTIFICATION/TREES	03	LMA	15,546.09
2006	0005	459	SENIOR CENTER IMPROVEMENTS	03	LMC	3,534.47
2006	0005	459	SENIOR CENTER IMPROVEMENTS	03	LMC	4,465.53
2006	0005	460	EXTERIOR CODE ENFORCEMENT PROGRAM	15	LMA	10,139.57
2006	0005	460	EXTERIOR CODE ENFORCEMENT PROGRAM	15	LMA	6,564.70
2006	0005	460	EXTERIOR CODE ENFORCEMENT PROGRAM	15	LMA	71,189.58
2006	0005	460	EXTERIOR CODE ENFORCEMENT PROGRAM	15	LMA	15,641.80
2006	0005	460	EXTERIOR CODE ENFORCEMENT PROGRAM	15	LMA	12,001.13
2006	0006	464	SIX POINTS/FARMERS MARKET RDEVELOPMENT	03	LMA	283,215.58
2006	0006	464	SIX POINTS/FARMERS MARKET RDEVELOPMENT	03	LMA	35,092.42

TOTAL:						1,306,682.46



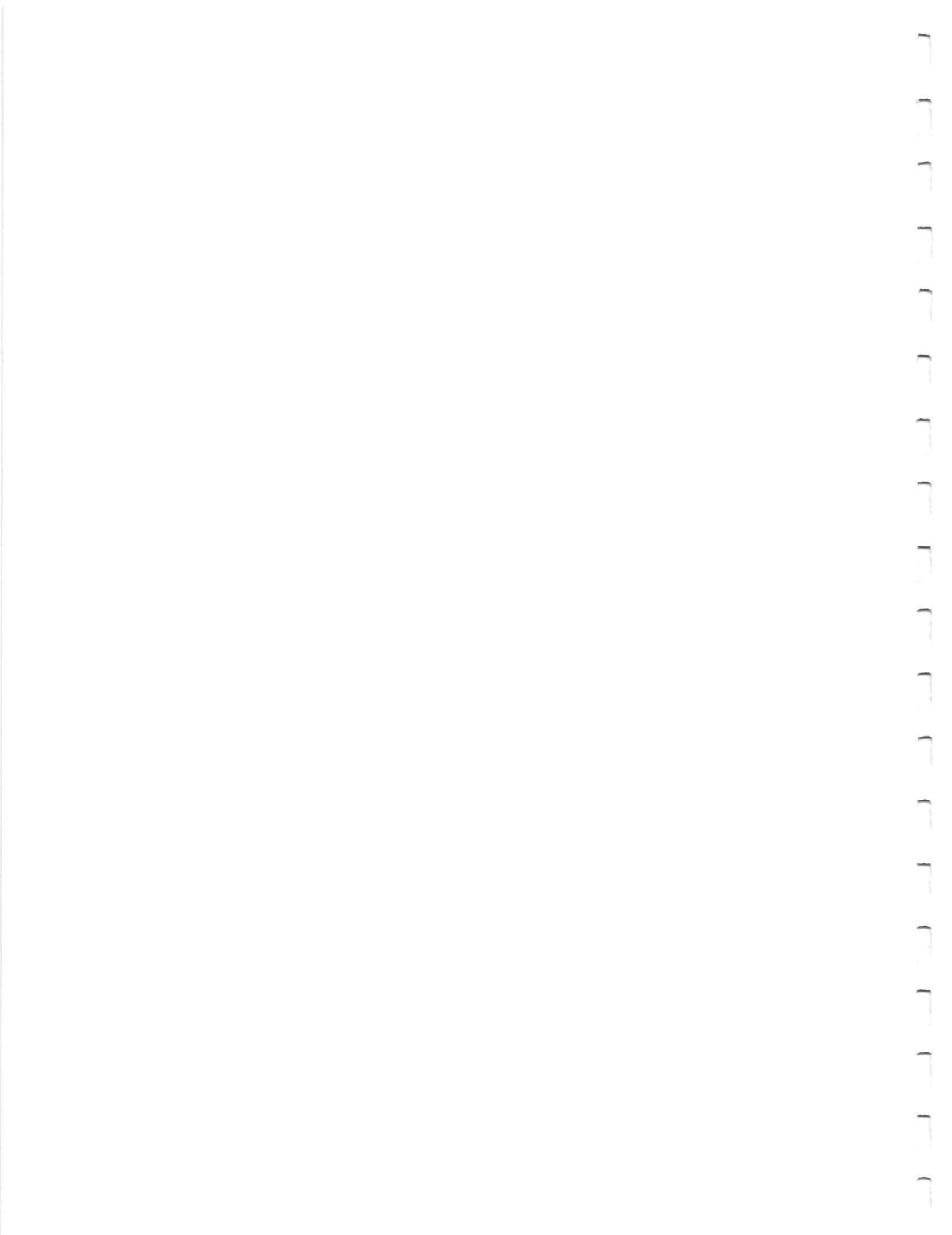
ATTACHMENT I

<u>Name</u>	<u>A</u>				<u>Program Income</u>
KONKOL	8768 W. MCMYRON ST.	HSFR	20365	\$ 10,583.00	\$ 4,277.00
DECKER	818 S. 111 ST.	HB	20359	\$ 2,000.00	\$ 2,000.00
MACALUSO	1727 S. 59 ST.	HSFR	20351	\$ 1,531.00	\$ 1,531.00
DOOLEY	9535 W. ARTHUR AVE.	RRP	20352	\$ 2,550.00	\$ 2,551.00
KREITLOW/BECKER	5827 W. ROGERS ST	HB	20347	\$ 2,000.00	\$ 2,000.00
PARIS	1528 S. 81 ST.	HSFR	20348	\$ 4,474.00	\$ 4,475.00
GROSKLAUS	1118 S. 124 ST.	RRP	20345	\$ 885.00	\$ 884.00
FLOOD	1574 S. 83 ST.	HSFR	20343	\$ 1,404.00	\$ 1,405.00
DOW	834 S. 104 ST.	HSFR	20340	\$ 988.00	\$ 975.00
POLCZYNSKI	6302-04 W. ARTHUR AVE.	RRP	20338	\$ 782.00	\$ 782.00
