

17.



City of West Allis Matter Summary

7525 W. Greenfield Ave.
West Allis, WI 53214

File Number	Title	Status
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R-2009-0185 Resolution Introduced

Resolution approving an Action Plan for Fiscal Year 2010 and the Five-Year Consolidated Plan for 2010-2014 relative to the Community Development Block Grant (CDBG) Program.

Introduced: 9/1/2009

Controlling Body: Administration & Finance Committee

Sponsor(s): Administration & Finance Committee

COMMITTEE RECOMMENDATION *approval*

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
SEP - 1 2009			Barczak				
			Czaplewski				
		X	Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
		X	Reinke	✓			
			Roadt				
			Sengstock				
			Vitale	✓			
		Weigel					
		TOTAL		5			

SIGNATURE OF COMMITTEE MEMBER

Kurt Kopplin
 Chair Vice-Chair Member

COMMON COUNCIL ACTION **APPROVAL**

ACTION DATE:	MOVER	SECONDER		AYE	NO	PRESENT	EXCUSED
SEP - 1 2009			Barczak	✓			
			Czaplewski	✓			
		✓	Kopplin	✓			
			Lajsic	✓			
			Narlock	✓			
			Reinke	✓			
			Roadt	✓			
			Sengstock	✓			
			Vitale	✓			
		Weigel	✓				
		TOTAL		10			

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Chris Phumney

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

ADMINISTRATION & FINANCE

Chair: Kurt E. Kopplin
Vice-Chair: Vincent Vitale
Thomas G. Lajsic
Richard F. Narlock
Rosalie L. Reinke

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Chair: Gary T. Barczak
Vice-Chair: Martin J. Weigel
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Richard F. Narlock
Vincent Vitale



City of West Allis

7525 W. Greenfield Ave.
West Allis, WI 53214

Resolution

File Number: R-2009-0185

Final Action:

Sponsor(s): Administration & Finance Committee

SEP - 1 2009

Resolution approving an Action Plan for Fiscal Year 2010 and the Five-Year Consolidated Plan for 2010-2014 relative to the Community Development Block Grant (CDBG) Program.

WHEREAS, Community Development Block Grant (CDBG) regulations require the approval of a One-Year Action Plan for Fiscal Year 2010 and the Five-Year Consolidated Plan for 2010-2014 for Housing and Community Development Programs; and,

WHEREAS, the Block Grant Committee has conducted a public hearings and has recommended on August 6, 2009, to approve the preliminary program and plan; and,

WHEREAS, the regulations require that the proposed program be published; and,

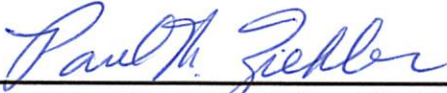
WHEREAS, appropriate communications and application forms are required to be completed and submitted to the U.S. Department of Housing and Urban Development in order to secure the City's Community Development Entitlement.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of West Allis that the Action Plan for Fiscal Year 2010 and the Five-Year Consolidated Plan for 2010-2014 relative to the Community Development Block Grant (CDBG) Program (copy attached herein and made a part thereof) is hereby adopted and the Mayor is hereby authorized to execute and submit the necessary application and supporting documentation on behalf of the City to secure the 2010 Community Development Entitlement.

cc: Department of Development
Grants Accountant

Dev-R-568-9-1-09

ADOPTED SEP -1 2009



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

APPROVED 9/4/09



Dan Devine, Mayor



2010-2014 Five-Year Consolidated Plan

Executive Summary

I. Introduction

The Five Year Consolidated Plan (the “Plan”) is a comprehensive document that outlines goals on a five-year vision to assist low-moderate income persons and address the presence of slum and blight conditions within the community. The Plan states how goals will be achieved through activities that provide suitable living environments, decent housing, and expanded economic opportunities. Overall, the document is for planning purposes, establishes priorities, and guides the allocation of annual CDBG funds.

The Plan is a collaborative process whereby community stakeholders establish a vision for housing, community, and economic development actions. On July 30, 2009, the Block Grant Committee will review the outlined draft goals listed below for the 2010-2014 Five Year Consolidated Plan and welcome citizen input. Citizen comments will be utilized in the formation of the final plan that will be recommended to the Committee on August 6, 2009.

For the convenience of the Committee, Staff has compiled and recommends the following goals based on the last two consolidated plans for the City. The recommendations of these goals are based on a review of the City of West Allis community profile relating to demographics. Staff also reviewed housing, homelessness, community development and special needs assessments. Staff also consulted the June 2008 Analysis of Impediments to Fair Housing study completed by the Metropolitan Milwaukee Fair Housing Council for members of the Milwaukee County Home Consortium that includes the City of Wauwatosa, the City of West Allis, and Milwaukee County.

II. Mission:

Effectively employ Community Development Block Grant Funds to assist low-moderate income and elderly residents of the City of West Allis through programs and projects that improve the livability, quality of life, safety and environment of our family neighborhoods.

III. Purpose

The statutes for the CDBG program set forth three basic goals against which the plan and the jurisdiction’s performance under the plan will be evaluated by HUD. Each jurisdiction’s plan must state how it will pursue these goals for all community development programs, as well as all housing programs. These statutory program goals are:

DECENT HOUSING - - which includes:

- retention of affordable housing stock;
- increase the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, age, national origin, familial status, or disability;
- increasing the supply of supportive housing for the elderly, homeless persons and those with special needs; and,
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - - which includes:

- improving the safety and livability of neighborhoods;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conservation of energy resources.

EXPANDED ECONOMIC OPPORTUNITIES - - which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons.

IV. Goals/Objectives

The City of West Allis Department of Development is responsible for overseeing the development of the plan. Together with community representatives and non-profit agencies, community needs were identified and prioritized for inclusion in the 5-Year Consolidated Plan for the period of 2010-2014. The needs were identified and prioritized taking into consideration HUD's Strategic Goals and Policy Priorities.

These goals are the basis in which to design activities that respond to the identified needs and the geographic areas where needs exist, indicate how funds identified will be used to meet needs, and develop performance indicators. The tables below utilize an estimated CDBG funding over the five-year period of \$7.3 million.

<p>Goal No. 1) Redevelop abandoned/underutilized industrial sites. Historically, West Allis witnessed various sites impacted from years of manufacturing uses. Redevelopment of these properties is often limited based on the private sector perception of environmental or physical impacts. Planning to address these sites and fostering sustainable development continues to be at the forefront of growing the community and opportunities for LMI residents.</p>	
<p>Need: Suitable Living Environment</p>	
<p>Description: Since West Allis is a mature, largely landlocked community; virtually the only land to foster the expansion of businesses and the creation of new housing is created through redevelopment initiatives. Much of land is severely contaminated and requires a significant amount of planning, investment and creativity before it can be marketed as an attractive development site.</p>	
Benefits:	<ul style="list-style-type: none"> improve the safety and livability of neighborhoods
	<ul style="list-style-type: none"> create and retain high-wage jobs through financial participation in redevelopment and environmental clean-up of former/vacant industrial sites
	<ul style="list-style-type: none"> promote redevelopment and marketing studies that make it possible to target certain types of development and create public/private partnerships to address contamination issues and other redevelopment challenges.
	<ul style="list-style-type: none"> increase access to quality public and private facilities services as well as access to alternative modes of transportation
Activities:	<ul style="list-style-type: none"> assist LMI target neighborhoods with revitalization activities and initiatives
Unit of Measure	<ul style="list-style-type: none"> assisted areas successful years of administration
Estimated Average Annual Cost	<ul style="list-style-type: none"> \$147,000
Target Number of Units	<ul style="list-style-type: none"> 5
Estimated Five Yr. Allocation	<ul style="list-style-type: none"> \$735,100

Examples: Study/Plan Development for redevelopment (i.e. Pioneer Neighborhood, Six Points Farmers Market, etc.); Environmental consulting; Planning

Goal No. 2) Eliminating slums and blighting influences. The goal is to encourage overall economic development and improve the quality of the built environment for residents of low and moderate-income neighborhoods.	
Need: Suitable Living Environment	
Description: A healthy community must foster revitalization of existing improvements and commercial corridors by providing the necessary tools to attract catalytic investment. The benefits would include property value growth and economic vitality by addressing deteriorating facades and filling vacant storefronts. The older commercial districts of the community generally have concentrations of low-moderate income persons. In addition, older/traditional neighborhood commercial corridors have suffered as most major retailers choose to relocate to arterial roads and modern strip malls on the west side of the City and other suburbs in the Milwaukee area. This has resulted in the lack of services and disinvestments in low-moderate income neighborhoods.	
Benefits:	<ul style="list-style-type: none"> • improve the safety and livability of neighborhoods • create and retain high-wage jobs through financial participation in redevelopment and environmental clean-up of former/vacant industrial sites • promote redevelopment and marketing studies that make it possible to target certain types of development and create public/private partnerships to address contamination issues and other redevelopment challenges. • increase access to quality public and private facilities and services
Activities:	<ul style="list-style-type: none"> • assist LMI target neighborhoods
Unit of Measure	<ul style="list-style-type: none"> • sites cleared • facades improved
Estimated Average Annual Cost	<ul style="list-style-type: none"> • \$187,000
Target Number of Units	<ul style="list-style-type: none"> • 30
Estimated Five Yr. Allocation	<ul style="list-style-type: none"> • \$935,100

