

EXHIBIT 1

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assure access to services for targeted populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	54075		51960	54075	104.07%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	2		3	2	66.67%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0		20	0	0.00%

Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0		38	0	0.00%
Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	45960		42590	45960	107.91%
Increase supply of standard affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	5		10	5	50.00%
Provide strong program planning and administration	Administration	CDBG: \$	Other	Other	0	1		1	1	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

West Allis’s #1 and #2 goals are to redevelop abandoned/underutilized industrial sites by removing barriers to sustainable development and planning for improved neighborhoods, and eliminate slum and blighting influences. In 2020 completed large portions of new residential projects and commenced work on the Allis-Yards redevelopment that involved completion of several large residential/commercial developments. These Developments and the housing units they are creating are located on sites that were previously underutilized industrial sites that CDBG monies were used for planning purposes to develop a long range vision for the community. . The City continues to explore the utilization of CDBG dollars on the “block” level through the funding of potential neighborhood groups, direct neighborhood improvements (i.e.

connections, parks, employment opportunities) and community building within the City's LMA's. West Allis's #3 and #6 goals are to address the needs of low-moderate income neighborhoods by reducing crime through awareness programs, planning for improved neighborhoods, improving the conditions of neighborhood parks, and improving and developing the infrastructure for public facilities, and delivery and provision for providing social services or outreach programs. Activities such as Community Service Officer, Graffiti Removal and Gang Prevention allowed for additional public safety resources that would not otherwise be available to LMI neighborhoods without the use of CDBG funds. COVID impacted the delivery of some neighborhood public service programs. The Family Resource Center provided child daycare and structured workshop/activity services to 248 individuals. The Frail Elderly Home Service/Neighborhood Outreach Program (Eras-Senior Network) activity provided services to 387 older adults, allowing them to remain at home through services such as one-way rides, home chores/repairs, in-person visits, shopping trips, etc. The Police Department was also able to provide domestic violence support services to 22 adults and 25 children s in 2020. Additionally, the City funded WRTP/Big Step to assist LMI individuals who are unemployed or underemployed with job search assistance.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	689
Black or African American	77
Asian	7
American Indian or American Native	6
Native Hawaiian or Other Pacific Islander	1
Total	780
Hispanic	58
Not Hispanic	722

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

"The data in this chart is very difficult to verify. We reviewed the actual data for each activity entered into IDIS by taking the data entered into the activities in the system and not filtered through an IDIS report. We find this is s the most accurate information for CDBG activities"

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,486,131	1,145,749

Table 3 - Resources Made Available

Narrative

In 2020, West Allis expended the following funds: \$165,609.61 in Administration (CDBG Admin, Planning and Fair Housing) \$161,064.76 in Public Services \$72,935.36 in Housing Rehabilitation \$78,636.05 in Economic Development \$153,781.90 in Public Facilities \$632,027.68

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

West Allis has an established geographic area where 51% of the population is composed of LMI individuals, identified as the "planned geographic distribution" of CDBG investments. Several activities cover this large geographic area with 45,960 people being beneficiaries, including: Graffiti Removal, Gang Prevention, , Tree & Shrub Beautification, and Code Enforcement. Other LMA activities cover smaller areas with only a few block groups being served. Several other activities benefitted LMC clientele, all West Allis residents.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	26
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	40	26

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	4
Number of households supported through Acquisition of Existing Units	0	0
Total	10	4

Table 6 – Number of Households Supported

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

Goals were identified in 2020 AAP. In 2020, one new HOME funded affordable single-family home started construction with the goal of spring 2021 completion. Prior year funds were utilized to rehab single family homes and 2020 Single family Rehab funds were not fully utilized because the funds were not approved until October. Having the funds in time for construction/home rehab season results in delayed results. 2019 funds were utilized to rehab 3 single family homes that required above traditional amounts to address code items. 2018 funds were utilized to rehab 3 single family homes that required

above traditional amounts to address code items. In addition, several more applications were received, but did not meet the City's underwriting criteria. West Allis advertises our housing rehab loan program to include loans for “architectural barrier” removal for persons with disabilities. Applications for this type of rehab loan are minimal

Discuss how these outcomes will impact future annual action plans.