CHROMY	1723 S. 61 ST.	HSFR	20323	\$ 3,001.00	\$ 2,790.00
JERINS	1950 S. 96 ST.	RRP	20324	\$ 2,033.00	\$ 2,009.00
HOFMANN	1137 S. 72 ST.	HSFR	20318	\$ 6,721.00	\$ 6,721.00
LARSON	1041-43 S. 75 ST.	RRP	20310	\$ 2,531.00	\$ 2,777.00
SANKEY	1502 S. 63 ST.	HSFR	20431	\$ 5,297.00	\$ 5,297.00
BAASKE	2239 S. 81 ST.	HSFR	20432	\$ 5,497.00	\$ 4,893.00
WIGDAHL	1932 S. 94 ST.	HSFR	20418	\$ 2,151.00	\$ 2,150.00
LITWICKI	1220 S. 57 ST.	HSFR	20412	\$ 3,466.00	\$ 3,465.00
KIBLER	1419 S. 76 ST.	HSFR	20413	\$ 16,348.00	\$ 14,303.00
BIEDENBENDER	2160 S. 63 ST.	HSFR	20414	\$ 7,492.00	\$ 7,492.00
KRUMNOW	1757 S. 58 ST.	HSFR	20415	\$ 8,273.00	\$ 8,273.00
SAEZ	2043 S. 78 ST.	HSFR	20405	\$ 20,667.00	\$ 20,644.00



ATTACHMENT II

<u>Name</u>	<u>Address</u>	<u>Program</u>	<u>Amount</u>
PORTER	1619-21 S. 57 ST.	HRD	\$ 20,316.00
R. LARSON	9407 W. MITCHELL ST.	HR	\$ 24,396.00
HAMILTON	9021-23 W. GREENFIELD AVE.	HRD	\$ 7,763.00
BALISTRERI	1118-1120 S. 65 ST.	HRD	\$ 21,401.00
COLE	1123-25 S. 73 ST.	HRD	\$ 29,376.76
COLE	1123-25 S. 73 ST.	HRD	\$ 23,089.24
PORTER	1619-21 S. 57 ST.	HRD	\$ 304.00
R. LARSON	9407 W. MITCHELL ST.	HR	\$ 1,227.00
BALISTRERI	1118-1120 S. 65 ST.	HRD	\$ 500.00
GUNDERSEN	2042-42A S. 58 ST.	HRD	\$ 14,956.00
KAROLEWICZ	1353-53A S. 57 ST.	HRD	\$ 17,361.00
TORRES	1640-42 S. 61 ST.	HRD	\$ 39,635.00
PEARSON	1137-39 S. 73 ST.	HRD	\$ 10,416.00
Total			\$ 210,741.00



