



COMMUNITY ADVOCATES

Where Meeting Basic Needs Becomes a Goal

August 23, 2009

William R. Tisdale
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Milwaukee County Continuum of Care is hereby committing to allow the Metropolitan Milwaukee Fair Housing Council (MMFHC) to coordinate with our agencies on activities it is proposing to conduct with funding from the US Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP). MMFHC's activities will fill needs that have already been identified by our Continuum of Care members.

If MMFHC's proposal is granted a FHIP award, our organization will permit MMFHC to provide the following to our Continuum of Care members, as per the Statement of Work submitted in MMFHC's proposal:

- 1) Serve as host and assist in the coordination of a fair housing presentation conducted by MMFHC to Continuum of Care member agencies.
- 2) Serve as host and assist in the coordination of fair housing training conducted by MMFHC to all members of Community Advocates' staff who will work with placing individuals and families in homes
- 3) Distribute MMFHC "Understanding Your Rights" (in English, Spanish and Hmong) fair housing brochures for distribution to program participants
- 4) Provide technical assistance to help ensure that MMFHC's educational services address client needs

We estimate involvement in this project at 480 hours during the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair-market value of [REDACTED] of in-kind support.

Sincerely,


Joseph L. Volk
Executive Director



August 26, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Options for Independent Living, Inc. is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of *Options* for Independent Living, Inc.
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Options for Independent Living, Inc. has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas J. Diedrick', is written over a white background.

Thomas J. Diedrick
Executive Director



925 W. Northland Avenue Appleton, WI 54914
Phone (920) 739-6811 Fax: 739-6817 TDD: 731-2406

August 31, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Appleton Housing Authority hereby commits an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

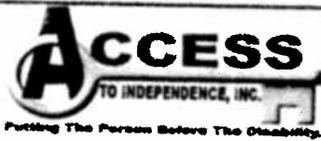
- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of the Appleton Housing Authority
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs
- Allow MMFHC to co-present during our homebuyer education classes to provide information on fair housing and fair lending practices.

The Appleton Housing Authority has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,


Debra Dillenberg
Executive Director



301 S. Livingston St. Suite. 200 Madison, WI. 53703
608-242-8484 (V) • 800-362-9877 • 608-242-8485 (TTY) • 608-242-0383 (FAX)
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Dodge and Green Counties

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Access to Independence is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Access to Independence
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Access to Independence has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Dee Truhn
Executive Director





Pastor David Smith, President

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The African American Council of Churches (AACC) is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of the AACC
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs
- Allow MMFHC to co-present during our homebuyer education classes to provide information on fair housing and fair lending practices.

The African American Council of Churches has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Pastor David A. Smith, Sr.
President



Serving Calumet, Outagamie and Waupaca Counties

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Aging & Disability Resource Center serving Calumet, Outagamie, and Waupaca Counties (ADRC) is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations.
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of the Aging & Disability Resource Center serving Calumet, Outagamie, and Waupaca Counties.
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs.

The Aging & Disability Resource Center has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Todd Romenesko
Director
Calumet Co. Dept. of
Human Services

Rosemary Davis
Director
Outagamie Co. Dept. of
Health and Human Services

Ted Phernetton
Director
Waupaca Co. Dept of
Health and Human Services

CALUMET COUNTY
206 Court St.
Chilton, WI 53014
920-849-1451
www.co.calumet.wi.us

OUTAGAMIE COUNTY
401 S. Elm St.
Appleton, WI 54911
920-832-5178
www.co.outagamie.wi.us

WAUPACA COUNTY
311 Harding St
Waupaca, WI 54981
715-258-6400
www.co.waupaca.wi.us

**Aging & Disability
Resource Center**
of Brown County



*"Building a community that values, empowers, and supports
seniors, persons with disabilities, and their caregivers."*

August 26, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Aging & Disability Resource Center of Brown County is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of the Aging & Disability Resource Center of Brown County
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

The Aging & Disability of Brown County has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Sunny Archambault
Director

Sunny Archambault, Director
300 South Adams Street, Green Bay, WI 54301 • (920) 448-4300
TTY: (920) 448-4335, Fax: (920) 448-4306
BC_Aging_Disability_Resource_Center@co.brown.wi.us



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Menasha, WI 54952
(920) 725-0943
Fax: (920) 725-1531

www.arcfoxcities.com
info@arcfoxcities.com



United Way Fox Cities

August 26, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Arc Fox Cities is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of The Arc Fox Cities
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

The Arc Fox Cities has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Beth Tourville
Executive Director

A·R·C

OF GREATER MILWAUKEE

ADVOCACY RESOURCES COMMITMENT
Serving individuals with disabilities and their families.

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

ARC of Greater Milwaukee is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of ARC of Greater Milwaukee
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

ARC of Greater has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,



Vicki Spataro Wachniak
Executive Director
ARC of Greater Milwaukee



Arc - Winnebago County Disability Association, Inc.
115 Washington Street, Suite A • Oshkosh, Wisconsin 54901
Phone: (920) 236-9230 • www.arcwinnebago.com • Fax: (920) 236-8830



August 25, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Arc - Winnebago County Disability Association is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of Arc - Winnebago County Disability Association
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Arc - Winnebago County Disability Association has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Lea Kitz
Executive Director





BadgerAssociation

Your **VISION** Resource Center

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Badger Assn. of the Blind & Visually Impaired is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of the Badger Assn. of the Blind & Visually Impaired.
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

The Badger Assn. of the Blind & Visually Impaired has no legal or administrative affiliation with MMFHC.

Page 2

September 4, 2009

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Brockman".

Kathleen Brockman
Secretary, Board of Directors

Blessed Deliverance Missionary Baptist Church



2215 N. 23rd Street, Milwaukee, WI 53205
414-763-9133 *blessdeliverance@aol.com

Rev. James A. Phillips, Pastor

Deacon Charles Miller, Deacon Chairperson

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Blessed Deliverance Church is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

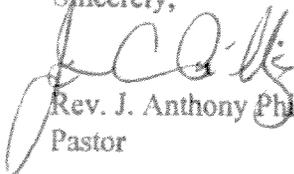
If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, church parishioners, volunteers or members of Blessed Deliverance Church
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Blessed Deliverance has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,


Rev. J. Anthony Phillips
Pastor

RATING FACTOR 2: NEED/DISTRESS/EXTENT OF THE PROBLEM (20 points)

Equal housing opportunity remains an elusive dream for many people throughout Wisconsin. Our communities are injured by ongoing illegal housing discrimination, persistently segregated housing patterns, and the corrosive effects of predatory lending. However, many residents are unaware of their fair housing and fair lending rights. This section will describe the urgent need for fair housing and fair lending education and outreach services to underserved persons, veterans and the homeless. MMFHC will conduct education and outreach services targeted to the needs of each of these groups (see Factor 3), empowering them to understand their rights, recognize illegal discrimination and unfair lending, and seek a legal remedy.

Need for Proposed Project Activities in Metropolitan Milwaukee

MMFHC proposes to conduct outreach and education services in Metropolitan Milwaukee to each of the above-noted demographic groups. Census data and academic analyses indicate that despite increases in racial and ethnic diversity, Milwaukee remains among the five most segregated metropolitan areas in the US.¹ While blacks and Asians have grown fractionally more integrated with whites, Hispanics have grown more segregated, and the overwhelming majority of Milwaukeeans live in single-race neighborhoods.² More than 95% of Milwaukee County blacks live in the City of Milwaukee; the same is true of 87% of Hispanics and 72% of Asians.³ The City of Milwaukee is internally segregated to a similar degree.⁴ For instance, Hmong households are disproportionately concentrated in just two zip codes.⁵ Milwaukee is home to at least 20,000

¹ Lewis Mumford Center for Comparative Urban and Regional Research, *Metropolitan Racial and Ethnic Change – Census 2000*. 4/01. <http://mumford.albany.edu/census/> Also Borsuk, Alan J., and Sykes Jr., Leonard. "City Population lowest since 1940: Minorities outnumber whites for first time." *Milwaukee Journal Sentinel (MJS)*, 3/8/01, www.jsonline.com; Millard, Pete. "Viva Latinos! Hispanic population grows on Milwaukee's south side." *The Business Journal*, 3/30/01.