Examples: Commercial Façade Improvements; Demolition of properties

Goal No. 3) Addressing the needs of low-moderate income neighborhoods. Goal would improve aging parks, improve the livability of neighborhoods, provide a broader choice of housing and service options, and enhance accessibility to facilities.	
Need: Suitable Living Environment	
Description: West Allis is a resurging former manufacturing community. A stable community needs a blend of attractive amenities such as parks and aesthetically appealing streetscapes with a variety of businesses and commercial opportunities. West Allis has number of older neighborhoods that lack amenities such as adequate parks, green space, and effective buffers between homes and manufacturing uses.	
Benefits:	<ul style="list-style-type: none"> improve the safety and livability of neighborhoods
	<ul style="list-style-type: none"> create and retain high-wage jobs through financial participation in redevelopment and environmental clean-up of former/vacant industrial sites
	<ul style="list-style-type: none"> promote redevelopment and marketing studies that make it possible to target certain types of development and create public/private partnerships to address contamination issues and other redevelopment challenges.
	<ul style="list-style-type: none"> increase access to quality public and private facilities and services
Activities:	<ul style="list-style-type: none"> create additional healthy and/or recreational opportunities for children and youth
	<ul style="list-style-type: none"> maintain the quality of LMI neighborhoods and households
	<ul style="list-style-type: none"> enhance access for persons with disabilities to community resources and facilities
Unit of Measure	<ul style="list-style-type: none"> improved facilities neighborhoods improved
Estimated Average Cost	<ul style="list-style-type: none"> \$125,000
Target Number of Units	<ul style="list-style-type: none"> 5
Estimated Five Yr. Allocation	<ul style="list-style-type: none"> \$625,000

Examples: Street Beautification; Playground Improvements; Facilitate the addition of affordable housing; Accessibility improvements

Goal No. 4) Delivery and provision for providing social services or outreach programs. The goal is to focus on assisting low-moderate income persons/families within West Allis.	
Need: Suitable Living Environment	
Description: The City recognizes an important need to continue to provide health and social services to community in hope of improving the quality of life and conditions for low-moderate income and elderly persons.	
Benefits:	<ul style="list-style-type: none"> improve the safety and livability of neighborhoods provide assistance to elderly and low-moderate persons enhance the quality of life increase access to quality programs that meet the needs of residents
Activities:	<ul style="list-style-type: none"> promote access to health/safety resources among LMI households educate the public on crime prevention preserve the integrity and safety of LMI neighborhoods promote fair housing awareness and work to protect individuals from discrimination relative to housing
Unit of Measure	<ul style="list-style-type: none"> persons assisted
Estimated Average Annual Cost	<ul style="list-style-type: none"> \$191,000
Target Number of Units	<ul style="list-style-type: none"> 31,000
Estimated Five Yr. Allocation	<ul style="list-style-type: none"> \$956,000

Examples: Family Resource Center; West Central Interfaith; Senior Center Services; Afterschool Program

Goal No. 5) Decent and Affordable Housing. Eliminating slums and blighting influences in order to encourage overall economic development and improve the quality of the built environment for residents of low and moderate-income neighborhoods. Goal would provide the financial and technical assistance to improve West Allis housing options.	
Need: Decent/Quality Housing	
Description: As a landlocked community, redevelopment of properties that are underutilized or blighted provide opportunities for development that include the addition of new housing.	
Benefits:	<ul style="list-style-type: none"> • assisting in the retention of affordable housing
	<ul style="list-style-type: none"> • provide affordable housing that is accessible to job opportunities and neighborhood amenities
	<ul style="list-style-type: none"> • promote redevelopment and marketing studies that demonstrate the feasibility of affordable housing (i.e. senior housing)
Activities	<ul style="list-style-type: none"> • bring existing LMI owner-occupied housing into code and lead paint compliance
	<ul style="list-style-type: none"> • assist LMI households with first-time homeownership opportunities
	<ul style="list-style-type: none"> • develop rental housing for both LMI and special needs populations
	<ul style="list-style-type: none"> • assist homes that do not meet building code, energy efficiency, accessibility, or lead paint standards and security
Unit of Measure	<ul style="list-style-type: none"> • homes assisted, new owners, rental units assisted
Estimated Average Cost	<ul style="list-style-type: none"> • \$205,800
Target Number of Units	<ul style="list-style-type: none"> • 15 rehabs annually – 75 total in five years • 5 home buyers annually – 25 total in five years • 10 rental units - 50 total in five years
Estimated Allocation	<ul style="list-style-type: none"> • \$1,030,000

Examples: Single Family/Multi-family Rehab; Construction/Renovation of housing units, Homebuyers Programs; Fair Housing

Goal No. 6) Expand Economic Opportunities. Recognizing the need for an attractive and economically viable Central Business District and neighborhood commercial nodes, programs to promote investment and prevent deferred maintenance and encourage business creation are an important strategy to neighborhood revitalization	
Need: Expand Economic Opportunities for LMI individuals	
Description: Concept is to provide the tools necessary to encourage investment in small businesses, and address aging and historic properties. The idea is to provide education to West Allis residents and loans to start micro enterprises.	
Benefits:	<ul style="list-style-type: none"> • job creation and retention
	<ul style="list-style-type: none"> • establishment, stabilization, and expansion of small businesses (including micro-enterprises)
	<ul style="list-style-type: none"> • assistance to businesses to address slum/blight influences within commercial corridors
	<ul style="list-style-type: none"> • access to capital and credit for development activities that promote the long-term economic and social viability of the community
Activities:	<ul style="list-style-type: none"> • development that creates employment opportunities for low-moderate income persons
	<ul style="list-style-type: none"> • create and/or retain full-time, permanent, living-wage jobs
	<ul style="list-style-type: none"> • improve the creation of microenterprises (very small businesses)
Unit of Measure	<ul style="list-style-type: none"> • new/retained LMI jobs • viable businesses
Estimated Average Annual Cost	<ul style="list-style-type: none"> • \$50,000
Target Number of Units	<ul style="list-style-type: none"> • 25 LMI jobs retained or created • 25 business assisted with technical assistance
Estimated Five Year Allocation	<ul style="list-style-type: none"> • \$250,000

Examples: Commercial Façade Grant; Economic Development Loan; Micro-enterprise Program

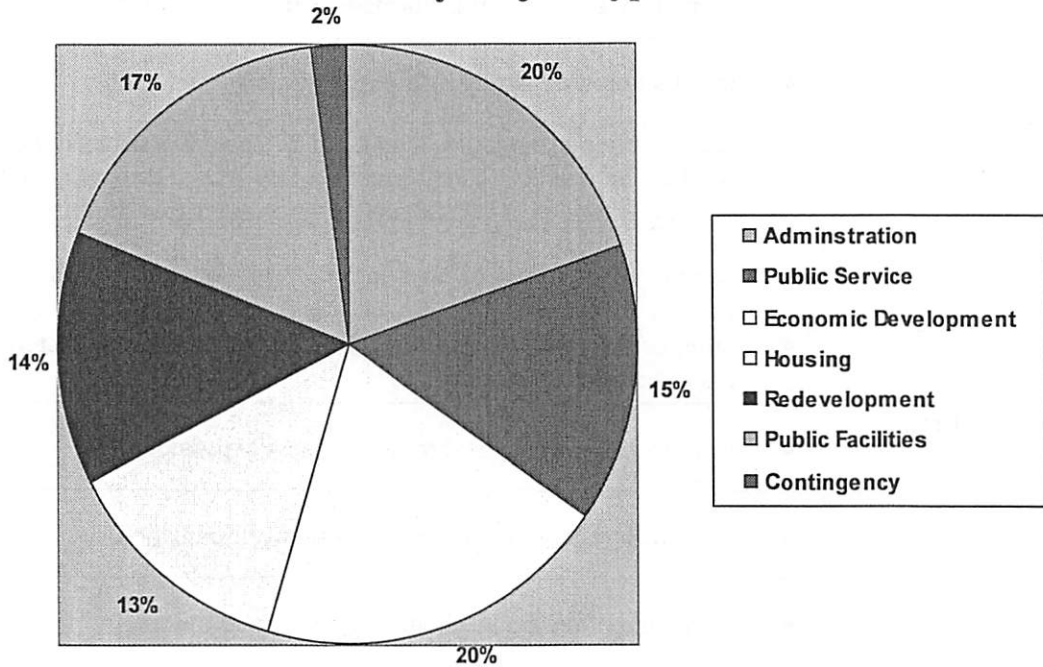
Goal No. 7) Facilitate the retention and expansion of jobs that provide family-supporting wages	
Need: Expand Economic Opportunities for LMI individuals	
Description: Concept is to provide financial mechanisms and technical assistance necessary to spur investment and redevelopment in LMI neighborhoods and to assist businesses expand that create employment opportunities for LMI residents.	
Benefits:	<ul style="list-style-type: none"> • promote business/manufacturing expansion • job creation with family –supporting wages • staff developing strategies to obtaining financial assistance (i.e. New Market Tax Credits, federal/state/local programs, tax credits, job training grants, etc.) that enhance investment within the City. • employ Tax Increment Financing and “gap” financing tools • promote self-sufficiency among low-income families by fostering micro-enterprise creation
Activities:	<ul style="list-style-type: none"> • work to increase wages through business expansion • work with school district on school-to work transition • marketing of programs about labor force and training
Unit of Measure	<ul style="list-style-type: none"> • new/retained LMI jobs • viable businesses
Estimated Average Annual Cost	<ul style="list-style-type: none"> • \$550,000
Target Number of Units	<ul style="list-style-type: none"> • 50 business assisted
Estimated Five Year Allocation	<ul style="list-style-type: none"> • \$2,750,000

