

# Executive Summary

## **ES-05 Executive Summary - 91.200(c), 91.220(b)**

### **1. Introduction**

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

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

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

West Allis intend to use CDBG funds for the following:

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

To increase public involvement in the development of the 2025-2029 Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

### **2. Summary of the objectives and outcomes identified in the Plan**

Goals over the next 5 years:

1. Increase supply of standard affordable housing
  - a. 25 rehabbed units
2. Assure access to services for targeted populations
  - a. Provide health and recreational services to 2,000 elderly, disadvantaged
  - b. Provide recreational/educational opportunities to 800 youth
  - c. Assist crime awareness/drug abuse programs to 1,500 people
3. Improve/develop infrastructure

- a. Provide 20 infrastructure projects to meet LMI needs, remove blight and/or improve parks
- b. Provide 4 target area sweeps of code enforcement in target blighted areas
- 4. Develop economy and employment
  - a. Provide micro-enterprise technical assistance, counseling and educational services to 13 people
  - b. Assist private businesses to create 30 jobs
  - c. Provide façade improvements to 15 businesses
- 5. Provide strong program planning and administration

### **3. Evaluation of past performance**

Over the past five years, the City of West Allis has designated CDBG Entitlement funding toward our community redevelopment and planning, revitalization, affordable housing, and public service related activities through a competitive application process. Below is a description outlining the use of CDBG funding in the last five (5) years.

Allocation of 2020-2024 CDBG Projects:

- 23% - Administration
- 16% - Public Service
- 12% - Housing Rehab
- 32% - Economic Development
- 17% - Public Facilities

The City's approach to implementation of CDBG-funded programs involves a competitive process for all potential activities/subrecipients, even those operated under the City government umbrella. Generally, the program has funded between six (6) to eight (8) subrecipients and intergovernmental agencies annually, allowing for each agency to receive a small portion of the total CDBG Entitlement amount for their various community development-related request. Over the five-year time frame, the city's annual award gradually increased. Past performance achievements include:

Public service: Over 1,200 seniors were served through senior outreach activities and new initiatives worked to to address over 100 domestic violence victims served through the WISH program; over 1,500 families provided services and resources through the Family Resource Center program; provided lead screening and healthy home services to nearly 1,000 LMI people; LMA population of 45,690 people were provided extra crime prevention services through the Community Service Officer, Neighborhood Watch and Gang Prevention programs that would not otherwise be provided if not for CDBG funds.

Housing: Provided housing rehab loans to over 100 LMI single-family and duplex units; managed over 250 Housing Rehab loan portfolios under the 14H HUD matrix code.

Economic Development: 10 façade grants provided, totaling \$132,627 in façade improvements; \$1,393,510.21 in economic development loans provided, creating 50 new jobs in West Allis and fostering nearly \$8.3 million in private investment.

Public Facilities: served the City's LMA population of 45,960 people with street beautification funds in designated LMI areas and with code enforcement funds (over 24,300) inspections made during the 4-year

period); made several improvements to several neighborhood parks including Rodgers and the demolition and construction of a new pavilion at Liberty Heights.

#### **4. Summary of citizen participation process and consultation process**

West Allis City Hall public hours are 11:30 a.m. - 4:30 p.m., Monday - Friday. Access to the building will only be available through the south entrance. Visitors to the building will be greeted at our customer service center and, if needed, escorted to their destination within the building. Many City services can be accessed online at [www.westalliswi.gov/eservices](http://www.westalliswi.gov/eservices) or by appointment with specific departments.

The City of West Allis is subject to Wisconsin Statutes related to public records. Unless otherwise exempted from the public records law, senders and receivers of City of West Allis e-mail should presume that e-mail is subject to release upon request, and is subject to state records retention requirements. See City of West Allis full e-mail disclaimer at <http://www.westalliswi.gov/emaildisclaimer> --

To increase public involvement in the development of the 2024-2029 Consolidated Plan, West Allis, Wauwatosa, and Milwaukee County contracted with Community Planning and Development Advisors, LLC (CPDA) to conduct focus groups and an on-line citizen survey for stakeholders, practitioners and possible beneficiaries involved with the CDBG and HOME programs.

The City of West Allis E-mailed invitations to 50 individuals and organizations, including the HOME Consortium (West Allis, Wauwatosa), Urban County member communities, CDBG sub-recipients, relevant County staff (e.g. Health, Engineering, Public Works, Fire and Police), and County Supervisors. On August 29, 2024, the consultant (CPDA) facilitated a focus group using a technique developed to help each participant generate a series of responses to topic questions and the group then clarified and consolidated the ideas.

A Consolidated Plan Needs survey was conducted online via the city's website during the months of August and September 2024. A press release with the survey link and purpose was sent to the Daily Journal (city's official newspaper) and posted on Milwaukee County's Housing CDBG/HOME webpage and the webpage of participating members in the HOME Consortium and the Urban County.

#### **5. Summary of public comments**

The 2025-2029 Community Needs survey asked for any comments or recommendations on the use of CDBG and/or HOME funds for community development in their community over the next five (5) years. All the comments received are available as an attachment to the Plan.

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

A written complaint from a citizen directed to the City of West Allis Planning and Zoning Department will

receive a written response within 15 working days of receipt of the complaint, whenever practical.

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

To date, no citizen comments have been received and no requests for copies of the plan were received for the 2025 Annual Action Plan or the 2025-2029 Con Plan.

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

No comments or views were received.

## **7. Summary**

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