² Lewis Mumford Center, 4/01. <http://mumford.albany.edu/census/>

³ U.S. Census 2000. http://factfinder.census.gov/home/saff/main.html?_lang=en.

⁴ Lewis Mumford Center, 4/01. <http://mumford.albany.edu/census/>

⁵ McCord, Melissa. "Bracing for 3,300 Refugees." *Wisconsin State Journal (WSJ)*, 6/14/04, www.madison.com.

Hmong.⁶ Overall, over 50,000 Hmong reside in Wisconsin, the third-largest Hmong population in the US.⁷ Extreme levels of segregation exclude minorities from living in suburban communities that have experienced greater job growth and economic prosperity. Most white communities in metropolitan Milwaukee have relatively stable economies and solid infrastructures. In contrast, minority communities continue to experience disinvestment, resulting in reduced employment and educational opportunities. While Milwaukee County lost overall population between 2000 and 2005, its Hmong population grew 22% and its Latino population grew almost 20%.⁸ The proposed activities are also urgent because approximately half of all Spanish- and Hmong-speaking persons in Wisconsin have LEP, which further limits their ability to protect their housing rights.⁹ Milwaukee has 46 census block groups in which 16-40% of households are comprised of persons with LEP.¹⁰ For this reason, the City of Milwaukee's Analysis of Impediments to Fair Housing Choice (AI) recommends proactive fair housing/lending outreach to linguistically isolated people.¹¹

Both Milwaukee County and City AIs identify discrimination in the rental, sales and lending markets as an impediment to fair housing choice.¹² Specifically, Milwaukee-area blacks have distinct needs for fair housing/lending information. Over the last 5 years, MMFHC has taken more complaints based on race than any other protected class; the overwhelming majority filed by African Americans. Blacks also filed a disproportionate number of disability and familial status complaints. Other statistics also illustrate that blacks are especially vulnerable to discrimination.

⁶ Johnson-Elie, Tannette. "Helping Hmong 'get over their fear of the law.'" *MJS*, 4/24/07.

⁷ Ibid.

⁸ US Census American Community Survey, 2005.

http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=ACS&_submenuId=datasets_2&_lang=en.

⁹ US Census American Community Survey, 2005.

http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=ACS&_submenuId=datasets_2&_lang=en.

¹⁰ City of Milwaukee, "Analysis of Impediments to Fair Housing Choice," 2005.

<http://www.city.milwaukee.gov/display/displayFile.asp?docid=13004&filename=/User/jsteve/MilwaukeeAI.pdf>.

¹¹ City of Milwaukee, "Analysis of Impediments to Fair Housing Choice," 2005.

<http://www.city.milwaukee.gov/display/displayFile.asp?docid=13004&filename=/User/jsteve/MilwaukeeAI.pdf>.

¹² Milwaukee County, "Fair Housing Impediments Report," 1994; City of Milwaukee, "Analysis of Impediments to Fair Housing Choice," 2005.

<http://www.city.milwaukee.gov/display/displayFile.asp?docid=13004&filename=/User/jsteve/MilwaukeeAI.pdf>.

Almost 19% of Milwaukee-area blacks have disabilities, compared to just 12.6% of whites. Among seniors, the disparity is even worse: 54% of blacks over 65 are disabled, compared to just 34% of whites. Blacks also comprise 62% of Milwaukee's homeless population, a figure disproportionate to their overall numbers in the area.¹³ These factors all indicate that blacks are vulnerable to housing discrimination based on numerous protected classes and acutely experience its effects.

Metropolitan Milwaukee has a strong need for fair housing education for persons with disabilities, especially regarding accessibility. Compliance with the accessibility requirements is of critical concern given the recent boom in new construction when nearly 13,000 new units in multifamily projects were built across the metropolitan area.¹⁴ Moreover, according to a Milwaukee area independent living center more calls are related to housing for people with disabilities than any other issue.¹⁵ MMFHC will emphasize outreach to veterans; 28% of whom in Milwaukee County have disabilities, compared to 17% of the overall population.¹⁶ Further, area veterans are almost 3 times more likely than others to be homeless; nearly 1 in 5 homeless adults is a veteran.¹⁷ For this reason, as well as the risk of homelessness caused by foreclosures and discrimination, MMFHC will target homeless persons and their advocates for outreach.

There is an urgent need for fair lending education. MMFHC conducted intake of 165 lending complaints in 2006, 229 in 2007, and 383 in 2008. Milwaukee has, along with Philadelphia, the nation's greatest race-based disparities in overall residential loan denial rates.¹⁸ Milwaukee's mortgage crisis affected low-income African American neighborhoods more than in other parts of

¹³ Milwaukee Continuum of Care. "Homelessness in Milwaukee: Results of the January 25, 2007, Point in Time Survey of Milwaukee's Homeless Citizens." <http://www.badgerlaw.net/Data/DocumentLibrary/Documents/1190730740.03/>

¹⁴ Wisconsin Department of Administration Annual Housing Surveys, 1999-2003.

¹⁵ Interview with Karen Avery, Associate Director, IndependenceFirst, 6/18/04.

¹⁶ US Census, <http://factfinder.census.gov>

¹⁷ Milwaukee Continuum of Care. "Homelessness in Milwaukee: Results of the January 25, 2007, Point in Time Survey of Milwaukee's Homeless Citizens." <http://www.badgerlaw.net/Data/DocumentLibrary/Documents/1190730740.03/>

¹⁸ City of Milwaukee, "Annual Review of Lending Practices of Financial Institutions." 2006.

http://www.city.milwaukee.gov/displayFile.asp?docid=601&filename=/User/pmensa/2006_LendingReport.pdf

the US.¹⁹ Milwaukee has some of the greatest racial disparities in subprime lending in the US; in Milwaukee County, only 20% of white borrowers have high-cost loans, compared to almost 70% of blacks, 46% of Hispanics, 40% of American Indians and 34% of Asians.²⁰ Subprime lending is also heavily concentrated in minority neighborhoods. For example, homeowners in predominately minority neighborhoods are almost 12 times more likely to receive a subprime refinance loan than homeowners in predominately white neighborhoods.²¹ And while subprime refinancing loans declined in mostly white suburbs in recent years, their numbers continue to be high in inner-city neighborhoods.²² Milwaukee blacks are twice as likely as whites to get subprime refinance loans.²³ Moreover, upper-income blacks are more likely to be denied prime rate loans than moderate-income whites, which has the effect of driving blacks into the subprime market.²⁴ As a result, up to half of area blacks who receive subprime refinance loans could qualify for prime rate loans.²⁵ A 2008 study reported that of 25 metropolitan areas, Milwaukee is the “worst city” for home purchase and refinance loans, including the prime denial disparity ratio for blacks, Latinos and whites, and the non-prime market share disparity in minority and white census tracts.²⁶

Predatory lending is still very poorly understood by the public and results in few enforcement actions.²⁷ Milwaukee’s AI recommends fair lending education to effectively remedy or avoid exploitive loans.²⁸

¹⁹ Spivak, Cary and Daniel Bice. “Loans came easily, then fell apart.” MJS, 9/21/08.

<http://www.jsonline.com/business/32503914.html>

²⁰ HMDA Loan/Application Register, 2005. Data compiled by the Nonprofit Center of Milwaukee, 2007.

²¹ ACORN, 2004.

²² Pasawarat, John. “Milwaukee’s Housing Crisis: Housing Affordability and Mortgage Lending Practices.” University of Wisconsin – Milwaukee Employment and Training Institute, 10/07.

<http://www4.uwm.edu/eti/2007/HMDACensusUpdate.pdf>

²³ Ibid.

²⁴ Johnson-Elie, Tannette. “Home loan disparities between blacks, whites tell familiar tale.” MJS, 10/28/03, www.jsonline.com.