ATTACHMENT III

ECONOMIC DEVELOPMENT LOANS AGING SUMMARY
PERIOD ENDING: 5/21/07

NAME	DATE OF NEXT PAYMT	LOAN BALANCE	MONTHLY PAYMENT	ORIGINAL LOAN BALANCE	30-59 DAYS	60-89 DAYS	90 OVER DAYS	TOTAL PAST DUE
^^ DESKTOP PUBLISHING		\$ -		\$ 59,054.72	\$ -	\$ -	\$ -	\$ -
SAMMY'S RED HOTS & BRATS		\$ 13,709.71		\$ 31,921.86	\$ -	\$ -	\$ 12,929.01	\$ 12,929.01
QUEST CORP #000191-3		\$ -		\$ 25,000.00	\$ -	\$ -	\$ -	\$ -
QUEST CORP #000201-1		\$ -		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -
PPK INVESTMENTS		\$ 25,821.39		\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
REM INVESTMENTS		\$ 43,162.02		\$ 50,000.00	\$ -	\$ -	\$ -	\$ -
ROKAMCO DISTRIBUTING		\$ 25,173.57		\$ 30,500.00	\$ -	\$ -	\$ -	\$ -
# PRESSED STEEL Mat. 10/15/05		\$ 120,000.00		\$ 120,000.00	\$ -	\$ -	\$ -	\$ -
PRESSED STEEL - DEFERRED		\$ -		\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
REGENCO		\$ -		\$ 288,686.67	\$ -	\$ -	\$ -	\$ -
HUNTER 12247 LLC		\$ 9,401.79		\$ 30,000.00	\$ -	\$ -	\$ -	\$ -
DOYLE, THOMAS		\$ 38,045.86		\$ 40,000.00	\$ -	\$ -	\$ 2,058.72	\$ 2,058.72
TOTAL AMOUNT OF PAYMENTS PAST DUE:					\$ -	\$ -	\$ 14,987.73	\$ 14,987.73
TOTAL LOAN BALANCE PAST DUE:					\$ -	\$ -	\$ 51,755.57	\$ 51,755.57
% OF TOTAL OUTSTANDING BALANCE:					0.0%	0.0%	18.8%	18.8%

LOAN BALANCE is principal only.
MONTHLY PAYMENT is principal and interest.
AGING SUMMARY does not take into account penalty interest accrued.

TOTAL NUM. OF LOANS:	7	TOTAL OUTSTANDING BAL:	\$ 275,314.34	TOTAL OUTSTANDING BAL:	\$275,314.34
TOTAL PAST DUE LOANS:	2	TOTAL PRINCIPAL PAST DUE:	\$51,755.57	OUTSTANDING PAYMENTS:	\$14,987.73
% OF LOANS PAST DUE:	28.6%	% OF PRINCIPAL PAST DUE:	18.8%		5.4%

Has filed for bankruptcy
 @ Loan is now deferred
 & Attorney handling, file with Attorney's Office
 ## Property foreclosed - will be written off
 ^^ Loan written off as uncollectable per CC R2006-0138