Examples: Develop strategy for financing redevelopment; Implementation of plan

V. 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 graphic outlining the use of CDBG funding between 2005-2009.

Figure 1 - 2005-2009 Allocation by Project Type



The City’s unique approach to implementation of CDBG-funded programs involves a competitive process for all potential activities/subrecipients, even those operated under the City government umbrella. Generally, the program funded between 15-20 subrecipients 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 annual award began to decrease yearly based on smaller entitlement awards and reduced program income.

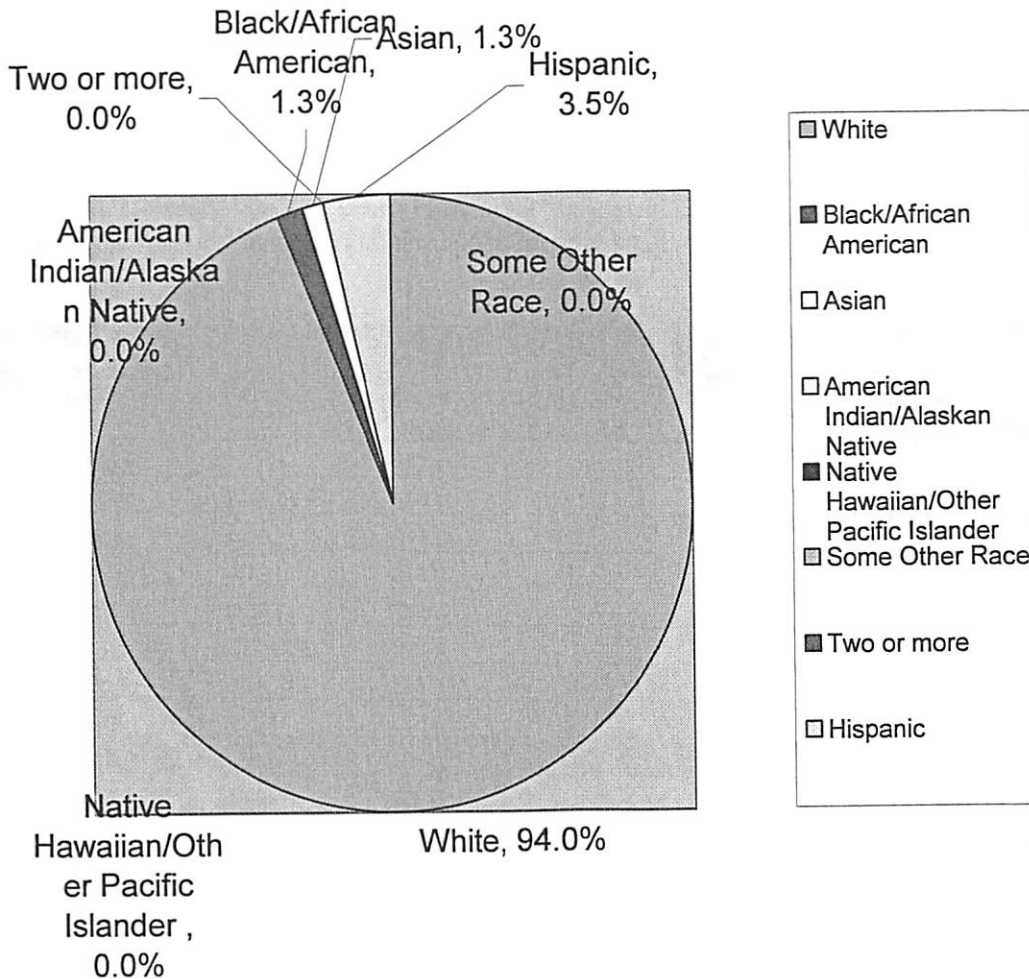
	Achievements
Administration Planning	<ul style="list-style-type: none"> • Program in compliance with HUD regulations • Successfully received over \$8 million in state and federal grants for redevelopment projects • Acknowledged several times with publications or awards from the Public Policy Forum, the Milwaukee Business Journal, the Wisconsin League of Municipalities, American Planning Association, and the International Economic Development Council • Over 430 properties were “greened” up through the architectural and site review process

	<ul style="list-style-type: none"> Completed a comprehensive study to add bike paths through the City
Public Service	<ul style="list-style-type: none"> Produced over 15,000 SAFE books Over 5,000 hours in gang prevention activities Over 750 pieces of literature for the elderly purchased Assisted over 4,000 elderly residents through the Interfaith program Over 1,000 participants in the Family Resource Program Over 5,000 students educated about fire safety
Housing	<ul style="list-style-type: none"> Supported several tax credit applications for the creation of affordable senior housing – Berkshire (80 units), Pioneer (200), H.O.L.I. E (36) Administered a Section 8 Rent Assistance program with over 400 participants and \$2 million budget annually Loans – 83 Affordable Units -123 units Secured over 200 homes for LMI households
Economic Development	<ul style="list-style-type: none"> Worked with the Downtown to increase the property value by \$6.5 million \$171,000 in façade improvements Addition of several new businesses to the downtown including Kashka’s, B&K Bar Supply, Bunkers, Van’s, etc. Revitalized the former Walsh building into quality office space with 8 affordable units. Value of the property grew by over \$800,000. Active micro enterprise program that fostered 17 loans with 21 jobs. Over 800 hours in providing technical assistance to small businesses and classes for West Allis residents Partnered with local businesses in receiving nearly \$2 million in State of Wisconsin incentives to create jobs at Unit Drop Forge, Milwaukee Machine Work, C. Hansen, Merge Film. Managed loan portfolio and approved six loans
Public Facilities	<ul style="list-style-type: none"> Completed the renovation of the historic West Allis Farmers Market Inspected 6,627 properties in the first and second aldermanic district for exterior code violations Constructed a new corporate gateway to the City along S. 70 St.

	<ul style="list-style-type: none"> • Completed the renovation of Rogers Park and assisted the WA/WM School District with Irving School Playground • Planted over 1,000 trees • Completed Centennial Plaza • Completed Honey Creek Park improvements • Enhanced the West Allis Senior Center • Improved access to West Allis City Hall and Health Department
Redevelopment	<ul style="list-style-type: none"> • The use of TIF has greatly benefited the City with the addition of over 4,600 jobs and over \$180 million in new taxable value. Through the use of TIF, the City fostered the creation of the single-largest taxpayer as well as West Allis's second and third largest private employers. • Fostered the attraction of Quad/Graphics, the renovation of the former Allis-Chalmers Mfg. Complex into Summit Place, and commenced the Six Points/Farmers Market Redevelopment project with over 700 new housing units • Demolished the former City incinerator • Assisted the Historical Commission to be designated as a Certified Local Government by the Wisconsin Historical Society and completed a historical survey of the City. • The Summit Place office complex is now the second largest office building in the metro-Milwaukee area. In 2004, the Summit Place property was valued at \$6.2 million. In 2005, that value escalated to \$35.8 million and to \$52 million in 2006. With the completion of the last building, the City projects \$75 million taxable value for 2007. • \$20 million redevelopment of the former Laidlaw Transit site that included a new bank and 200-unit independent/assisted –living and memory care housing facility. • Organized a regional Community Development Entity called First-Ring Industrial Redevelopment Enterprise, Inc. (F.I.R.E.) that successfully received a \$35 million allocation of New Market Tax Credits. F.I.R.E. provided assistance for the expansion of a printing firm in Racine, financial assistance for the Pabst Brewery redevelopment, and participated in financing Discovery World.