²⁵ Stotmeister, Dan, Marv Kamp and Jeff Larvik, “Subprime and Predatory Lending: What Communities and Housing Groups Need to Know and Do,” presented at the Wisconsin Fair Housing Network’s Fair Housing Conference, 4/6/01.

²⁶ NCRC, “Income is no shield II.” 7/08.

<http://www.ncrc.org/images/stories/pdf/research/income%20is%20no%20shield%20ii.pdf>

²⁷ City of Milwaukee Equal Rights Commission. 1998-1999 Annual Report. 1999.

Need for Proposed Project Activities in Dane County

MMFHC will conduct fair housing/lending outreach activities in Dane County through its satellite, the Fair Housing Center of Dane County (FHCGM). Dane County has become more diverse but nonetheless has largely unchanged patterns of residential segregation.²⁹ In the 1990s the County's total population grew by 16%, while the black population grew by over 60%. Between 2000 and 2005, Latino and Hmong populations in the county experienced very rapid growth, with 37% and 91% increases, respectively.³⁰ Dane County minorities remain disproportionately concentrated in Madison, away from job opportunities in suburban areas³¹ and are disproportionately concentrated within the City in a handful of neighborhoods.³²

As in other parts of the state, roughly half of Dane County Spanish- and Hmong-speakers have LEP, creating a growing urgency for fair housing education, including translated materials. The County's AI states that fair housing education is necessary to overcome the language barrier that impedes identifying and addressing discrimination.³³

FHCGM complaint data indicate that minorities, persons with disabilities and other groups continue to face discrimination based on all federally protected classes. As in Milwaukee, this data is supported by information from other local organizations. For instance, Dane County's Joining Forces for Families Program, which is comprised of 26 interagency teams that provide human services, reports that housing has "become the number one issue for families we serve."³⁴ One-third

²⁸ City of Milwaukee, "Analysis of Impediments to Fair Housing Choice," 2005.

<http://www.city.milwaukee.gov/display/displayFile.asp?docid=13004&filename=/User/jsteve/MilwaukeeAI.pdf>.

²⁹ Schneider, Pat. "No gains in housing integration: City census shows stagnation." *The Capital Times*, 4/5/01. See also Hall, Andy. "Census: Dane County growth led state in '90s." *WSJ*, 3/9/01, and Hall, Dee J. "Hispanic Population: For new residents, challenges abound." *WSJ*, 3/9/01. All available at www.madison.com.

³⁰ US Census American Community Survey, 2005.

http://factfinder.census.gov/servlet/DatasetMainPageServlet?_program=ACS&_submenuId=datasets_2&_lang=en.

³¹ See Schneider, 4/5/01, and "Census confirms good, healthy local growth." *WSJ*, 3/10/01. www.madison.com.

³² Mosiman, Dean, "Poor city renters are segregated." *WSJ*, 2/22/02. www.madison.com; U.S. Census, 2000. http://factfinder.census.gov/home/saff/main.html?_lang=en.

³³ Dane County, "Analysis of Impediments to Fair Housing Choice," 2004.

³⁴ Personal correspondence from Ron Chance, Community Programs Manager for Dane County Department of Human Services, 5/8/02.

of all requests for information received by the local independent living center are about housing issues.³⁵ Local CDBG programs further acknowledge that there is ongoing housing discrimination within their jurisdictions and that there is a continued need to address the problem via fair housing education. Dane County's AI notes that there is a need for education on the topic of accessibility for people with disabilities, especially because of the "increasing number of elderly persons in Dane County over the next 30 years, many of whom will have physical disabilities."³⁶

Dane County minorities face enduring barriers to the sales market, and when they do enter the market, there is evidence that they do so on unequal terms. As a result, local minorities have an ongoing need for fair housing education that focuses on home purchase and lending processes. For instance, blacks are the largest minority group in the area, but participate in the rental market at disproportionate levels – 81% of black households rent, compared with just 39% of white households, a disparity much greater than that experienced on the national level.³⁷ As in Milwaukee, Dane County minorities are in great need of education on the topic of fair lending. In 2005, only 9.6% of white borrowers in Dane County received high-cost loans, compared to 41% of blacks, 23% of Hispanics, 19% of Native Americans and 12% of Asians.³⁸ While Dane County has historically experienced low foreclosure rates, the predatory lending disaster has had an effect here, too. Dane County foreclosures grew a staggering 311% between 2004 and 2008.³⁹

In addition, Dane County veterans and homeless populations also have serious and overlapping needs for fair housing education. Twenty-one percent of Dane County veterans have disabilities, compared to just 11% of the non-veteran population.⁴⁰ In 2007, 13% of Dane County's

³⁵Personal correspondence from Valerie Brown, Information and Referral Coordinator, Access to Independence, 4/24/07.

³⁶ Dane County, "Analysis of Impediments to Fair Housing Choice," 2004.

³⁷ US Census, 2000. http://factfinder.census.gov/home/saff/main.html?_lang=en.

³⁸ HMDA Loan/Application Register, 2005. Data compiled by the Nonprofit Center of Milwaukee, 2007.

³⁹ "Dane County foreclosures hit new high in July." DaneCountyMarket.com Report, 2009.

<http://danecountymarket.com/article.jsp?id=151>

⁴⁰ US Census, <http://factfinder.census.gov>

homeless single men were veterans, a figure far out of proportion with the population as a whole.⁴¹ This number may increase, as according to a local report, “Dane County’s homeless advocates, anticipating a greater need from soldiers returning from Afghanistan and Iraq, are focusing more resources on veterans.”⁴² The County’s overall population of homeless persons is growing, too, as evidenced by a 17% increase from 2007 to 2008 and “area social service providers say the fallout from the recession has yet to hit home.”⁴³ In 2007 “about 34% of all who entered a shelter . . . reported that someone in the family had existing medical problems and/or a physical disability.”⁴⁴ Further, in 2007, “70% of homeless shelter users described themselves as non-white; African Americans made up the largest group. Eighty-six percent (86%) of families, 63% of single women, 59% of single men and 68% of unaccompanied youth identified themselves as non-white.”⁴⁵ In sum, homeless persons are far more likely to have disabilities or be minorities than the rest of the population, demonstrating their vulnerability to discrimination and their urgent need for fair housing assistance.

Need for Proposed Project Activities in Northeast Wisconsin

MMFHC will conduct fair housing and lending outreach activities in Brown, Calumet, Outagamie and Winnebago Counties through its satellite, the Fair Housing Center of Northeast Wisconsin (FHCNW). The FHCNW service area contains two Metropolitan Statistical Areas – Appleton-Neenah-Oshkosh and Green Bay. Both have been historically homogenous and continue to face barriers to integration, including housing discrimination. The Green Bay CDBG Program, for instance, states in its AI and Consolidated Plan (CP) that fair housing impediments include

⁴¹ City of Madison Community Development Office, “2007 Annual Report on the Homeless Served in Dane County.” 2008.

⁴² DeFour, Matthew. “Homeless services to focus more on returning veterans.” *WSJ*, 10/26/08. www.madison.com/wsj/home/local//index.php?ntid=311347

⁴³ DeFour, Matthew. “Dane County’s estimated homeless population rises.” *WSJ*, 4/19/09. www.madison.com/wsj/topstories/447677

⁴⁴ City of Madison Community Development Office, “2007 Annual Report on the Homeless Served in Dane County.” 2008.

racial isolation and intolerance for minorities as well as persons with disabilities.⁴⁶ Despite these conditions, minority migration to these communities is increasing and these new residents will need fair housing and fair lending education if they are to avoid illegal discrimination.