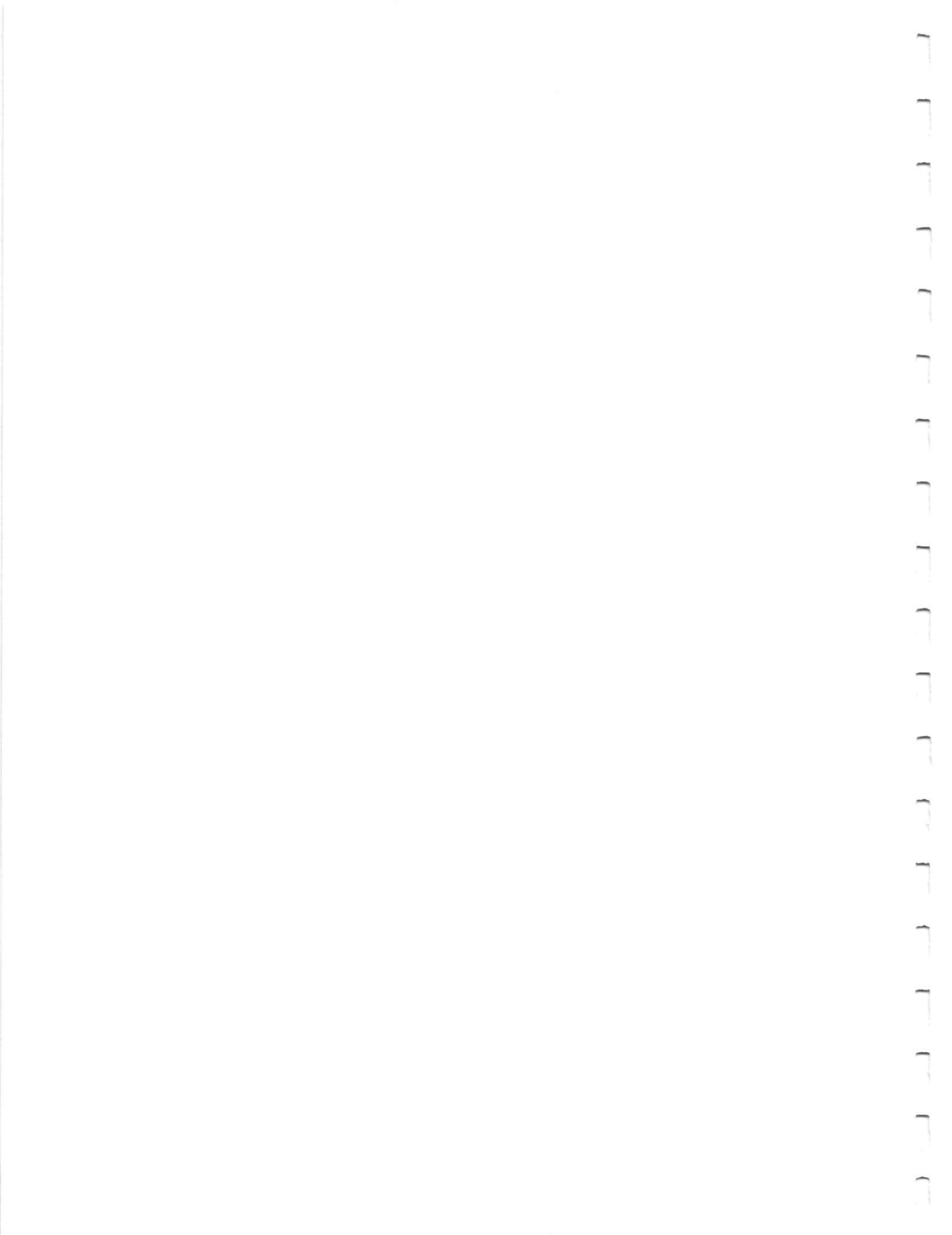
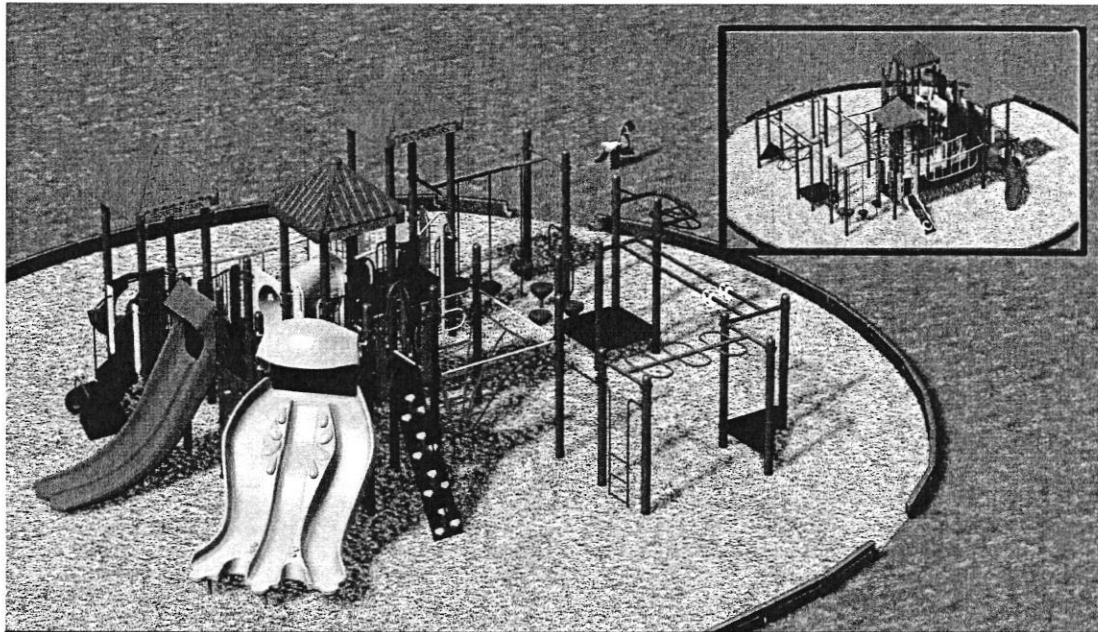