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

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	27	0
Low-income	3	0
Moderate-income	0	0
Total	30	0

Table 7 – Number of Households Served

Narrative Information

Section 215 requirements have been met by the City of West Allis, in as much as all housing units assisted with Consolidated Plan grant resources (CDBG and HOME funds) are by definition restricted to renters and buyers with incomes no more than 80% of the Area Median Income (AMI). West Allis’s affordable housing activities include housing rehab activities for existing homeowners. Affordable Housing CDBG activities did not serve homeless individuals. However, being a PHA, the Community Development Authority of the City of West Allis served over 149 formerly homeless Veterans (HUD-VASH) in 2020. Milwaukee County Outreach program conducted outreach to homeless individuals that helped find placements for 21 beneficiaries and ended their cycle of homelessness and connected 10 to community case management.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of West Allis was the first PHA in the Milwaukee-Waukesha MSA and possibly the first in the State to establish a preference for "homelessness" households applying for our HCV wait list. This preference was established in 2013 and has been in place for two openings of our HCV waitlist (2013 and 2015) and upcoming open enrollment of 2021. Additionally, the City of West Allis administers one of the largest HUD-VASH programs in the State of WI through which 149 formerly homeless Veterans have been able to identify safe, decent and affordable housing in West Allis. The City of West Allis has worked very closely with the City of Milwaukee Grants Administration as they function as the lead agency for the local CoC. The City of West Allis maintains a chartered seat on the CoC Board of Directors. It is through this seat as well as many other CoC related activities that the City of West Allis helps develop and implement policies that assist in reducing and ending homelessness as well as other CoC charges. Included in this work is active participation in the bi-annual PIT counts, development of the NOFA scoring tool as well as participation in the review and ranking of NOFA funded projects. Further, West Allis maintains two active HMIS user licenses and voluntarily enters not only our allocation of VASH VO's in the HMIS system but HACM's as well (250+). The entry of VASH data into HMIS is strongly encouraged by HUD but not mandated and it is through our entry of both our data as well as HACM's that the local CoC is able to maintain 85% bed coverage within HMIS which is a significant scoring matrix in the NOFA.

West Allis work with Milwaukee County Homeless Outreach has formed collaborative efforts with the FIRE and Police Departments to address homeless issues as well as relationships with community groups to work together to meet individual needs (food pantries, street angles, etc.)

Addressing the emergency shelter and transitional housing needs of homeless persons

West Allis, as a member of the Milwaukee City/County Continuum of Care, participated in the development, implementation and progress of the adopted CoC 10-Year Plan to End Homelessness, which can be found at: www.milwaukeeecoc.org. The CoC Board meets quarterly to review member agencies' progress towards accomplishing the stated goals of the 10-Year Plan. The CoC operates a Housing First model of care and continues to expand Coordinated Entry throughout the continuum. This is in addition to the City's ongoing participation in the bi-annual Point In Time Count.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care

facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

West Allis does not have the organizational structure, being a City of 60,000, to target, monitor, nor run programs for homelessness. West Allis relies on our ties with the CoC and Milwaukee County to direct those in need of services that are unable to be provided services in or by West Allis. Staff provides consultation to inquiring individuals on where to apply or to whom to contact. Staff also has ties to the West Allis-West Milwaukee school district homeless prevention staff and directs families to that contact when necessary.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

<div>As a member of the local Continuum of Care (CoC) Board of Directors the City of West Allis participates and influences many of the decisions related to ending homelessness across all demographics in Milwaukee County. Additionally, the City of West Allis actively enters both our own allocation of Veterans Administration Supportive Housing (VASH) Vouchers in the Homeless Management and Information Systems (HMIS) database to assist with identifying trends and ensuring that the needs of Veterans is being met. The City of West Allis is also actively represented as member of the State of Wisconsin HMIS Advisory Board.</div><div></div><div>The City of West Allis was the first large PHA in Wisconsin that has a “homeless” preference for Housing Choice Voucher (HCV) applicants. This preference was introduced prior to the opening of our 2013 and 2015 waiting lists. The City of West Allis’ active use of a homeless preference coupled with an active use of the HMIS database better ensures that we are able to identify and house homeless families. Further, The City of West Allis actively works with the Milwaukee County Housing Division to ensure that families are connected with the appropriate social services with housing being identified as the most pressing need. While these families may not “lease up” in the City of West Allis many do access safe, decent, and affordable housing along with access to the resources necessary to maintain it.</div><div></div><div>In 2020 the City of West Allis was able to house 26 families who presented as homeless or with a history of homelessness. To ensure that families can find available housing options, a computer kiosk is maintained in the Housing offices that assists families search for units online. Landlords also list available units both in the City’s Housing Office and on the City of West Allis website.</div>

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

West Allis does not have any public housing, however the Community Development Authority of the City of West Allis acts as the PHA and has approval of 606 Housing Choice Vouchers, of which 149 are VASH for homeless veterans. Through the administration of these 606 HCVs, West Allis addresses as many low-income housing needs as possible with the limited number of vouchers that have been awarded by HUD, by offering rent assistance to up to 606 individuals. The rent assistance program provides a subsidy, based on the household's income, that helps pay a households' rent.