VI. Demographic Information

The following chart provides the racial and ethnic composition of the City of West Allis per the 2000 U.S. Census.



The following table below provides selected statistics that summarize general demographic, housing, economic and social trends and characteristics for the City of West Allis. These data have been compiled from the 2000 Decennial Census and the 2005-2007 American Community Survey estimates, both from the US Census Bureau.

Since 2000, the city’s population has remained relatively stable, with an estimated growth of 600 people. The median age of city residents has increased from 37.8 to 41.0 years of age. West Allis has an older population with over 25% of the population over the age of 55. The racial and ethnic diversity of West Allis has also increased. The Hispanic or Latino (7.91%), and African American (2.89%) populations have each doubled, respectively, since 2000, while the white population has decreased by approximately 6%.

The total households within West Allis have slightly declined (-163) from 2000, but the average household (2.23) and family (2.95) size has increased to offset this figure. The total available housing units in West Allis have also slightly increased (157). The percentage of families headed by a female householder with no husband present witnessed the largest increase (from 9.92% to 12.12%). The median household, family and per capita income for West Allis residents has increased since 2000. The gap between the median income for male and female full-time, year-round workers has been lessened from \$10,736 to \$6,289.

According to data from the 2000 census, West Allis had 8,925 households in Low to Moderate Income Census Tract Block Groups. Of those households, 45.52% were owner occupied and 54.48% were occupied by renters.

The rate of disability within West Allis has decreased from 18.12% to 16.17%, from 2000 to 2005-2007. However, the number of individuals and families living in poverty within West Allis has increased from 6.52% to 11.33%, and 4.56% to 7.18%, respectively. Finally, the educational attainment of West Allis' residents has increased. Estimates from 2005-2007 indicate that 87.75% of residents 25 years of age and up maintain a high school diploma or higher, whereas this figure was only 82.71% in 2000.

City of West Allis	2000		2005-2007	
Selected Demographics	Census		ACS	
POPULATION				
Total Population	61,254		61,854	
under 19	14,567	23.78%	14,213	22.98%
20-34	13,172	21.50%	12,004	19.41%
35-44	10,378	16.94%	8,936	14.45%
45-54	7,872	12.85%	10,824	17.50%
55-64	4,701	7.67%	6,357	10.28%
65 and up	10,564	17.25%	9,520	15.39%
Median Age	37.8		41.0	
RACE/ETHNICITY				
White	56,339	91.98%	53,191	85.99%
Hispanic or Latino	2,058	3.36%	4,891	7.91%
African American	754	1.23%	1,790	2.89%
Asian	996	1.63%	842	1.36%
Two or More Races	768	1.25%	687	1.11%
American Indian/Alaska Native	304	0.50%	453	0.73%
Native Hawaiian/Other Pacific Islander	36	0.06%	0	0.00%
Some Other Race Alone	40	0.07%	0	0.00%
HOUSEHOLDS				
Total households	27,640		27,477	
Family households	15,520	56.15%	14,715	53.55%
Married-couple family	11,652	42.16%	10,080	36.69%
Female householder, no husband present	2,741	9.92%	3,330	12.12%
Householder living alone	10,270	37.16%	10,337	37.62%
Households with individuals under 18	7,084	25.63%	6,990	25.44%
Households with individuals 65 and over	7,490	27.10%	6,841	24.90%
Average household size	2.19		2.23	

Average family size	2.92		2.95	
HOUSING UNITS				
Total housing units	28,731		28,888	
EMPLOYMENT STATUS (16+ in labor force)				
Employed	31,855	95.54%	31,035	92.59%
Unemployed	1,471	4.41%	2,393	7.14%
Armed Forces	16	0.05%	90	0.27%
INCOME				
Median household income	\$39,394		\$43,475	
Median family income	\$50,732		\$56,497	
Per capita income	\$20,914		\$22,999	
Median earnings for Male full-time, year-round	\$36,926		\$40,482	
Median earnings for Female full-time, year-round	\$26,190		\$34,193	
DISABILITY STATUS				
Noninstitutionalized population 5 years and over with a disability	10,346	18.12%	9,275	16.17%
POVERTY STATUS				
Individuals below poverty level	3,944	6.52%	6894	11.33%
Families below poverty level	708	4.56%	1056	7.18%
w/ children under 18	603	3.89%	865	5.88%
w/ children under 5	281	1.81%	292	1.98%
Female householder families below poverty level	446	2.87%	611	4.15%
w/ children under 18	425	2.74%	572	3.89%
w/ children under 5	197	1.27%	87	0.59%
EDUCATIONAL ATTAINMENT (25+)				
High school graduate or higher	35,578	82.71%	38,207	87.75%
Bachelor's degree or higher	7,037	16.36%	7,746	17.79%

Some conclusions about the demographics stated above in relationship to the Community Development Block Grant program. Based on the demographics, the outlined goals above remain focused on enhancing neighborhoods and access to employment for LMI households. Considering trends in the unemployment rate and increasing rate of poverty in the City, programs or activities to promote self-sufficiency or technical assistance for personal financial management might be considered. The age of housing stock and the level of incomes could cause quality of affordable housing issues, lack of investment in the housing stock, and property value concerns. The general age of the community reflects the need to continue a major focus on improving access to services for the elderly. The changes in the racial/ethnic diversity in the community should be considered in delivering programs and services to various populations in the community and how the programs communicate with low-moderate income households.

VII. Housing

The City worked with Milwaukee County to update the Milwaukee County Home Consortium's Analysis of Impediments to Fair Housing that presented a few barriers to affordable housing mainly centered around access to affordable units and government subsidies.

According to the 2000 Census, there were 28,731 households. There were 16,031 owner-

occupied units in the City of West Allis. Of these, 11,573 were occupied with 3.7% of the units needing rehabilitation. There were 3.4% owner units in need of rehab.

The City of West Allis' current inventory of assisted housing units fall under the Section 8 Housing Choice Voucher Program. There are 457 vouchers provided to the City. All of the participants are low-income individuals and families. In 2005, the City conducted open enrollment for the Section 8 program that attracted over 5,000 applications for a waiting list of 1,500 positions. Staff believes the list would last 5-7 years before open enrollment. The City does not operate public housing. The City does operate 104 units of affordable near elderly units at Beloit Rd.

These trends indicate that there is significant number of households in need of housing assistance. Specifically three demographic groups whose housing needs require great attention: very-low income renters, very-low-income small and large families, and first time homebuyers. The City has made strides in this area by working with Tri-Corp Housing to provide 75 units of very-low income housing for individuals suffering from chronic mental illness. Further, the City provided HOME funds to Tri-Corp Housing to construct two single family, owner-occupied homes. More of these efforts are expected over the next five years.

As a result of these numbers and trends, there is a severe cost burden on these groups with respect to affordable housing. Because of low vacancy rates and the cost burden, monthly rents require these household groups to pay more than 50 percent of their income towards rent. There are major concerns in rental housing. For very low-income elderly and families, four key issues are at work pertaining to affordable housing availability, affordability, quality and appropriate size.

Historically, the City has made strides in creating affordable units by working through the redevelopment process to subsidize land assembly cost, providing reduced land cost through the use of tax increment financing, and supporting senior low income tax credit applications to WHEDA programs.

VIII. Geographically Targeted Area

The northeast quadrant of the City is the primary targeted geographic area for CDBG funding. Please also refer to the **Project Map (page 18)**. The rationale for the geographic allocation of resources is that the northeastern quadrant of the City has the oldest housing stock and the highest concentration of low-income neighborhoods. The vast majority of the City's minority/ethnic population also resides in this area. This area along with addition block groups in the central part of the City form the City's Project Area, which has an overall percentage of 51% low- to moderate-income persons. A majority of the CDBG activities encompass the list of census tracts provided below.