Photo Gallery of 2006

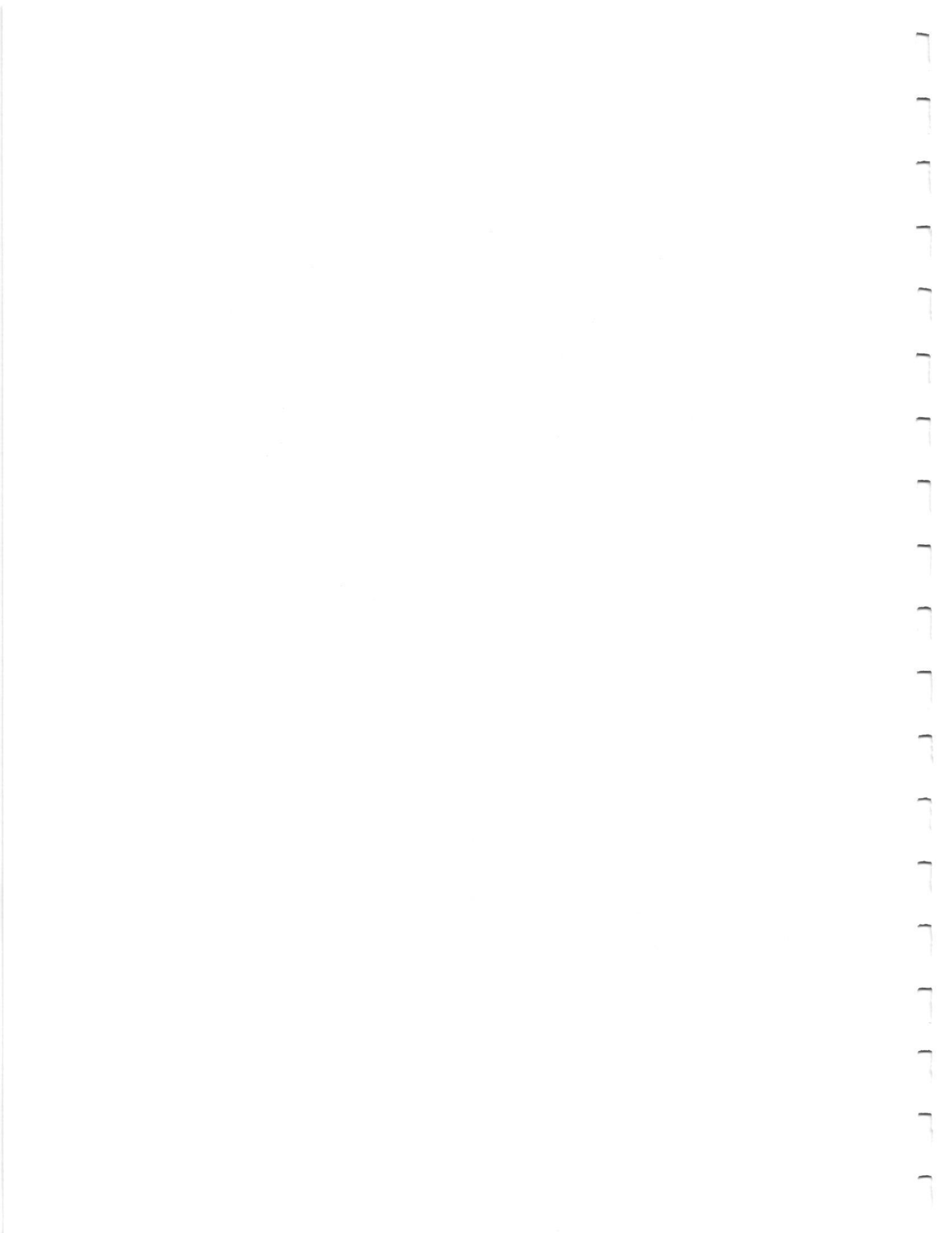
1. Plan Developed for Rogers Park Playground Improvement



Rogers Park			Gerber Leisure Products, Inc.		
West Allis, WI	10514185-1-1	12/14/2006			

