

23.



# City of West Allis Matter Summary

7525 W. Greenfield Ave.  
West Allis, WI 53214

File Number	Title	Status
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

## COMMITTEE RECOMMENDATION

*Adopt*

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

## 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>	✓		Barczak	✓			
			Czaplewski	✓			
			Dobrowski	✓			
			Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke <i>exc</i>				✓
			Sengstock	✓			
			Vitale	✓			
		✓	Weigel	✓			
			TOTAL	9			1



# 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\r\Dev-R-469-6-19-07

**ADOPTED**

JUN 19 2007

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

**APPROVED**

June 21 2007

Jeannette Bell, Mayor





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](http://www.ci.west-allis.wi.us)  
[jstibal@ci.west-allis.wi.us](mailto: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 ac  
including \$90,456.36 from interest  
interest and repayment of housing

R-2007-0141  
6-19-07

We expended a total of \$1,830,873.29  
development loans and \$139,805.93 from

The City invests a significant shar  
by providing services, funding em  
first ring industrial community an  
from within by addressing slum and  
neighborhoods.

that assist low to moderate-income persons  
improving public facilities. Further, as a  
oped, the City continually works to grow  
riorating industrial properties and

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

Sincerely,

John F. Stibal  
Director, Department of Development

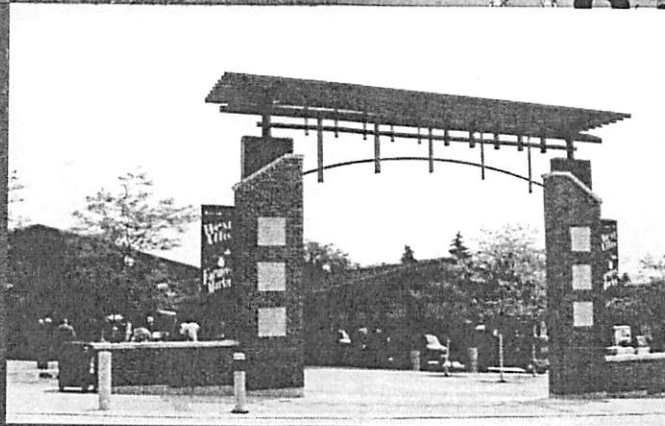
JFS:dln

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:

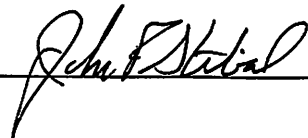
- Summary of Accomplishments Report (IDIS-C04PR23) Project Balance Report  
Summary of Activities (IDIS-C04PR03) Federal Entitlement Grant Funding Report (IDIS-C04PR01)  
Financial Summary Report (IDIS C04PR26)

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

<b>Executive Summary</b> .....	P. 1-3
<b>General Questions</b> .....	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	
<b>Managing the Process</b> .....	P. 8
Describe actions taken during last year to ensure compliance	
<b>Citizen Participation</b> .....	P. 8-13
Provide a summary of citizen comments	
Geographic distribution of funds, amounts of funds available, committed, etc.	
<b>Institutional Structure</b> .....	P. 14
Actions taken during last year to overcome gaps in institutional structure	
<b>Monitoring</b> .....	P. 14-17
Describe how and frequency	
Describe the results and improvements	
Self-Evaluation	
<b>Lead-Based Paint</b> .....	P. 17
Action taken to reduce lead based paint hazards	
<b>Housing Needs</b> .....	P. 18
Actions taken to foster and maintain affordable housing	
<b>Special Housing Objectives</b> .....	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"	
<b>Public Housing Strategy</b> .....	P. 20
Actions taken to improve public housing	
<b>Barriers to Affordable Housing</b> .....	P. 20
Actions taken to eliminate barriers	
<b>HOME/ADDI</b> .....	P. 21-22
<b>Homeless Needs</b> .....	P. 22
Actions taken to address needs of homeless persons	
Actions to help homeless persons make transitions	
New federal resources obtained	
<b>Specific Homeless Prevention Elements</b> .....	P. 23
Actions taken to prevent homelessness	
<b>Emergency Shelter Grant (ESG)</b> .....	P. 23-24
<b>Community Development</b> .....	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's 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.

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 an 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.

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**

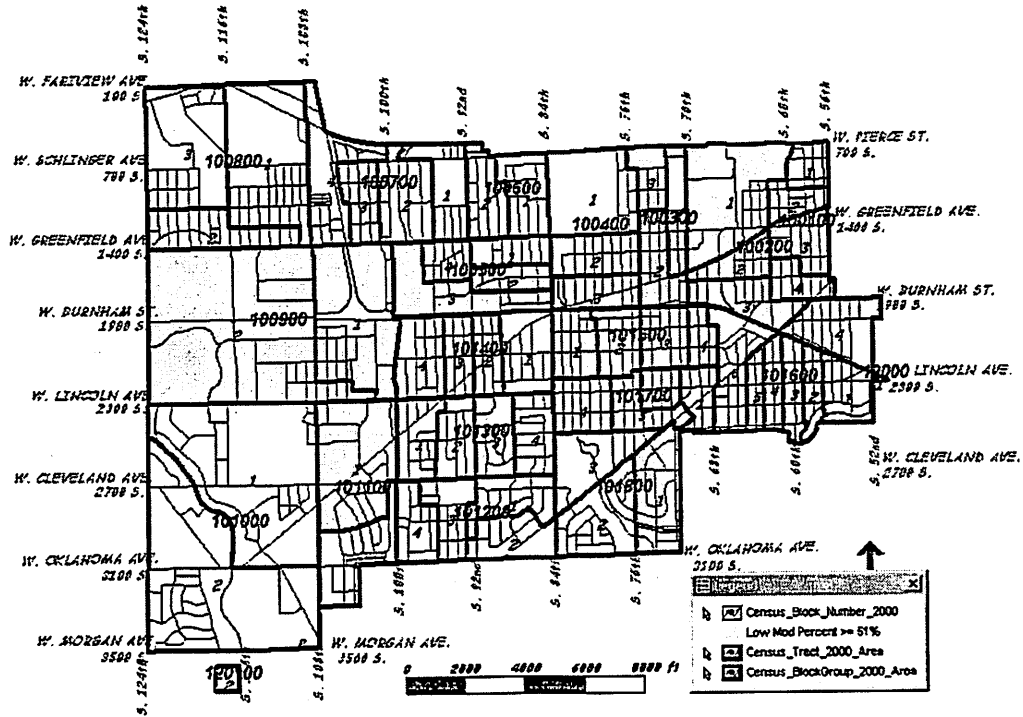
**CONCENTRATION OF LOW TO MODERATE INCOME**

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

Census Tract	Block Group	# in		
		# Low/Mod	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)







**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.

<b>2006 Summary of Accomplishments by Income (County Median Income)</b>						
	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%	
<b>Housing-Owner Occupied</b>						
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
<b>Housing-Rental Occupied</b>						
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
<b>Housing Total</b>						
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