2000 CENSUS INFORMATION

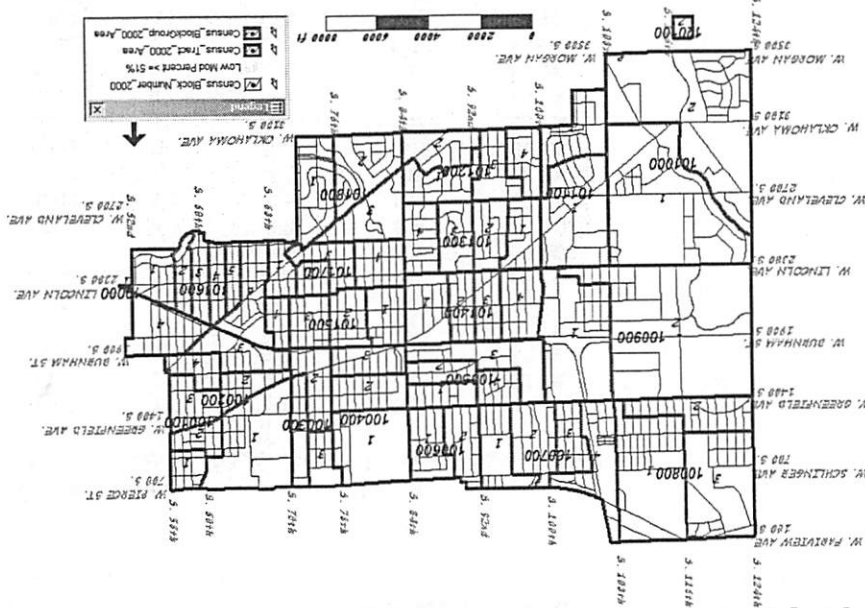
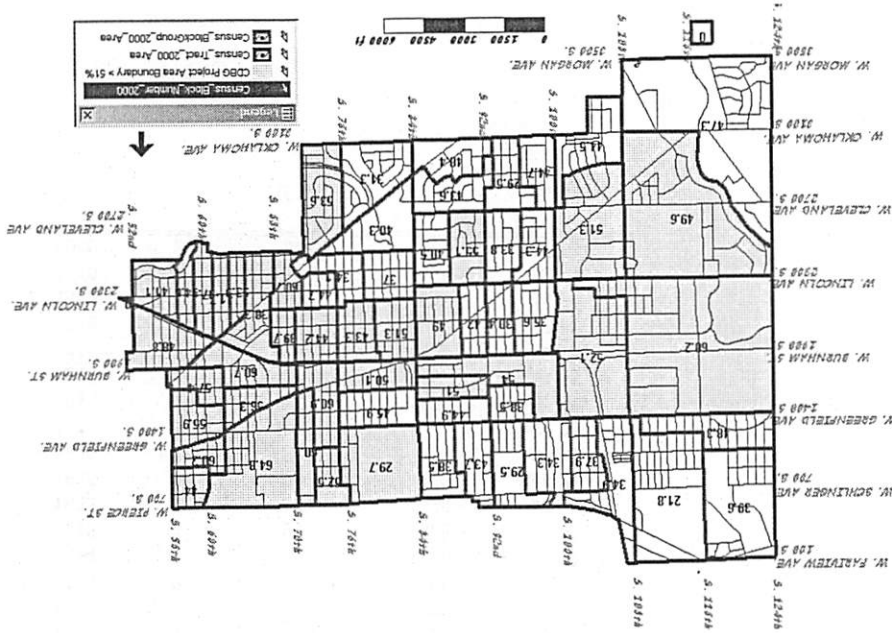
CONCENTRATION OF LOW TO MODERATE INCOME

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%

The Community Development Block Grant Program (CDBG) for the City of West Allis has been a significant contributor to the resiliency and progress of the community. Through community involvement, outreach of public service activities, and proactive leadership, community shareholders have kept West Allis as a model community for people to live, work and play. In the metro-Milwaukee area, West Allis is at the forefront of economic development and urban planning. The Plan outlined above continues a strong tradition of addressing low-moderate income people and improving the community by removing the negatives obstacles of blight.

IV. Closing



The following map illustrates the LMI Areas in the City

SUMMARY OF 2010 PROJECT REQUESTS	2009 Budget	PROJECT REQUESTS		Recommended Total	%	\$ difference 2009 Budget and 2010 Funding
		AMOUNT OF 2010 REQUESTED	Proposed Funding Recommendation for FY 2010			
I. PROGRAM ADMINISTRATION -20% Cap -Refer to Item A on page 3.						
1. Community Development Administrative Costs	\$ 297,194	\$ 350,000	\$291,333		-1.97%	\$ (5,861)
2. Fair Housing Administrative Costs	\$ 3,096	\$ 10,000	\$2,697		-12.89%	\$ (399)
TOTAL PROGRAM ADMINISTRATION FUNDING REQUESTS:	\$ 300,290	\$ 360,000		\$ 294,030		\$ (6,260)

II. PUBLIC SERVICE REQUESTS -15% Cap -Refer to Item B on page 3						
1. Community Service Officer (Weed and Seed)	\$ 46,836	\$ 56,604	\$ 46,813		-0.05%	\$ (23)
2. Continuing Access to Literature for Senior Adults	\$ 6,068	\$ 15,000	\$ 5,640		-7.05%	\$ (428)
3. Frail Elderly Home Services/West Central Interfaith	\$ 34,116	\$ 44,338	\$ 33,775		-1.00%	\$ (341)
4. Gang Prevention	\$ 58,309	\$ 67,980	\$ 59,651		2.30%	\$ 1,342
5. Graffiti Removal Chemicals	\$ 1,343	\$ 1,500			-100.00%	\$ (1,343)
6. Senior Fire Safety	\$ 1,432	\$ 1,390			-100.00%	\$ (1,432)
7. Neighborhood Watch Program	\$ 8,967	\$ 10,850	\$ 9,000		0.37%	\$ 33
8. Fire Safety Education for Children and their Families (formerly Survive Alive)	\$ 11,592	\$ 15,600	\$ 12,600		8.70%	\$ 1,008
9. Juvenile Fire Safety	\$ 3,133				-100.00%	\$ (3,133)
10. Senior Citizen Services	\$ 7,720	\$ 10,000	\$ 7,600		-1.55%	\$ (120)
11. After School Juvenile Crime Prevention-Horace Mann Elem.-Liberty Heights (SAFE Program)	\$ 4,475	\$ 14,794	\$ 5,000		11.73%	\$ 525
12. Healthy Homes (Lead Poisoning Screening)	\$ 6,871	\$ 12,965	\$ 6,871		0.00%	\$ 0
13. Family Resource Center	\$ 28,950	\$ 35,000	\$ 28,569		-1.32%	\$ (381)
14. Lilac Bus (Bussing for seniors for social experiences)	\$ 5,404	\$ 5,500	\$ 5,000		-7.48%	\$ (404)
15. Mov'in On Up Project	\$ -	\$ 90,000	\$ -			\$ -
16. Fair Housing Education and Enforcement Services (MMFHC)	\$ -	\$ 32,000	\$ -			\$ -
TOTAL PUBLIC SERVICE FUNDING REQUESTS:	\$ 225,214	\$ 413,521		\$ 220,520		\$ (4,694)

III. HOUSING REHABILITATION						
1. Housing Rehabilitation Multi-Unit Loan Program	\$ 50,000	\$ 50,000	\$ 50,000		0.00%	\$ -
2. Housing Rehabilitation Single Family Loan Program	\$ 100,000	\$ 100,000	\$ 100,000		0.00%	\$ -
3. Housing Rehabilitation Loan Administrative Costs	\$ 39,750	\$ 55,000	\$ 37,499		-5.66%	\$ (2,251)
4. Home Security for Low/Moderate Income	\$ 15,156	\$ 21,596	\$ 21,596		42.49%	\$ 6,440
5. Home Security for Elderly	\$ 3,090				-100.00%	\$ (3,090)
6. 2nd Century Rehabilitation Project		\$ 22,675				
TOTAL REHABILITATION FUNDING REQUESTS:	\$ 207,996	\$ 249,271		\$ 209,095		\$ 1,099

IV. ECONOMIC DEVELOPMENT REQUESTS						
1. Economic Development Loan Program	\$ 100,000	\$ 150,000	\$ 100,000		0.00%	\$ -
2. Economic Development Program Management Costs	\$ 135,909	\$ 133,244	\$ 135,909		0.00%	\$ -
3. Commercial Façade Improvement	\$ 40,000	\$ 45,000	\$ 40,000		0.00%	\$ -
4. Micro Enterprise Technical Assistance-WWBIC	\$ 50,000	\$ 100,000	\$ 55,000		10.00%	\$ 5,000
5. Downtown West Allis-Business Improvement District	\$ -	\$ 50,000	\$ 10,000		0.00%	\$ 10,000
6. S. 60 Street Business Assistance		\$ 20,000	\$ 10,000			
TOTAL ECONOMIC DEVELOPMENT FUNDING REQUESTS:	\$ 325,909	\$ 498,244		\$ 350,909		\$ 25,000