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

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

Actions taken to provide assistance to troubled PHAs

The Community Development Authority of the City of West Allis (the PHA) is in good standings with HUD and is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

West Allis's zoning code is very flexible when it comes to allowing multi-family developments and allows duplexes to be rebuilt on a previously-platted lot even if the plot of land is nonconforming to today's codes. West Allis's fees and charges are no higher than surrounding communities'. West Allis is a completely-built-up community, so there are no growth limitations and the City actually encourages dense development. The City has 18 Tax Increment Finance Districts, of which some are home to affordable housing developments. The City utilizes a portion of its HOME funds to construct new affordable single family lots on 30 by 100 ft. lots. One new home commenced construction in 2020.

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

West Allis provides funding to various Public Services activities which address obstacles to meeting underserved needs. The Frail Elderly Home Services – West Central Interfaith program provided outreach services to 387 elderly individuals, of which over 90% were either low-income or extremely low-income. These individuals received services such as referrals, advocacy, and transportation to grocery shopping, home chore/repair assistance, etc. The WISH activity (domestic violence support group) provided support to 22 adults and 25 children underserved beneficiaries who were in need of supportive services during a very difficult time in their lives (94% LMI). Program pivoted to offer online services based on the COVID pandemic. The Family Resource Center activity provided structured workshops, playgroup activities, and resource/referral services to a total of 248 (94% lmi) individuals in 2020. The program pivoted based on COVID and conducted virtual meetings and to go items for work groups. All of these services would not have otherwise been available to the underserved beneficiaries if not for the use of CDBG funds.

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

Upon initial inspection for homebuyer and rehabilitation loan programs, all deteriorated paint surfaces are identified as lead hazards. Correction of any identified lead hazards is incorporated in the scope of work and correction of these hazards is a mandatory part of these programs. The City of West Allis verifies that all contractors working with our rehabilitation loan program have a current Lead Safe Renovator certification, as required by state law. If lead abatement is required, lead abatement company certification must be submitted prior to contracts being signed. The health department performs lead dust clearance testing after completion of any work disturbing a painted surface. Staff provides all applicants for assistance the standard lead notifications depending on the scope of the project.

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

WWBIC micro-enterprise assistance, which provided technical assistance to owners of and persons developing micro-enterprise businesses. This program provided skills training to 46 individuals who own or want to own a small business, allowing them the sufficient skills needed to produce cash flow for their business, avoiding financial crises and possibly increase one's income.

West Allis continued with its housing rehab loan program, providing low-interest or zero interest loans to low- and moderate-income homeowners. This program allows for household members to remain in their homes by providing financial assistance for necessary home repairs. The program offers loans at rates lower than the private sector and prevent low-income households from living in substandard conditions.

West Allis also continued with its economic development loan program, requiring new job creation to low-moderate income individuals, providing job opportunities to households who may be at a poverty-level prior to their new job hiring. In 2020, the City closed loans and approved another for closing in 2021. The loans are projected to add 19 new jobs in the future. The loans were funded with 2019 funds (Double B's BBQ 3 FTE; Carries Crispies- 3 FTE, BT Enterprises, LLC WA – 3 FTE,s and The Reunion – 10 FTEs). Throughout 2020, staff worked with two brewery prospects that anticipate to add 15 new FTE jobs and anticipate to close in 2021. The City also committed \$200,000 CDBG loan for GG 003 LLC for the creation of a dental office to be located at 7020 W. National Avenue that is anticipating to close in 2021. In 2020, Alphonso's Pizza (2-18 loan) added two part-time employees for 1 FTE position.

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

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

The CDBG Program for the City of West Allis is administered through the Department of Development's Community Development Division (now called Planning and Zoning). The goal of the City is to form a strong, well-defined civic infrastructure. Activities in 2020 included rezoning of manufacturing sites in LMI neighborhoods in to commercial or more restrictive zoning on manufacturing so that there are less conflicts with less than desirable uses to conflict with the quality of family neighborhoods. Also, the City updated its Comprehensive Plan and introduced the Hwy. 100 Commercial Corridor study. Also a housing market study initiative was commenced in 2020 and will be published in 2021.