Northeast Wisconsin Latinos and Southeast Asians, in particular, have a strong need for fair housing services. Winnebago County's Asian population grew 67.4% during the 1990s, and the Hispanic population grew 174%.⁴⁷ In Brown County, the Hispanic population grew 470% and the Asian population grew 98%, while the white population grew just 10.8%.⁴⁸ Calumet and Outagamie Counties experienced similar increases. Additionally, northeastern Wisconsin has received a new influx of Hmong refugees within the last few years.⁴⁹ This makes outreach to this population – including translated educational materials – especially urgent. Recent episodes of violence between white and Hmong individuals have heightened racial tensions in the area.⁵⁰ Further, the region's diversification has not reduced segregation. Minorities remain highly concentrated within Green Bay, Appleton, and Oshkosh, and are further segregated within those cities. In Oshkosh, for example, minorities are disproportionately concentrated in 5 census tracts.⁵¹ Both Appleton and Green Bay CPs and AIs recognize the importance of fair housing education in eliminating discrimination against members of protected classes.⁵²

⁴⁵ Ibid.

⁴⁶ Green Bay, Analysis of Impediments to Fair Housing Choice, 1996.

⁴⁷ Ebert, Karl. "Growing diversity," The Oshkosh Northwestern, 3/9/01, www.thenorthwestern.com.

⁴⁸ Srubas, Paul. "Hispanic influx tests schools," Green Bay Press-Gazette (GBPG), 3/17/01. www.greenbaypressgazette.com.

⁴⁹ Pabst, Georgia. "3000 Hmong Expected to Settle in Wisconsin," MJS, 4/22/04.

<http://www.jsonline.com/story/index.aspx?id=231514>.

⁵⁰ For instance, see Imrie, Robert. "Hunter Killings Spur Cases of Racial Animosity." Capital Times, 12/13/04. www.madison.com.

⁵¹ Srubas, 3/17/01, www.greenbaypressgazette.com, and Oshkosh, 2000-2004 Consolidated Plan, 2000.

⁵² Green Bay, Analysis of Impediments to Fair Housing Choice, 1996; City of Appleton Analysis of Impediments to Fair Housing Choice, 2006.

www.appleton.org/departments/finance/cdbg/Analysis%20of%20Impediments%202006.pdf.

Metropolitan Green Bay had the sixth-fastest-growing Hispanic population in the US in the 1990s; yet, Hispanics are highly concentrated in a small number of census tracts;⁵³ which contain some of the oldest and most dilapidated housing in the area. Moreover, Latinos and other minorities in Northeast Wisconsin consistently cite the presence of discrimination as a significant obstacle in the community. In fact, in one study Hispanics cited discrimination as a major drawback to living in Brown County.⁵⁴ In addition, cultural and language barriers prevent many Latinos from purchasing homes.⁵⁵ Appleton's AI identifies a need for outreach to persons with LEP.⁵⁶ As a result of discrimination and other barriers, only 20% of Brown County Latinos are homeowners, compared to 70% of Anglos - a much greater disparity than on the national level.⁵⁷ Due to the expected growth of the Latino population, it is urgent to ensure the availability of fair housing education services.⁵⁸

Lending patterns in Northeast Wisconsin display the same racial disparities as in other areas. In Winnebago County, for instance, just 16% of white borrowers receive high-cost loans, compared to 48% of blacks, 23% of Asians, 42% of American Indians and 27% of Hispanics.⁵⁹

In addition, persons with disabilities face stark difficulties in their search for accessible housing. For instance, Appleton's AI noted an inadequate supply of accessible housing.⁶⁰ Given these market conditions, persons with disabilities require fair housing education when seeking accessible housing. Green Bay's independent living center notes that the second most common

⁵³ Srubas, "Immigrants bring both change, stability," GBPG, 2/9/03; Srubas, 3/17/01. www.greenbaypressgazette.com.

⁵⁴ St. Norbert College Survey Center, Hispanic Assessment of Community Services in Brown County, 2000.

⁵⁵ Hodnett, "Some fulfill American dream: homeownership," GBPG, 2/9/03. www.greenbaypressgazette.com.

⁵⁶ City of Appleton Analysis of Impediments to Fair Housing Choice, 2006.

www.appleton.org/departments/finance/cdbg/Analysis%20of%20Impediments%202006.pdf.

⁵⁷ US Census, 2000. http://factfinder.census.gov/home/saff/main.html?_lang=en.

⁵⁸ Hodnett, "Hispanic community expected to keep growing in size, influence," GBPG, 2/9/03.

www.greenbaypressgazette.com.

⁵⁹ HMDA Loan/Application Register, 2005. Data compiled by the Nonprofit Center of Milwaukee, 2007.

⁶⁰ City of Appleton AI, 2006.

www.appleton.org/departments/finance/cdbg/Analysis%20of%20Impediments%202006.pdf.

inquiry handled is housing-related and that most consumers have little understanding of their rights to request physical modifications to housing units.⁶¹

Veterans and homeless persons in Northeast Wisconsin also have urgent fair housing needs. In Brown County, 21% of veterans have disabilities, compared with 13% of non-veterans.⁶² This disparity is repeated in other counties in the region. In 2004, 43% of the people served by the Emergency Shelter of the Fox Valley were racial and ethnic minorities, compared to 10% of the region's overall population.⁶³ According to a 2008 report, minorities and veterans in Brown County are disproportionately represented among the homeless there, also.⁶⁴

MMFHC's proposed education and outreach activities will directly address the problems described above, fulfilling urgent, unserved community needs. There are no FHAP agencies in Wisconsin. This absence creates a greater urgency for fair housing education in each area. Further, MMFHC is the only QFHO in Wisconsin and the only entity of any type providing comprehensive fair housing services. Without HUD resources being channeled through MMFHC, many persons will be unable to recognize illegal discrimination and file complaints. Ultimately, overall efficacy of federal fair housing law will be weakened. Because housing discrimination is so subtle, it is difficult for people to recognize, especially if they are unaware of their legal protections. This is exacerbated among groups with LEP who face linguistic and cultural barriers to filing complaints and among households purchasing their first home, who are less familiar with loan transactions. Therefore, the need to conduct combined fair housing and fair lending education is particularly strong.

⁶¹ Interview with Kitty Barry, Assistant Director of Options for Independent Living, 4/24/07.

⁶² US Census, <http://factfinder.census.gov>

⁶³ City of Appleton CP, 2005-2009. <http://www.appleton.org/departments/finance/cdbg/01%20-%20Strategic%20Plan%202005-2009.pdf>

⁶⁴ Brown County Homeless and Housing Coalition. "2008 Monthly Point In Time Snapshots of Homeless Persons in Shelter and Housing Programs in Brown County." http://www.bchhc-wi.org/2008_monthly_PIT.pdf

RATING FACTOR 3: SOUNDNESS OF APPROACH (40 Points)

(a) **Description of Project Activities and Support of HUD's Policy Priorities (8 points)**

To further HUD's policy priorities, as described in the NOFA FY2009, MMFHC will conduct statewide education and outreach activities described below. These activities will be conducted in conjunction with MMFHC's two satellite offices in Madison and Appleton. Partnerships with local agencies, grassroots (GROs), community-based (CBOs) and faith-based organizations (FBOs) are critical elements for successful completion of the project. Following the description of activities is a detailed explanation of how they directly support HUD's policy priorities and goals. Activities and timelines for completion are detailed in the SOW. All project activities will address housing discrimination based on all federally protected classes.