SUMMARY OF 2010 PROJECT REQUESTS	2009 Budget	PROJECT REQUESTS		Recommended Total	%	\$ difference 2009 Budget and 2010 Funding
		AMOUNT OF 2010 REQUESTED	Proposed Funding Recommendation for FY 2010			
V. PUBLIC FACILITIES						
1. Street Beautification (Tree & Shrub Planting)	\$ 25,000	\$ 25,000	\$ 25,000		0.00%	\$ -
2. Property Maintenance Program	\$ 202,258	\$ 202,258	\$ 201,083		-0.58%	\$ (1,175)
3. Senior Center Improvements	\$ 10,000	\$ 26,000	\$ 10,000		0.00%	\$ -
4. Downtown Parking Lot Improvements	\$ -	\$ 50,000	\$ -		0.00%	\$ -
5. Handicapped Accessibility -City Hall	\$ 20,000	\$ 20,000	\$ 17,000		-15.00%	\$ (3,000)
6. Jefferson Elementary School Drive Through Parking Lot		\$ 94,600				
7. General Mitchell School Drive-Through		\$ 19,800				
8. Handicapped Accessibility Pool Lift Central		\$ 10,000	\$ 5,000			
TOTAL PUBLIC FACILITIES REQUESTS:	\$ 257,258	\$ 447,658		\$ 258,083		\$ 825
VI. REDEVELOPMENT REQUESTS						
1. Redevelopment Management	\$ 93,760	\$ 100,000	\$ 97,384		3.87%	\$ (3,624)
2. Six Point/Farmers Market Redevelopment	\$ 75,000	\$ 100,000	\$ 35,000		-53.33%	\$ 40,000
TOTAL REDEVELOPMENT FUNDING REQUESTS:	\$ 168,760	\$ 200,000		\$ 132,384		\$ (36,376)
VII. SUBTOTAL (I-VI)	\$ 1,485,427	\$ 2,168,694		\$ 1,465,021		\$ (20,406)
CONTINGENCY -10% Cap -Refer to Item C on page 3	\$ 16,000			\$ 5,107		\$ (10,893)
TOTAL ALL FUNDING REQUESTS:	\$ 1,501,427	\$ 2,168,694		\$ 1,470,128		\$ (31,299)

SUMMARY OF 2010 PROJECT REQUESTS

PROJECT REQUESTS

2009 Budget

**AMOUNT OF
2010
REQUESTED**

**Proposed Funding
Recommendation for
FY 2010**

**Recommended
Total**

%

\$ difference
2009
Budget and
2010
Funding

SUMMARY OF PROGRAM REQUIREMENTS

A. ADMINISTRATION CAP CALCULATION	Total Available Funds	CAP	Programmed Amount	Balance
	\$ 1,470,128.00	20%	\$ 294,030	\$ -

B. PUBLIC SERVICE CAP CALCULATION	Total Available Funds	CAP	Programmed Amount	Balance
	\$ 1,470,128.00	15%	\$ 220,520	\$ -

C. CONTINGENCY CALCULATION		
	Max. of 10% contingency, not classified until expend	\$ 147,013
	Programmed Amount	\$ 5,107

D. Estimate of 2009 Available Funds		Revised
Projected Entitlement Amount		\$ 1,385,728
Estimated Housing Rehabilitation Repayments (Program Income)		\$ 49,900
Estimated Economic Development Repayments (Program Income)		\$ 34,500
Total	\$ 5,107	\$ 1,470,128

E. PERCENTAGE ALLOCATED TO NATIONAL OBJECTIVES

Total Available Funds (excluding Administration and Contingency)	% Minimum	Programmed Amount	%
\$ 1,170,991	70%	\$ 897,697	77%

Total Available Funds (excluding Administration and Contingency)	% Maximum	Programmed Amount	%
\$ 1,170,991	30%	\$ 137,384	12%

**RECOMMENDED FY 2010 CDBG BUDGET
DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
PUBLIC ADMINISTRATION				

Program Administration has maximum cap of 20% of entitlement funds (\$1,385,728) and anticipated program income (\$84,400). Total funding for 2010 is \$1,470,128. Therefore, the allowed percentage is \$294,030. Last year budget was \$300,290. Overall, this is a decrease of \$6,260 from FY 2009. Recommend funding at the allowed level.

1 Community Development Administrative Costs	\$ 350,000	\$ -	\$ 291,333	\$ (58,667)
<p>This project provides for all City costs relative to the administration and planning for the CDBG Program and related Housing activities, including the HOME Rehabilitation Program. These costs include citizen participation activities, program monitoring for compliance with federal regulations, preparation of project designs and the preparation of the Consolidated Plan and Grantee Performance Reports. Costs included are salaries, fringe benefits, supplies and equipment. Also included in this project is funding to obtain a planning consulting firm for technical planning assistance and the City's development financing consultant on an as-needed basis. Project funds will also finance the City's administrative costs for the evaluation of proposed Redevelopment Projects, alternatives and preparation of Tax Increment Plans.</p> <p>RECOMMENDATION: Fund as recommended.</p> <p>Goals/Performance Measurement Maintain city compliance with HUD regulations and requirements</p> <p>Maintain the performance of the City's 10 Tax Increment Finance Districts Propose one new development and public improvement</p> <p>Beneficiary/National Objective: People - residents of West Allis, Administration to serve Low/mod persons</p>				
2 Fair Housing Administrative Costs	\$ 10,000	\$ 200	\$ 2,697	\$ (7,303)
<p>Costs associated with administering the City's Fair Housing Programs including salaries and fringes of staff that performs administrative work relative to the Fair Housing Ordinance, complaint intake, Fair Housing Board activities, and organizing and promoting the annual Fair Housing Poster Contest.</p> <p>RECOMMENDATION: Fund as recommended.</p> <p>Goals/Performance Measurement Organize Annual Poster Contest Develop a new promotion for Fair Housing awareness</p> <p>Beneficiary/National Objective: People - residents of West Allis, Administration to serve Low/mod persons</p>				
TOTAL PUBLIC ADMINISTRATION FUNDING REQUESTS:	\$ 360,000	\$ 200	\$ 294,030	\$ (65,970)

**RECOMMENDED FY 2010 CDBG BUDGET
DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
PUBLIC SERVICE REQUESTS				

The maximum percent for funds that can be classified as Public Service activities is 15% of current entitlement funds (\$1,470,128). Therefore, the maximum allowed for public service activities \$220,520. The maximum allowed in adjusted FY 2010 budget is \$220,520. Maximum level of funding has been allocated.

<p>1 Weed and Seed Community Service Officer</p> <p>Officer will patrol high crime CD areas, assist staff at family resource center, produce special crime prevention newsletters, and combat auto theft in designated areas of the City.</p> <p>RECOMMENDATION: Fund at \$23 less than FY 2009 level.</p> <p>Goals/Performance Measurement</p> <p>Alcohol and tobacco compliance checks, staff time at Family Resource Center, reduction in crime in project area, direct patrols, landlord training. Includes Census tracts 1001, 1002, 1015, 1016, and 1017 (Percentage of LMI is 54.9%)</p> <p>Beneficiary/National Objective: People, population of service area is over 31,000, serve Low/mod persons</p>	\$ 56,604	\$ 58,473	\$ 46,813	\$ (9,791)
<p>2 Continuing Access to Literature for Elderly</p> <p>Purchase of various media in large print or audio format for elderly patrons to the West Allis Library</p> <p>RECOMMENDATION: Decrease the adjusted 2009 funding level by \$428.</p> <p>Goals/Performance Measurement</p> <p>150 titles, 12,794 elderly residents</p> <p>Beneficiary/National Objective: People, elderly</p>	\$15,000	\$0	\$ 5,640	\$ (9,360)
<p>3 Frail Elderly Home Services/Interfaith West Central</p> <p>Staff and volunteers provide assistance for older adults to remain at home. Services include information & referral, advocacy, transportation, shopping, & friendly visits. Program objective is to serve elderly and low/moderate income clientele</p> <p>RECOMMENDATION: Fund with a 1% reduction from FY 2009 level</p> <p>Goals/Performance Measurement</p> <p>Assist 700 elderly, 80% low/moderate income</p> <p>Beneficiary/National Objective: People, elderly, serve Low/mod persons</p>	\$ 44,338	\$ 30,450	\$ 33,775	\$ (10,563)