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

West Allis participated in webinars or virtual conferences on housing, planning, development or other programs related to the strategies of the City's CDBG Consolidate Plan. . Discussions of started with Milwaukee County and Developer about creating affordable senior housing. During 2020, the City partnered with Community Advocates to help deliver a COVID rent assistance program. Further, the City worked with Milwaukee County on addressing the issues of homelessness in West Allis by building collaboration efforts with the West Allis Fire, Police, and Health Dept. West Allis also continues a strong and open relationship with several local social service agencies, such as Family Resource Center, WWBIC and ERAs, all of whom are funded by West Allis CDBG funds under public service and economic development activities. From 2019 and throughout 2020, the City supported efforts of KIVA by providing matching grant assistance for individuals to help grow or expand a business.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Milwaukee HOME Consortium completed an analysis of impediments in 2020 and West Allis is currently a participate in the Regional AI (or version of) with Milwaukee County, the City of Milwaukee the City of Wauwatosa and Waukesha County. The City of Milwaukee Grants Administration was the lead agency for the AI. The 2020 report made recommendations in addressing the impediments to Fair Housing. West Allis is planning to effectively address several of these recommendations through use of the CDBG, Section 8 and VASH Vouchers, and HOME funds.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

West Allis has developed and implemented a system for monitoring the expenditure of CDBG and HOME funds and to ensure attainment of its CDBG and HOME program objectives. It has also developed an annual monitoring strategy for managing all activities, and those organizations which deliver them to the City. All non-governmental Community Development Block Grant (CDBG) sub recipients sign sub grantee agreements and all governmental CDBG sub recipients sign intergovernmental agreements that enumerate program requirements. Monitoring consists of both desk and on-site reviews. On-site reviews consist of periodic site visits which will include an in-depth review of agency, project and client files. Desk monitoring takes place twice a year, when all sub recipients are required to submit a semi-annual report to staff in July, and an annual report in January. Findings of non-compliance are followed through to resolution, and a sub recipient's performance record enters into subsequent funding determinations. The City monitors its own performance through Development Department and Finance Department staff, including the timeliness of project implementation to ensure compliance with HUD's timeliness standards.

Monitoring Activity

- Establish proper monitoring and oversight for all sub recipients, community housing development organizations, developers, and contractors
- Ensure that the activities funded are in compliance with the program regulations
- Ensure timeliness of the projects and expenditure of funds
- Ensure that Master File Checklists and Financial Checklists are complete and accurate
- Ensure that partners have implemented proper file and record keeping procedures
- Ensure that partners have established systems for obtaining documentation of required reporting elements
- Ensure long term compliance with sub recipient, community housing development organization, developer and contractor agreements and/or loan commitment agreements

Davis- Bacon Compliance/Section 3: The Community Development Division oversees the enforcement of Federal labor standards, include prevailing wage rates. The City provides technical assistance to local contracting agencies through monitoring and oversight of HUD approved projects. Section 3 requirements are incorporated into bidding advertisement, bidding documents, and contracts, and are required to be submitted to the City prior to work commencing. Minority, Women, and Disabled Persons in Business: Through the bidding process, the City strongly encourages expanded opportunities for MBE/WBE/DBE businesses. BIDs are forwarded to the WEDC Department of Minority Businesses and the City forwards BIDS requests to organizations representing various ethnic groups. In the advertising documents, MBE/WBE/DBE businesses are encouraged to bid on a project.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of West Allis follows HUD’s citizen participation guidelines for an Annual Action Plan and Consolidated Plan. In 2020, steps utilizing the HUD conditional waivers were utilized that permitted online postings and virtual public participation. Staff followed the general steps: (1) publication in City’s official newspaper, emails to CDBG “solicitation” list, posting in City buildings, and posting on City website seeking public comment and ideas in developing goals and projects for the next year’s funding; (2) hold public comment meeting; (3) publication in City’s official newspaper, emails to CDBG “solicitation” list, posting in City buildings, and posting on City website that the City is accepting/soliciting for applications for the next year’s funding; (4) public hearing at Block Grant Committee meeting to consider all proposals submitted for the next year’s Annual Action Plan(conducted virtually during a Zoom Common Council meeting, broadcasted on YouTube as well; (5) review/approval of Annual Action Plan by Common Council; (6) notice of making the Annual Action Plan available for review and public comment; (7) notice to public of a Finding of No Significant Impact on the Environment.

No Public Comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

For the reporting period requested. There were no changes to the PJ's objectives. These are being currently evalutated as a result of the Con Plan and Regional Anaylisis of Impediments that were recently completed.

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

No

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

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