Project Activity #1: Partner with GROs, CBOs and FBOs, as well as local housing counseling agencies, to conduct fair housing and fair lending education to homebuyers on forms of illegal discrimination in the real estate and lending markets and the legal remedies available when encountering such actions. As part of this activity, MMFHC will work with existing homebuyer education classes to ensure that, as part of these pre-purchase training programs, participants obtain necessary information about illegal housing practices that may occur in both sales and lending transactions. This activity will provide training for the housing consumer as well as the staffs of the organizations conducting these homebuyer classes. As part of this grant, MMFHC will develop a Power Point presentation that will ensure uniform information is provided to all participants in this activity. The presentation will also be accompanied by a 16-minute video that illustrates forms discrimination may take in the purchase, finance and insurance of housing. Produced under a previous EOI grant, the video (available in English and Spanish) draws on examples of discriminatory transactions from complaints filed

with MMFHC as well as from tests from HUD's Housing Discrimination Study (HDS) 2000. The training will also include information on how complaints may be filed with MMFHC, referred to HUD, as well as filed with agencies that regulate real estate and lending licensees in Wisconsin (see section below on the Referral Process to HUD). As part of this project activity MMFHC will also distribute a *Log for Homebuyers* which allows participants to document their contacts with real estate and lending professionals, including information provided about loan terms, down payment requirements, interest rates, price and location of homes suggested to them by real estate agents and the details of specific homes viewed. This record keeping capability allows accurate and detailed accounts of transactions with housing providers; thus easing the homeseeking process, as well as providing contemporaneous documentation of their experience, should illegal discrimination occur and subsequent legal or administrative action be necessary. The log was produced and available in three languages (English, Spanish and Hmong) under a previous FHIP-EOI grant. MMFHC proposes to distribute 550 copies during this grant period. Additionally, MMFHC will distribute two Energy Star brochures¹ to homebuyers at these sessions in order to apprise them of the options and benefits of energy efficient products. This project activity will be conducted in Metropolitan Milwaukee, Dane County and Northeast Wisconsin. Partner FBOs include: The African American Council of Churches (Madison) and Catholic Charities in Green Bay. MMFHC will also work with GROs and CBOs including: Select Milwaukee, (Milwaukee), Career Youth Development (Milwaukee) and United Community Center (Milwaukee). MMFHC will also partner with local homebuyer counseling agencies to incorporate a fair housing/fair lending program into their training programs.

¹ Entitled *Join Us in the Fight Against Global Warning and Quick List of Energy Star® Resources for Homes*

MMFHC will conduct 22 presentations in conjunction with 11 FBOs, CBOs, GROs and Housing Counseling Agencies as well as two housing authorities to an anticipated 550 participants.

Project Activity #2: Conduct focused fair housing outreach and education activities to reach underserved populations in Metropolitan Milwaukee, Dane County and Northeast Wisconsin to provide information on forms of illegal housing discrimination, rights under the fair housing laws and legal and administrative options available to remedy such violations. As described in Factor 2, Metropolitan Milwaukee, Dane County and Northeast Wisconsin have significant numbers of underserved populations that face numerous obstacles to housing choice. Therefore, MMFHC proposes to conduct education and outreach activities specifically directed to immigrant populations (especially those with limited English proficiency, or LEP) and persons with disabilities (including the elderly) throughout its service areas, as well as Milwaukee-area African Americans. As discussed in Factor 2, the two largest immigrant populations with LEP are Spanish-speaking and Hmong persons. African Americans are the largest minority group in Milwaukee, yet there have been limited fair housing outreach and education services directed to them. Because these groups are particularly vulnerable to illegal and insidious forms of discrimination, it is important that these services reach as broad an audience as possible. To achieve that goal MMFHC will partner with existing GROs, FBOs and CBOs, as well as advocacy agencies that serve immigrant populations, persons with disabilities and African American persons. Such groups include: United Asian Services (Madison), Aging and Disability Resource Center (Green Bay), NAACP (Milwaukee), Centro Hispano (Madison), Independence First (Milwaukee), Options for Independent Living (Green Bay), Disability Rights Wisconsin and La Casa de Esperanza (Waukesha). Through these partnerships, the organizations will sponsor fair housing presentations which will be conducted to their client populations,

distribute fair housing materials and refer clients who may have encountered illegal housing discrimination to MMFHC. Staffs of the organizations will also attend these presentations to be better informed about illegal discrimination and the remedies available to persons who experience such practices. Additionally, the training will include information on how complaints may be filed with MMFHC, referred to HUD or other appropriate public agencies in Wisconsin. To ease the homeseeking experience for underserved persons, MMFHC will also distribute two logs, developed under a FY2007 EOI grant, to be used by homeseekers. The *Log for Homeseekers in the Rental Market* allows persons looking for rental housing to record details of properties, as well as vital information such as rent, security deposit and date of availability. In order to effectively reach the largest underserved populations, both logs are available in English, Spanish and Hmong. This product has proven to be of particular assistance when homeseekers with LEP are in transactions with English-speaking housing providers. The log will also be helpful to homeseekers who need legal or administrative redress of discriminatory treatment, as the logs document much of the specific information obtained in a housing transaction. MMFHC will also distribute a *Log of Accessibility Features* in presentations conducted at agencies that serve persons with disabilities. The log, which may be used when seeking housing in either the rental or sales markets, allows the recordation of information regarding the accessibility of exterior and interior features of a dwelling. For example, homeseekers can note whether there is an accessible route to a building, if the doors are wide enough to accommodate entry in a wheelchair, if environmental controls are at a proper height or if there is proper maneuverability within the bathroom or kitchen. The log may also be used as documentation in situations where subsequent legal or administrative action is necessary. Under this grant MMFHC will also develop a Power Point presentation, available in English, Spanish and Hmong, to assist

participants in reviewing and understanding information provided by MMFHC staff. Interpretation services will be provided by either the sponsoring organization or MMFHC. It is anticipated that 35 presentations will be conducted to 500 clients. As part of this activity, MMFHC will also work through minority student organizations at technical colleges, business schools and small liberal arts colleges in the 9-county service area to maximize the number of underserved persons benefitting from these activities. MMFHC will contact 15 student organizations at 6 colleges.

Project Activity # 3: Partner with agencies that participate in the Continuum of Care (CoC) in order to expand fair housing education to homeless persons in the Milwaukee/Waukesha area. In order to ensure that persons who are homeless are apprised of their fair housing rights, MMFHC will work with 10 agencies that serve homeless persons in Milwaukee and Waukesha Counties to provide fair housing education and outreach services. MMFHC will work in conjunction with the lead agencies in Milwaukee (Community Advocates) and Waukesha (Hebron House) Counties that receive federal funding through the Homelessness Prevention and Rapid Re-Housing Program (HPRP), to conduct fair housing training for CoC agencies that place individuals/families in homes. MMFHC will first conduct a general presentation to the joint CoCs in each County, followed by training sessions to individual CoC member agencies. CoC staffs will be educated on the fair housing laws, the forms discrimination may take and the referral of possible complaints. Agencies' staffs will thus be able to assist homeless clients identify possible violations of the fair housing laws and direct or assist them in filing complaints with MMFHC, HUD and/or state enforcement agencies. Additionally, MMFHC will provide these agencies with MMFHC's fair housing brochure, entitled *Understanding Your Rights* (available in English, Spanish and Hmong) for distribution to their

clients. MMFHC will conduct 10 presentations to individual agencies and provide brochures to 100 participants in Milwaukee and Waukesha Counties.

Project Activity # 4: Expand outreach and education activities to ensure that veterans in Wisconsin have access to comprehensive fair housing and fair lending information.

MMFHC will conduct outreach to local veterans agencies in its 9-county service area in order to disseminate information on fair housing rights and responsibilities for both clients and staffs of such organizations. Through these activities MMFHC will be able to maximize the number of beneficiaries of fair housing information. As a result of these outreach efforts, MMFHC will develop networks with such agencies in order to conduct training of its housing staffs and provide its brochure, *Understanding Your Rights*, in English, Spanish and Hmong for distribution to clients. MMFHC will conduct outreach and education services to 20 agencies and provide 200 copies of the fair housing brochures.

Referral Process to HUD: All outreach and education services provided under this grant will include information on contacting the MMFHC Enforcement Program to file complaints or obtain further assistance on possible violations of the law. As part of its enforcement services, MMFHC advises clients of their options in pursuing a complaint with HUD or other administrative agencies. MMFHC further assists clients by either preparing and submitting the HUD 903 Form or providing information as to how and where to contact HUD to file such a complaint. These services, along with statewide complaint intake and testing, are part of MMFHC's current PBFC grant and will be available to any recipient of services under this EOI grant. Because referral of complaints to HUD is already implemented and funded, no funds will be expended under this grant for this activity.