2. West Allis Farmers Market Renovated





3. Example of a Housing Rehabilitation Project
Before



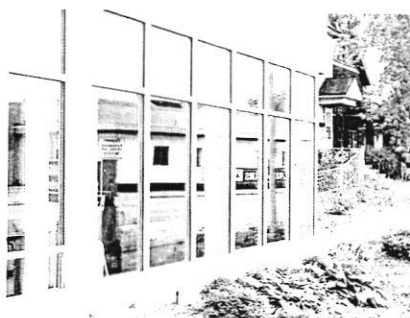
After



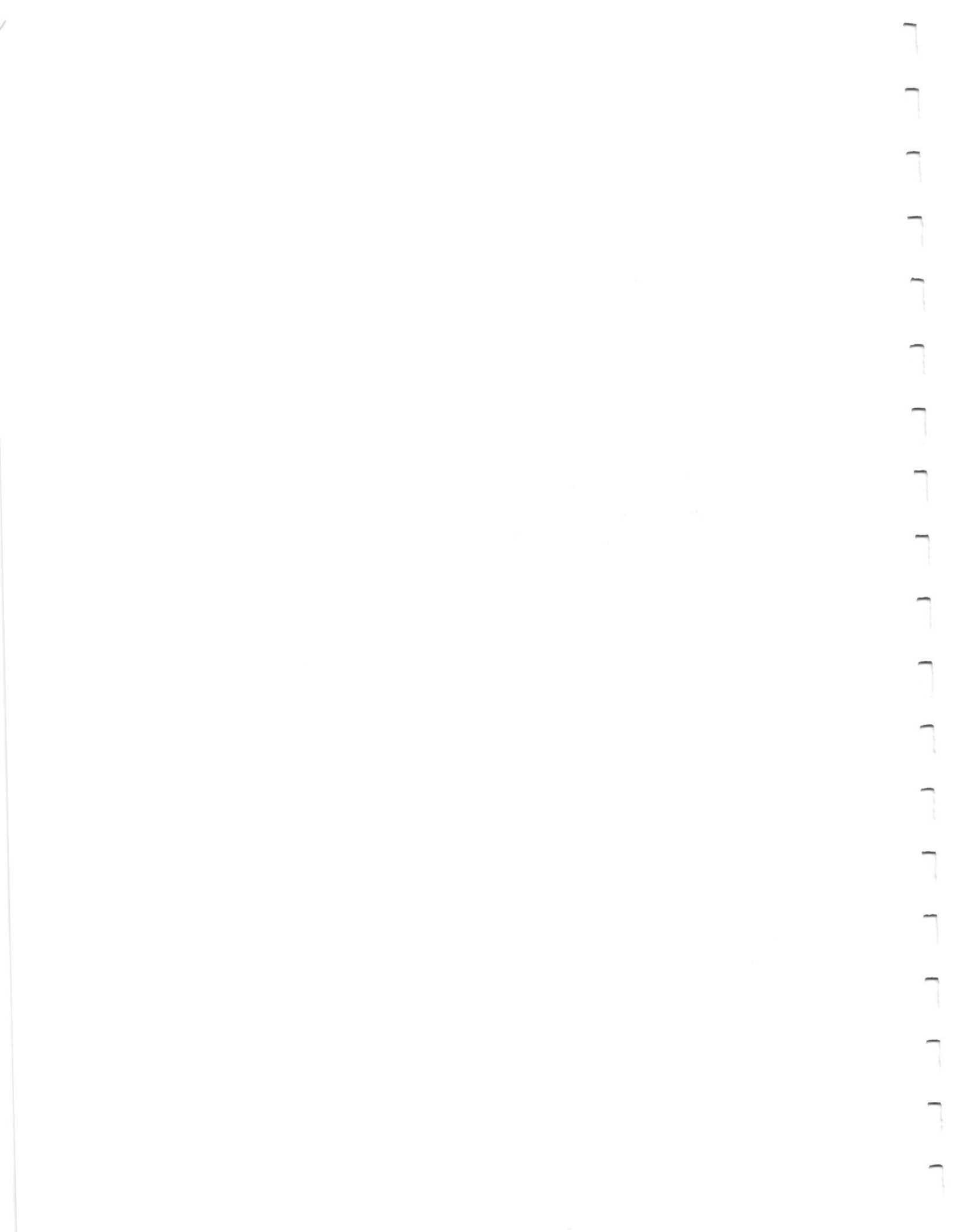
4. Community Service Officer - National Night Out Project