**RECOMMENDED FY 2010 CDBG BUDGET
 DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
4 Gang Prevention Prevent crime and gang related offenses in Community Development areas of the city through extra enforcement efforts in high crime areas RECOMMENDATION: Funding increased to incorporate graffiti removal. Goals/Performance Measurement Hours of investigation, reduction in crime, serve 31,983 residents Beneficiary/National Objective: People, population of service area is over 31,000, serve Low/mod persons, Census tracts: 1001, 1002, 1003, 1004, 1005, 1009, 1010, 1011, 1013, 1014, 1015 1016, 1017, 1018	\$ 67,980	\$ 50,607	\$ 59,651	\$ (8,329)
5 Graffiti Removal Chemicals Remove graffiti from buildings and structures in blighted neighborhoods RECOMMENDATION: Added funds to Gang Prevention Goals/Performance Measurement Remove graffiti from 10 locations Beneficiary/National Objective: Low/Mod Income Area, Slum Blight Removal	\$ 1,500	\$ -	\$ -	\$ (1,500)
6 Senior Fire Safety This project will meet the need to educate older citizens regarding fire safety, home fall prevention, and other safety tips. RECOMMENDATION: Did not apply for 2010. Goals/Performance Measurement	\$ 1,390	\$ 2,600		\$ (1,390)
7 Neighborhood Watch Program The goals of the program include educating citizens in crime prevention techniques and other programs available throughout the community and increasing the community awareness of criminal activity. Funding will be used to help start new watch groups, promote the program, maintain current watch groups in CDBG eligible areas, and distribute the Neighborhood Watch Newsletters. RECOMMENDATION: Fund \$33 higher from FY 2009 level. Goals/Performance Measurement Serve 10,120 households, 416 neighborhood watch groups Beneficiary/National Objective: Low/Moderate Income Area, households	\$ 10,850	\$ 35,730	\$ 9,000	\$ (1,850.00)

**RECOMMENDED FY 2010 CDBG BUDGET
 DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
<p>8 Survive Alive</p> <p>Program involves teaching 1st & 4th graders in C.D. eligible areas of the city fire safety in the home and how to respond in the event a fire should occur. This program provides realistic, hands-on instruction utilizing a structure.</p> <p>RECOMMENDATION: Fund with increase for the incorporation of Juvenile Fire Safety</p> <p>Goals/Performance Measurement</p> <p>Classes for 1,250 youth</p> <p>Beneficiary/National Objective: Low/Moderate Income Area, youth</p>	\$ 15,600	\$ 92,432	\$ 12,600	\$ (3,000)
<p>9 Juvenile Fire Safety Program</p> <p>The West Allis Fire Department receives requests for assistance in education and prevention of children playing with fire from parents, West Allis Police Department, Milwaukee County Mental Health, Milw County Juvenile Justice System, private Mental Health Agencies and Professionals, and the WA/WM School District. This program uses an one-on-one approach to provide an effective way to educate children about the dangers of fire.</p> <p>RECOMMENDATION: Program combined with Survive Alive.</p> <p>Goals/Performance Measurement</p>				\$ -
<p>10 Senior Citizen Services</p> <p>Funding will promote Senior Government Day, provide SAFE book, promote computer literacy for the elderly, and reader magnification device</p> <p>RECOMMENDATION: 1% reduction from FY 2009 level.</p> <p>Goals/Performance Measurement</p> <p>Assist 11,856 residents that are over 62 years of age, publish S.A.F.E. Book, provide computer literacy classes</p> <p>Beneficiary/National Objective: People, elderly</p>	\$ 10,000	\$ -	\$ 7,600	\$ (2,400)
<p>11 After School Juvenile Crime Prevention-SAFE PROGRAM</p> <p>Program services Horace Mann Elementary School/Liberty Heights Playground and Pool. Provides after school activities, pool supervision, dances, athletics, tutoring, etc.</p> <p>RECOMMENDATION: 11.73 % increase over FY 2009 level. Goal was not to fund activities under \$5,000</p> <p>Goals/Performance Measurement</p> <p>Assist 400 youth, provide safe area, June 14-August 6</p> <p>Beneficiary/National Objective: youth, low/moderate income area</p>	\$ 14,794	\$ -	\$ 5,000	\$ (9,794)

**RECOMMENDED FY 2010 CDBG BUDGET
 DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
12 Healthy Homes Program address multiple home-related hazards including lead paint. Also, focus on child injury prevention such as bicycle helmet use, toxic hazards in the home (e.g. poison control) and indoor air pollution to reduce the risk of radon gas and childhood asthma. RECOMMENDATION: Fund as the same for FY 2009. Goals/Performance Measurement Assist 100 households Beneficiary/National Objective: households, low/moderate income area	\$ 12,965	\$ -	\$ 6,871	\$ (6,094)
13 Family Resource Center The Family Resource Center is a place for families to come together with other families to learn, play, and interact. It empowers families to enhance their existing strengths to support our communities greatest resource - our children. Project's objective is to serve a low/moderate income area of the city. RECOMMENDATION: Fund at 1% decrease from the adjusted FY 2009 level. Goals/Performance Measurement Serve 300 people, low/moderate income areas of the city Beneficiary/National Objective: people, low/moderate income area	\$ 35,000	\$ 48,400	\$ 28,569	\$ (6,431)
14 Lilac Bus (transportation for elderly residents) Funds will be utilized to provide transportation for elderly residents to social events or to shopping days RECOMMENDATION: 7.48% reduction from FY 2009 level. Goals/Performance Measurement 1200 rides Beneficiary/National Objective: People, elderly	\$ 5,500	\$ 5,500	\$ 5,000	\$ (500)
15 Mov'in on Up Project A six week workforce readiness and soft skills training program for low income individuals RECOMMENDATION: Not fund based on funding limitations Goals/Performance Measurement Serve 60 individuals below 30% median income	\$ 90,000	\$ -	\$ -	\$ (90,000)
16 Fair Housing Education and Enforcement Services (New) Proposed to 1) Assist the City in affirmatively further fair housing, and 2) provide comprehensive fair housing services to consumers. Grant to conduct complaint intake, technical assistance, and educational outreach and seminars RECOMMENDATION: City provides services, not fund based on funding limitations Goals/Performance Measurement Access to housing, prevent discrimination in housing Beneficiary/National Objective: People, low income	\$ 32,000	\$ -	\$ -	\$ (32,000)
TOTAL PUBLIC SERVICE FUNDING REQUESTS:	\$ 413,521	\$ 324,192	\$ 220,520	\$ (193,002)

**RECOMMENDED FY 2010 CDBG BUDGET
DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income		\$ 1,470,128			
		CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
HOUSING REHABILITATION REQUESTS					
1	Housing Rehabilitation Multi-Unit Loan Program	\$ 50,000	\$ -	\$ 50,000	\$ -
2	Housing Rehabilitation Single Family Loan Program	\$ 100,000	\$ -	\$ 100,000	\$ -
	<p>Low interest loans for low and moderate income persons to correct code violations, improve living standards and reduce health and safety risks in single-family residences and duplexes.</p> <p>RECOMMENDATION: Fund as Requested.</p> <p>Goals/Performance Measurement</p> <p>Assist 24 single family households, Assist six multi-family units</p> <p>Beneficiary/National Objective: households, low income</p>				
3	Housing Rehabilitation Loan Management Costs	\$ 37,499	\$ -	\$ 37,499	\$ -
	<p>Management costs to cover the management delivery cost of the Housing Rehabilitation Loan Programs.</p> <p>RECOMMENDATION: Fund within program limits.</p> <p>Goals/Performance Measurement</p> <p>Staff time associated with administration of loan portfolio and processing new loans</p> <p>Beneficiary/National Objective: households, low income</p>				
4	Home Security for Low/Moderate Income	\$ 21,596	\$ 30,000	\$ 21,596	\$ -
	<p>This program makes homes safer for senior citizens in low/moderate income areas by installing dead bolt locks and other security measures.</p> <p>RECOMMENDATION: Fund as requested.</p> <p>Goals/Performance Measurement</p> <p>Assist 75 households</p> <p>Beneficiary/National Objective: households, low income</p>				
5	Home Security for Elderly Residents	\$ -	\$ -	\$ -	\$ -
	<p>To provide basic home security for elderly residents in order to give a sense of security and safety and to prevent burglaries.</p> <p>RECOMMENDATION: Combined with the LMI Home Security Program.</p> <p>Goals/Performance Measurement</p> <p>Assist 15 households</p> <p>Beneficiary/National Objective: households, elderly</p>				
6	2nd Century Rehabilitation Project	\$ 22,675			\$ (22,675.00)
	<p>Rehabilitation project for a privately operated Community Based Residential facility for men dealing with substance abuse issues</p> <p>RECOMMENDATION: Consider utilizing one of the existing loan programs offered by the City</p> <p>Goals/Performance Measurement</p> <p>Assist 40 homeless men</p> <p>Beneficiary/National Objective: households, low income</p>				
TOTAL HOUSING REHABILITATION FUNDING REQUESTS:		\$ 231,770	\$ 30,000	\$ 209,095	\$ -