Providing Access to Persons with Limited English Proficiency (LEP): As described in the

project activities above, MMFHC will ensure that persons with LEP have access to program benefits and information. Specifically, the three logs and the Power Point presentations described above will be available in Spanish, Hmong and English. The video, to be shown to new homebuyer audiences, is available in English and Spanish. MMFHC is also partnering with organizations that serve immigrant populations and interpretation services for presentations will be provided by either the co-sponsoring organization or MMFHC. Lastly, MMFHC enforcement services, including referrals of complaints to HUD, are made available to persons with LEP either by bilingual Spanish-speaking staff or the procurement of outside interpretation services.

How Project Activities Will Support HUD's Priorities and Goals: This project will support 7 of HUD's Policy Priorities (HPP) and 16 of HUD's Goals (HG) First, all proposed activities effectuate HPP of **Improving Knowledge of Homeowners, Homeseekers and Renters** because they are designed to expand access to fair housing and fair lending information to a broad range of consumers in 3 sectors of the housing market – rental, sales and lending. For example, participants in the homebuyer classes will not only obtain practical knowledge about identifying and remedying predatory lending practices, but also receive extensive information about fair housing protections in all stages of a housing purchase. Moreover, the primary recipients of the services - persons with LEP, veterans, persons with disabilities, new immigrants and other minorities – will be provided comprehensive information on forms of illegal discrimination, the rights and responsibilities under fair housing laws and where to file complaints of housing discrimination. Additionally, because of the networks with CBOs, FBOs and GROs, both staffs and clients will benefit from the project services. This approach, therefore, helps effectuate the HG to *expand homeownership opportunities* (A.1), *increase minority homeownership* (A.2) as well as *expand access to decent, affordable rental housing* (B.1). The provision of the record

keeping logs will also ease the homeseeking process, especially (as described above) for persons with LEP. Thus, the HG of *making the homebuying process less complicated* (A.3) is also attained. Moreover, the availability of printed and media materials in English, Spanish and Hmong ensure inclusion of a broad audience of beneficiaries, particularly those with LEP. Additionally, the pro-active approach to educating consumers on predatory lending practices is also comprehensive, as it will reach persons at the pre-purchase stage of buying a home, thus avoiding illegal and unfavorable loan terms. Subsequently, MMFHC will achieve HG of *reducing predatory lending activities* (A.4). Lastly, the availability of MMFHC enforcement services to beneficiaries of this project will assist in eliminating illegal discrimination, resulting in expansion of equal housing opportunities, particularly for underserved populations, achieving the HG of *ensuring access to administrative processes* (D.1).

Second, MMFHC will further HPP of **Encouraging Accessible Design Features** in its implementation of educational activities directed to elderly populations and persons with disabilities. Both the project and the HPP have the same goal – the elimination of inaccessible housing and construction for access by persons in need of such features. This activity will provide information on the design and construction requirements of the law, a log in which to document and assess the features of dwellings viewed in a housing search and options for pursuing violations of the accessibility provisions of the fair housing laws. Specifically, the HGs of *improving housing opportunities for the elderly and persons with disabilities* (B.3), as well as *improving accessibility for persons with disabilities* (D.3) will be attained.

Third, MMFHC's reliance on FBOs, GROs and CBOs for the implementation of project activities fosters HPP of **Providing Full and Equal Access** to such groups. Under this grant, MMFHC will partner with 17 FBOs, GROs and CBOs, thus actualizing the HG of *reducing*

barriers to faith-based and other community organizations (F.1). Many of these relationships, forged during previous FHIP grants, proved to be invaluable to furthering fair housing in Wisconsin. Therefore, this grant will continue to achieve HUD's goal to *encourage partnerships between faith-based and other community organizations and HUD's grantees* (F.3). Specifically, MMFHC will partner with 2 FBOs and 5 GROs and CBOs in conducting pre-purchase homebuyer education. MMFHC will further join with at least 11 FBOs, CBOs or GROs that work specifically with immigrant populations, elderly persons or persons with disabilities to provide education and outreach for the clients and staffs of these organizations. These initiatives will meet HG of *conducting outreach and technical assistance to strengthen the capacity of faith-based and other groups* (F.2). These specific activities, along with all others in the proposed project, will also achieve HUD's goal (D.2) to *improve public awareness of fair housing laws* for these organizations and their clients, as well as throughout the entire community. The letters found in Factor 4 further demonstrate the level of participation MMFHC has garnered for these project activities.

Fourth, the HPP of **Participation of Minority-Serving Institutions** is difficult to directly support, since there are no such institutions in MMFHC's service areas. However, MMFHC will follow the spirit of this HPP to involve minority students by providing educational services to 18 minority student organizations at technical colleges, business schools and smaller colleges in the 9-county service area. This project also supports a fifth HPP - **Ending Chronic Homelessness** - by providing fair housing assistance, through networks with CoC agencies, thus removing the barrier of discrimination that prevents some homeless persons from obtaining permanent housing. This project also will assist persons to retain their homes, of particular importance to those victimized by predatory lending, who may lose homes in foreclosure, thus

ensuring the HG to *keep existing homeowners from losing their homes* (A.6). Networks with CoC agencies and 11 that serve homeless persons will result in increased access to fair housing services for this population to achieve HG (C.4) to *end homelessness*.

MMFHC will assist HUD in achieving its sixth HPP, **Promoting Energy Star**, through the dissemination of two brochures produced by the Energy Star program at the training sessions for homebuyers. Lastly, this project supports HPP **Providing Assistance to Veterans** with the focused fair housing outreach services (described above) provided to 20 agencies serving veterans in MMFHC's 9-county service area.

This project also supports the HGs of *fostering suitable living environments and improving quality of life* (C.3), as well as the goal of *enhancing sustainability and expanding economic opportunities* (C.2) because the reduction of discrimination leads to stabilized communities, characterized by a healthy housing market with a broad demand for its resources, not one artificially manipulated by illegal discrimination. Additionally, conducting activities to eliminate predatory lending has a direct effect on the health and wealth of minority neighborhoods. Such lending practices frequently result in foreclosure and boarded up homes, reducing the livability and desirability of neighborhoods. These activities will combat the deleterious effects of such practices and help infuse necessary capital into such areas. This project also complements HUD's community and economic development as evidenced by consistency with the EC in Milwaukee (see Attachments). Thus, as a result of these project activities, the overall infrastructure and community base are improved and the Goal is achieved.

FACTOR 4: LEVERAGING RESOURCES (5 POINTS)

MMFHC has secured resources from 46 public and private entities to provide in-kind contributions for the proposed activities, totaling [REDACTED]. Additionally, MMFHC is contributing [REDACTED] in non-FHIP in-kind resources. As a result, MMFHC has secured a total of [REDACTED] from non-FHIP resources, which is [REDACTED] of the project's [REDACTED] total cost. Attached are letters from each of the following organizations that detail the resources and amount committed:

Community Advocates [REDACTED]

A non-profit organization that provides housing services to low-income households throughout the Milwaukee Area, including issues of homelessness and landlord-tenant assistance.

Options for Independent Living (Green Bay) [REDACTED]

An Independent Living Center that serves persons with disabilities in Northeast Wisconsin.

Appleton Housing Authority (Appleton) [REDACTED]

The Housing Authority in Appleton.

Access to Independence (Madison) [REDACTED]

An Independent Living Center that serves persons with disabilities in Dane County.

African American Council of Churches (Madison) [REDACTED]

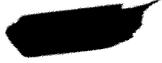
A coalition of 17 Dane County congregations that holds classes for its congregants and the broader community on topics such as the home purchasing process, credit repair and budgeting.

Aging & Disability Resource Center in the Fox Valley (Appleton) [REDACTED]

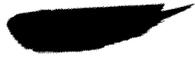
A government agency that provides information and assistance to older persons and persons with disabilities in Calumet, Outagamie and Waupaca counties.

Aging & Disability Resource Center of Brown County (Green Bay) 

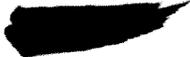
A government agency that provides information and assistance to older persons and persons with disabilities in Brown County.