5. Senior Center Improvements



6. Microenterprise Project

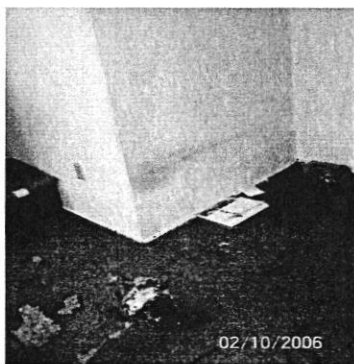


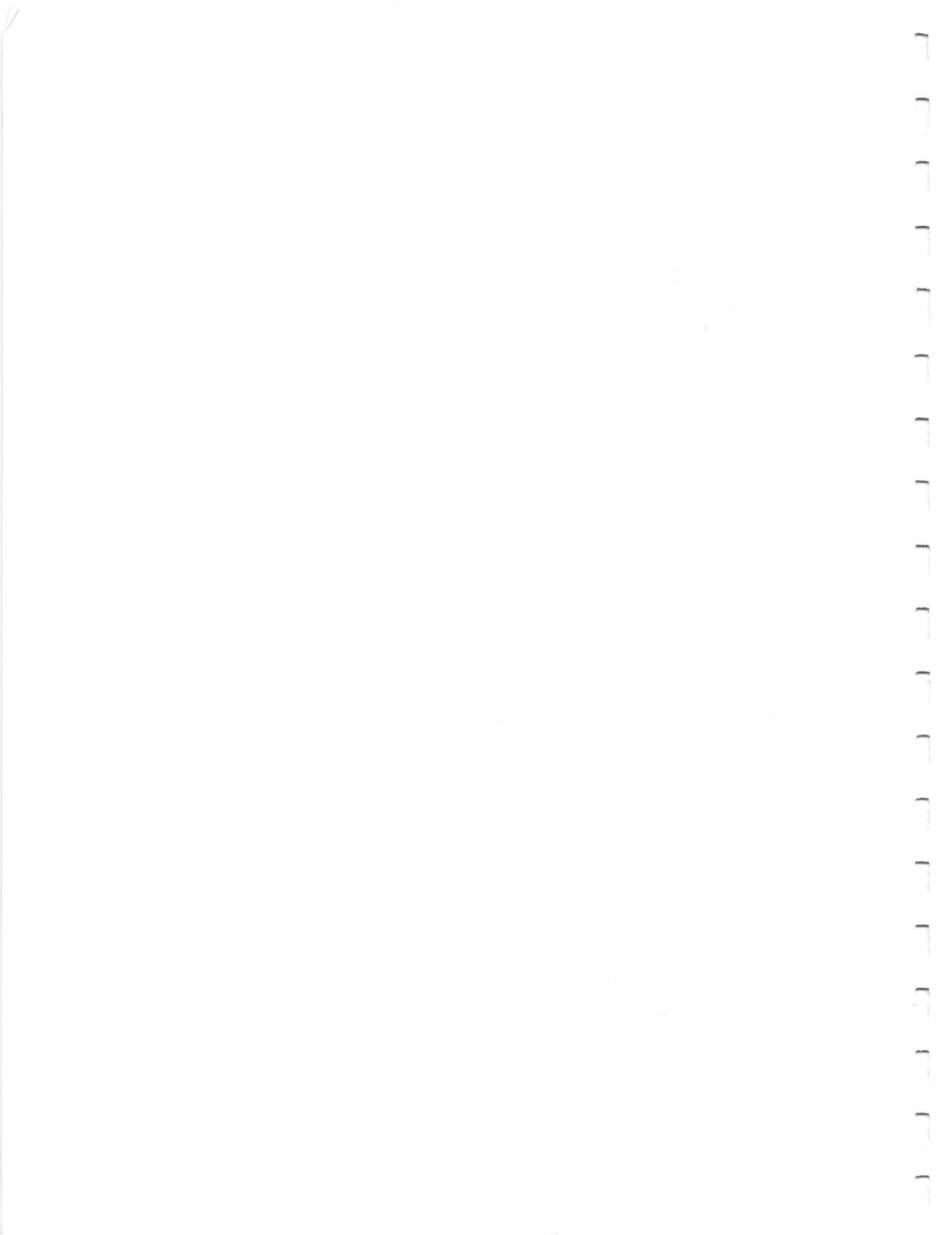


7. Groundbreaking within Six Points Farmers Market Redevelopment Area.



8. Juvenile Fire Safety – fire started by child playing with matches