**RECOMMENDED FY 2010 CDBG BUDGET
 DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income		\$ 1,470,128			
		CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
ECONOMIC DEVELOPMENT REQUESTS					
1	Economic Development Loan Program "Gap" financing loans to small businesses for projects that will result in new job creations - especially for persons from low to moderate income families. Starting in 2000, a new component has been added - financial assistance for micro-enterprise development. RECOMMENDATION: Fund as requested. Goals/Performance Measurement Provide at least three loans that create 10 jobs, fund at least one micro-enterprise loan Beneficiary/National Objective: jobs, low/moderate income individuals	\$ 150,000	\$ -	\$ 100,000	\$ (50,000)
2	Economic Development Program Management Costs The Department of Development's management delivery costs associated with the Economic Department's efforts city-wide. Activities include: Economic Development Loan Program; Commercial Façade Improvement Program; Technical Assistance to Small Businesses on where to find resources to facilitate expansion and job growth of high wage jobs; Redevelopment (residential and commercial) projects. RECOMMENDATION: Fund as requested. Goals/Performance Measurement Staff time committed to managing economic development projects Beneficiary/National Objective: jobs, low/moderate income individuals	\$ 133,244	\$ -	\$ 135,909	\$ 2,665.00
3	Commercial Façade Improvement Partial reimbursement grants for façade improvements to commercial buildings in the Downtown Redevelopment Project area and the Six Points Redevelopment Project area undertaken in conformance with the respective Rehabilitation Design Standards adopted for each redevelopment area. RECOMMENDATION: Fund at FY 2009 level. Goals/Performance Measurement Assist five property owners or business owners with new façades Beneficiary/National Objective: slum/blight removal, low/moderate income area	\$ 45,000	\$ -	\$ 40,000	\$ (5,000)

**RECOMMENDED FY 2010 CDBG BUDGET
 DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
4 Micro Enterprise Technical Assistance WWBIC will assist current and future West Allis entrepreneurs in starting or expanding small businesses. Services will include training, business development and micro-enterprise loan programs. RECOMMENDATION: Fund with a 10% increase, attract more participants to learn business skills and start businesses Goals/Performance Measurement Assist 30 businesses, Provide consulting to 50 people Beneficiary/National Objective: people, low/moderate income individuals	\$ 100,000	\$ -	\$ 55,000	\$ (45,000)
5 Downtown Business Improvement District This project will support BID activities such as providing services to downtown merchants and property owners, strengthening business recruitment and incentives for retention in order to create employment opportunities for low to moderate income residents, and create a city center that celebrates business success. RECOMMENDATION: Fund project at \$10,000. Goals/Performance Measurement Remove two obsolete signs, aid five businesses with signage, three businesses with facades Beneficiary/National Objective: people, low/moderate income individuals	\$ 50,000	\$ 82,000	\$ 10,000	\$ (40,000)
6 S. 60 St. Business Assistance This is a new initiative to support local businesses with technical assistance during the 2010 reconstruction of S. 60 St. Project that will involve meeting with business owners to develop strategies for retaining and maintaining customers and the economic vitality of the corridor. The effort will help minimize the economic impact of a sizeable construction period. RECOMMENDATION: Fund project at \$10,000. Goals/Performance Measurement Beneficiary/National Objective: people, low/moderate income individuals	\$ 20,000	\$ -	\$ 10,000	\$ (10,000)
TOTAL ECONOMIC DEVELOPMENT FUNDING REQUESTS	\$ 498,244	\$ 82,000	\$ 350,909	\$ (137,335)

**RECOMMENDED FY 2010 CDBG BUDGET
 DESCRIPTIONS OF 2010 CDBG PROJECT REQUESTS - CONSOLIDATED PLANNING ONE YEAR ACTION PLAN**

Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
PUBLIC FACILITIES REQUESTS				
1 Street Beautification in Eligible CDBG Areas Plant trees, plants, and shrubs in CDBG eligible areas to help control blight. RECOMMENDATION: Fund as requested. Goals/Performance Measurement 150 trees and 5,000 plants Beneficiary/National Objective: people, low/moderate income individuals	\$ 25,000	\$ -	\$ 25,000	\$ -
2 Property Maintenance Program Exterior comprehensive inspection of buildings and properties in low-mod income neighborhoods to eliminate neighborhood blighting influences. RECOMMENDATION: Fund as requested. Goals/Performance Measurement Inspections, improved neighborhoods Reinspection of 1st and 2nd Aldermanic District Beneficiary/National Objective: people, low/moderate income individuals	\$ 202,258	\$ -	\$ 201,083	\$ (1,175.00)
3 Senior Center Improvements Funds to replace carpeting, replace ceiling tiles, improve lighting, repair HVAC. RECOMMENDATION: Fund at previous year level. Goals/Performance Measurement Beneficiary/National Objective: people, low/moderate income individuals	\$ 26,000		\$ 10,000	\$ (16,000)
4 Downtown Parking Lot Improvements The City and the BID will select a parking lot in the downtown area (between 70th and 76th Streets) and redesign the lot for improved traffic flow and appearance. Included will be lighting, repaving, and landscape improvements. Grant to alleviate the assessment costs. RECOMMENDATION: This project cannot be funded at this time. Goals/Performance Measurement Reconstruction of one parking lot Beneficiary/National Objective: people, low/moderate income individuals	\$ 50,000	\$ -	\$ -	\$ (50,000)
5 General Mitchell School -Drive Through Provide a safe drop off and pick-up of students to reduce the conflict between students and vehicles RECOMMENDATION: This project cannot be funded at this time. Goals/Performance Measurement Public facility improvement, lmi neighborhood	\$ 19,800	\$ -	\$ -	\$ (19,800)

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Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
5 Jefferson Elementary School Drive-Through Parking Lot Provide a safe drop off and pick-up of students to reduce the conflict between students and vehicles RECOMMENDATION: This project cannot be funded at this time. Public facility improvement, lmi neighborhood	\$ 94,600	\$ -	\$ -	\$ (94,600)
7 Handicapped Pool Lift-Central Installation of a pool lift to improve handicapped accessibility at Central High School RECOMMENDATION: Fund at \$5,000 Goals/Performance Measurement Public Facility improved to provide accessibility	\$ 10,000		\$ 5,000	\$ (5,000)
8 Handicapped Accessibility-City Hall Review City Hall for ADA compliance/deficiencies as required by law and install improvements to comply with the federal disability Act. RECOMMENDATION: Fund as staff recommends. Goals/Performance Measurement Public Facility improved to provide accessibility Beneficiary/National Objective: handicapped accessibility, low/moderate income individuals	\$ 20,000	\$ -	\$ 17,000	\$ (3,000)
TOTAL PUBLIC FACILITIES FUNDING REQUESTS:	\$ 447,658	\$ -	\$ 258,083	\$ (189,575)

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Total Entitlement and Program Income	\$ 1,470,128			
	CDBG FUNDS REQUESTED	OTHER SUPPORTING FUNDS	RECOMMENDED 2010 CDBG BUDGET	Difference between requested and recommended funding
REDEVELOPMENT REQUESTS				
1 Redevelopment Management Redevelopment Management will consist of the following: developing effective strategies to attract development to Brownfield sites, vacant lands and underutilized properties; crafting innovative approaches to redevelopment efforts in the areas of site development techniques, financing and environmental remediation; and increasing the tax base through appropriate redevelopment initiatives. RECOMMENDATION: Fund as staff recommends.	\$100,000	\$0	\$ 97,384	\$ (2,616)
2 Six Points/Farmers Market Redevelopment Area This project will provide financial assistance to the Redevelopment Area. Eligible projects will include acquisition of underutilized buildings, demolition of dilapidated structures, renovation of eligible structures, new construction, or minor alterations to existing buildings and infrastructure. Efforts will focus on improving business and property values by targeting key structures that have an obvious detrimental affect on the aesthetic quality of the environment. RECOMMENDATION: Fund as staff recommends.	\$ 100,000	\$ -	\$ 35,000	\$ (65,000)
TOTAL REDEVELOPMENT FUNDING REQUESTS:	\$ 200,000		\$ 132,384	\$ (67,616)
Total Programmed			\$ 1,465,021	
1 CONTINGENCY Funds set aside to cover increased costs of previously approved projects and potential program cutbacks by HUD.			\$ 5,107	
TOTAL FUNDING REQUESTS:	\$ 2,151,193	\$ 436,392	\$ 1,470,128	\$ (653,498)

RECOMMENDATION: Approve as submitted and/or amended as appropriate.