ARC - Fox Cities (Menasha) 

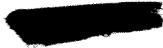
A disability rights organization that advocates for the needs of persons with developmental and related disabilities that serves Outagamie County and the Cities of Neenah and Menasha.

ARC of Greater Milwaukee (Milwaukee) 

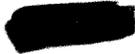
A disability rights organization that advocates for the needs of persons with developmental and related disabilities that serves the Greater Milwaukee area.

ARC - Winnebago County Disability Association (Oshkosh) 

A disability rights organization that advocates for the needs of persons with developmental and related disabilities.

Badger Association for the Blind (Milwaukee) 

A disability rights organization that provides a full-spectrum of services, including residential options, for people with changing vision.

Blessed Deliverance Church (Milwaukee) 

A faith-based organization.

Canopy Center (Madison) 

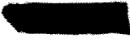
A social service organization dedicated to prevent child abuse and strengthen families, through the provision of culturally competent and diverse professional, volunteer and peer services.

Career Youth Development (Milwaukee) 

A community based organization that provides a variety of programs for central city residents, including first time homebuyer education programs.

Casa Hispana (Menasha) 

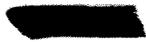
A grassroots resource center for Spanish-speaking residents in the Fox Valley.

Centro Hispano of Dane County (Madison) 

A community-based organization that provides direct services to the Latino community, including housing assistance, translation services and employment and training assistance.

Community Living Alliance (Madison) 

A community-based organization that serves persons with physical disabilities.

Dane County Housing Authority (Monona) 

The Housing Authority.

Disability Rights Wisconsin (Milwaukee) 

A non-profit, disability rights organization that seeks to ensure the rights of persons with disabilities.

Friendship Place (Neenah) 

A disability rights organization that provides support, advocacy and education to adults with mental illness.

HBC Services (Milwaukee) 

HBC (Homebuyers Counseling Services) is a homebuyer counseling agency serving Southeast Wisconsin residents with low to moderate incomes.

Hebron House (Waukesha) 

A social service agency in Waukesha that provides emergency shelter for individuals and families and works on behalf of homeless issues.

Housing Resources, Inc. (Milwaukee) [REDACTED]

A grassroots housing counseling agency in Milwaukee.

Howe Neighborhood Family Resource Center (Green Bay) [REDACTED]

A community based organization that works to grow neighborhoods of strong families through programs and services that respect individuality, connect families and sustain neighborhoods.

IndependenceFirst (Milwaukee) [REDACTED]

An Independent Living Center in Milwaukee that serves persons with disabilities in the Metropolitan Milwaukee area.

Latino Children and Families Council (Madison) [REDACTED]

A grassroots organization that provides assistance to Latino children and families through networking, advocacy, outreach and education.

Madison Senior Center (Madison) [REDACTED]

A City of Madison agency that promotes successful aging in the community by providing a range of social services, including case management and housing information and referrals.

Mental Health Center of Dane County (Madison) [REDACTED]

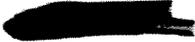
A non-profit agency that provides mental health and substance abuse assistance, including a center that provides services to Southeast Asian refugees.

Milwaukee Achiever Literacy Services (Milwaukee) [REDACTED]

A grassroots organization that provides education and life skills training for adult learners, the majority of whom are members of marginalized cultural, ethnic or socio-economic groups.

Milwaukee Center for Independence (Milwaukee) [REDACTED]

A disability rights organization serving children, adults and families with physical and mental disabilities.

Milwaukee Urban League (Milwaukee) 

A traditional civil rights organization.

National Association for the Advancement of Colored People –Milwaukee 

A traditional civil rights organization that works to ensure the fulfillment of housing, employment, education and public accommodations rights.

The National Alliance on Mental Illness (NAMI) of Dane County 

A disability rights organization that is a support, education and advocacy group dedicated to the improvement of the quality of life of those whose lives are affected by mental illness.

NeighborWorks (Green Bay) 

A non-profit housing organization that assists first-time homeowners and conducts delinquency/foreclosure counseling.

North/Eastside Senior Coalition (Madison) 

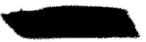
A community-based organization that provides services to senior adults to assist them to remain independent.

Oshkosh Senior Center (Oshkosh) 

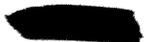
A City of Oshkosh program that provides a variety of services and activities that promote a higher quality of life for people age 50 and older.

Select Milwaukee (Milwaukee) 

A grassroots, community-based housing counseling agency in Milwaukee.

United Asian Services of Wisconsin (Madison) 

A grassroots organization that provides services to Asian persons in Rock and Dane Counties.

United Community Center (Milwaukee) 

A community-based organization that provides an expanding range of programs and services to many Hispanics and Milwaukee's south side residents.

Walnut Way Conservation Corp. (Milwaukee) 

A community based, resident-led, community development organization serving a Milwaukee central city neighborhood.

Wisconsin Family Ties (Madison) 

A statewide social service agency that provides support for families and adolescents with emotional, behavioral and mental disorders.

Wisconsin Women's Business Initiative Corporation (Milwaukee) 

A social service agency that provides economic development through several programs, with an emphasis on women, people of color, and people of lower wealth and incomes.

Women's Center (Waukesha) 

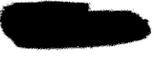
A social service agency that provides emergency shelter and transitional living, legal assistance and other services for battered women and their children.

Workers Rights Center (Madison) 

A faith-based coalition of congregations, interfaith bodies, labor unions and community-based organizations to advocate on workers' rights issues.

City of Milwaukee 

The City of Milwaukee is committing funds from its Community Development Block Grant Program allocation to MMFHC for project activities, as described in the attached letter.

Catholic Charities of Green Bay Diocese (Green Bay) 

A faith-based organization in Green Bay that provides social services, including resettlement assistance for Southeast Asian refugees.

Metropolitan Milwaukee Fair Housing Council



MMFHC is providing additional funds, as described in the attached letter, to support program activities proposed under this grant.

STATEMENT OF WORK FOR:

METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL

The recipient, Metropolitan Milwaukee Fair Housing Council (MMFHC), will undertake the following activities in accordance with its FY2009 application for funding under the Education and Outreach Initiative –Regional/Local/Community-Based Program (General Component) for an 18 month project, commencing, October 18, 2009 in the geographic area consisting of nine (9) counties in the State of Wisconsin:

- Partner with 11 grassroots, community-based, and faith-based organizations, as well as local housing agencies, to conduct fair housing education to homebuyers on forms of illegal discrimination in the real estate and lending markets and the legal remedies available when encountering such actions. This activity, to be conducted in Metropolitan Milwaukee, Dane County and Northeast Wisconsin, will include 22 presentations for the housing consumer as well as the staffs of the organizations that are conducting these homebuyer classes. A Power Point Presentation will be developed for use in these trainings, along with a video (in English and Spanish) and copies of a *Log for Homebuyers* that will be available in English, Spanish and Hmong for distribution to 550 participants at these sessions. Two brochures produced by the Energy Star Program will also be distributed to program participants.
- Conduct focused fair housing outreach and education activities to reach underserved populations in Metropolitan Milwaukee, Dane County and Northeast Wisconsin to provide information on forms of illegal housing discrimination, rights under the fair housing laws and legal and administrative options available to remedy such violations. MMFHC will partner with faith-based, grassroots and community-based organizations and other agencies to provide 35 presentations to immigrant populations, especially those with limited English proficiency, persons with disabilities and African Americans in Milwaukee. MMFHC will produce a Power Point presentation to be used in conjunction with the presentations and make available copies of two logs to 500 participants at these presentations; a *Log for Homeseekers in the Rental Market* (available in English, Spanish and Hmong) and a *Log of Accessibility Features*.
- Partner with agencies that participate in the Continuum of Care (CoC) in Milwaukee and Waukesha Counties to conduct fair housing educational services to agencies that serve homeless persons. By conducting 12 presentations and trainings and to the CoCs and staffs

of the individual agencies, homeless persons will have access to information on the fair housing laws, the forms discrimination may take and how complaints may be filed with MMFHC, referred to HUD or other appropriate regulatory agencies.