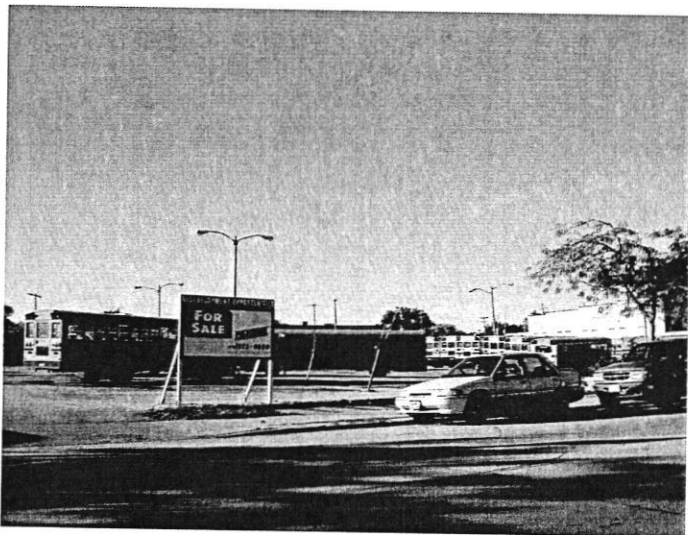


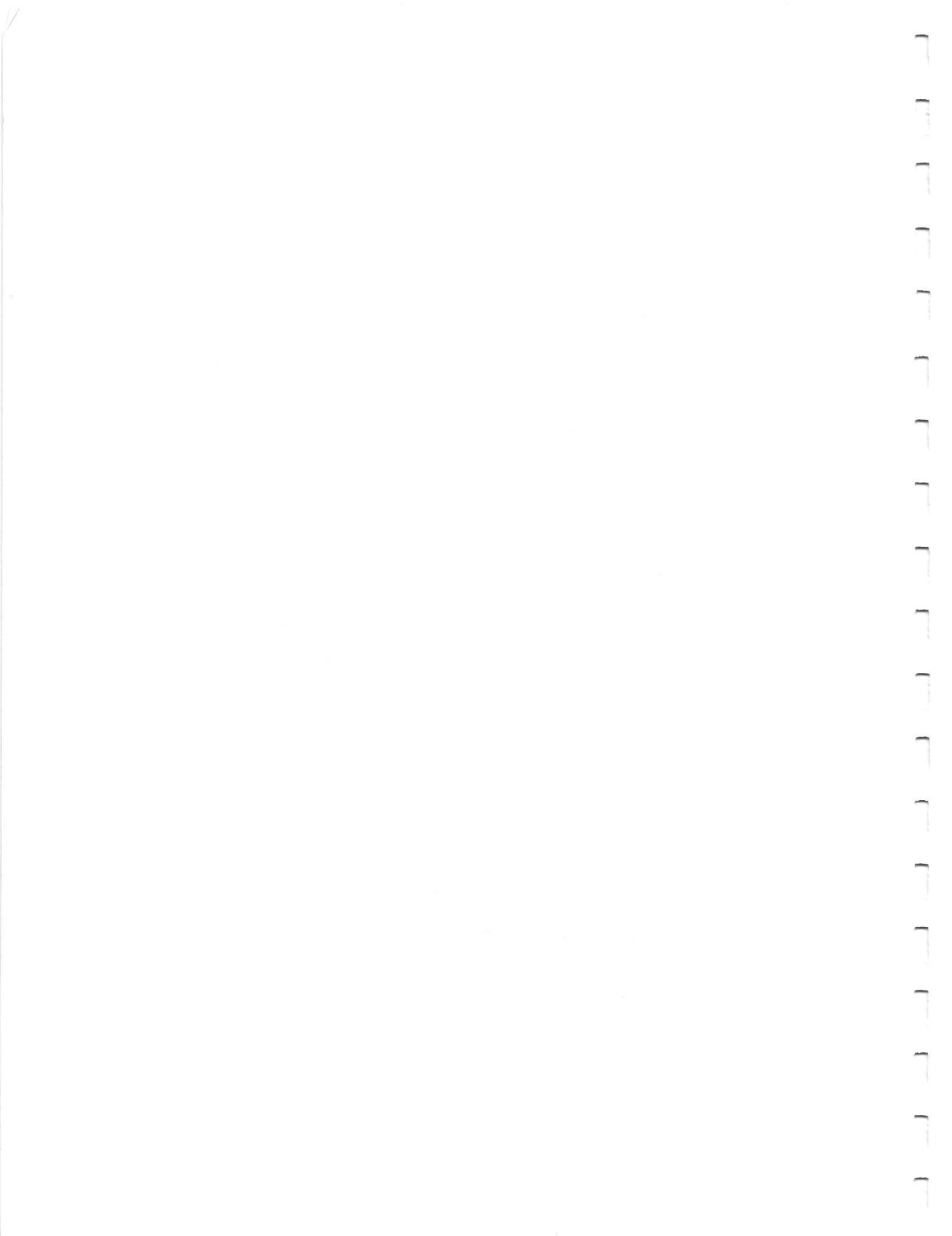


9. Gang Prevention Project

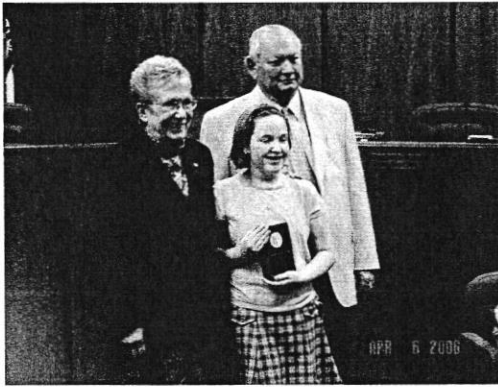


10. Pioneer Redevelopment Area Started in 2006





11. Fair Housing Poster Contest



12. HOLIE Senior Low Income Apartments



EAST ELEVATION