- **Conduct outreach and education activities to organizations in MMFHC's 9-county service area that serve the needs of veterans to ensure they have access to comprehensive fair housing and fair lending information. MMFHC will conduct outreach and distribute 200 brochures to 20 veterans organizations.**

Administrative and program activities, as well as quantifiable deliverables, are detailed on the attached SOW chart. Staff allocation and assignment of project activity duties are denoted with explanatory footnotes on the SOW.

METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL

STATEMENT OF WORK (SOW)

ADMINISTRATIVE ACTIVITIES			
ACTIVITIES	TASKS	SUBMITTED BY	SUBMITTED TO
1. Complete HUD-22081 Race and Ethnic Data Reporting	Submit Report Form	30 Days and Quarterly	GTR/GTM
2. Complete HUD -2880 Disclosure Statements	Submit Disclosure Statement. If no changes occur, submit Statement of no change with Final Report	30 Days and when changes occur days	GTR/GTM
3. Complete SF-425 Financial Status Report and Written Quarterly Status Reports on all activities	Submit SF425 and Copy of Written Report	Quarterly	GTR/GTM
4. Voucher for Payment	Submit payment request to LOCCS	Per Payment Schedule	GTR/GTM
5. Complete Listing of Current or Pending Grants/Contracts/Other Financial Agreements	Submit listing for recipient and any contractors	30days and at end of grant term	GTR/GTM
6. Prepare summary of first year	Submit summary report	30 Days After End of 4 th Quarter	GTR/GTM
7. Prepare and Submit Draft of Final Report, including HUD 96010	Submit draft of Report and eLogic Model, reporting the short-and intermediate-term outputs and outcomes as contained in the eLogic Model, The report and eLogic Model will identify the results and benefits, as well as an attachment that addresses the management questions.	One month before end of grant term	GTR/GTM
8. Complete and Submit 2 Copies of Final Report and provide copies of all final products not previously submitted	Submit a copy of the Final Report, final Logic Model and all Final products not previously submitted to GTR and GTM.	Within 90 days after end of the grant term	GTR/GTM

KEY PERSONNEL

<u>Title</u>	<u>Name</u>
MMFHC President & CEO	William R. Tisdale
MMFHC Executive Vice President	Carla Wertheim
MMFHC Program Services Administrator/ Project Manager for this Grant	Felita Daniels Ashley
MMFHC Fair Lending Services Administrator	Lemuel Eaton
MMFHC Director of Program Operations	Erika Sanders
MMFHC Program Services Administrator	Tobi LeMahieu
MMFHC Fair Lending Services Coordinator	Leticia Cureno
MMFHC Program Services Coordinator	Kristi Clover

PROGRAM ACTIVITIES			
ACTIVITIES	TASKS	SUBMITTED BY	SUBMITTED TO
1. Review/refine referral process to refer potential victims to HUD, DOJ, a state or local agency ¹	Submit copy of referral process.	30 days	GTR/GTM
2. Print 400 copies <i>Log for Homeseekers in the Rental Market</i> in English, Spanish and Hmong ²	Submit copies of product and report on number of copies printed	30 Days	GTR/GTM
3. Print 175 copies of <i>Log for Homebuyers</i> in English, Spanish and Hmong ³	Submit copies of product and report on number of copies printed	30 Days	GTR/GTM
4. Print 150 copies of <i>Log of Accessibility Features</i> ⁴	Submit copies of product and report on number of copies printed	30 Days	GTR/GTM
5. Contact HUD and/or other information sources to obtain any appropriate materials prior to development of new materials ⁵	Provide list of materials requested	1 st Quarter	GTR/GTM
6. Identify and contract for services to translate 2 Power Point Presentations into Spanish ⁶	Submit copy of signed contract	1 st Quarter	GTR/GTM
7. Identify and contract for services to translate 2 Power Point Presentations and <i>Understanding Your Rights</i> Brochure into Hmong ⁷	Submit copy of signed contract	1 st Quarter	GTR/GTM
8. Print 1200 copies of MMFHC fair housing, brochure, <i>Understanding Your Rights</i> in English, Spanish and Hmong ⁸	Submit copies of product and report on number of copies printed	1 st Quarter	GTR/GTM

¹ MMFHC Executive Vice President Carla Wertheim and MMFHC Program Manager Felita Daniels Ashley

² Ms. Daniels Ashley and MMFHC Program Services Administrator Tobi LeMahieu

³ Ms. Daniels Ashley and Ms. LeMahieu

⁴ Ms. Daniels Ashley and Ms. LeMahieu

⁵ Ms. Daniels Ashley and Ms. LeMahieu

⁶ Ms. Daniels Ashley and Ms. LeMahieu

⁷ Ms. Daniels Ashley and Ms. LeMahieu

⁸ Ms. Daniels Ashley and Ms. LeMahieu

ACTIVITIES	TASKS	SUBMITTED BY	SUBMITTED TO
9. Develop Power Point Presentation to accompany fair housing/fair lending presentations conducted in conjunction with Homebuyer Education classes ⁹	Submit copy of final product	1 st Quarter	GTR/GTM
10. Develop Power Point Presentation to accompany presentations conducted to organizations that serve underserved persons ¹⁰	Submit copy of final product	1 st Quarter	GTR/GTM
11. Translate Power Point Presentation to accompany fair housing/fair lending presentations conducted in conjunction with Homebuyers Education classes into Spanish and Hmong ¹¹	Submit copy of final product	1 st Quarter	GTR/GTM
12. Translate Power Point Presentation to accompany presentations conducted to organizations that serve underserved persons into Spanish and Hmong ¹²	Submit copy of final product	1 st Quarter	GTR/GTM
13. Contact Community Advocates and schedule general presentation at meeting of CoC organizations that serve homeless persons in Milwaukee County ¹³	Report on date and location of presentation	1 st Quarter	GTR/GTM
14. Contact Hebron House and schedule general presentation at meeting of CoC organizations that serve homeless persons in Waukesha County ¹⁴	Report on date and location of presentation	1 st Quarter	GTR/GTM
15. Schedule fair housing/fair lending presentations to conduct in conjunction with 11 Homebuyers Education Programs in MMFHC's 9-County service area ¹⁵	Report on dates and location of presentation	1 st Quarter and throughout the grant period	GTR/GTM

⁹ Director of Program Operations Erika Sanders, Ms Wertheim, Ms. Daniels Ashley and Ms. LeMahieu

¹⁰ Ms. Sanders, Ms. Wertheim, Ms. Daniels Ashley and Ms. LeMahieu

¹¹ Subcontractors for Spanish and Hmong translation services

¹² Subcontractors for Spanish and Hmong translation services

¹³ Ms. Daniels Ashley

¹⁴ Ms. Daniels Ashley

¹⁵ Ms. Daniels Ashley, Ms. LeMahieu and MMFHC Program Services Coordinator Kristi Clover

ACTIVITIES	TASKS	SUBMITTED BY	SUBMITTED TO
16. Schedule presentations with organizations that serve underserved persons in Metropolitan Milwaukee, Dane County and Northeast Wisconsin ¹⁶	Report on dates and locations of presentations	Quarterly	GTR/GTM
17. Contact 15 minority student organizations at 6 colleges to provide information on fair housing rights and opportunities to participate with MMFHC and distribute 200 MMFHC fair housing brochures ¹⁷	Report on dates and status of contacts	Quarterly	GTR/GTM
18. Conduct 35 presentations to 500 underserved persons in Metropolitan Milwaukee, Dane County and Northeast Wisconsin and distribute appropriate Logs and MMFHC fair housing brochures to participants ¹⁸	Report on dates and locations of presentations and number of participants	Quarterly	GTR/GTM
19. Conduct 22 fair housing/fair lending presentations to 550 persons at Homebuyers Education Programs in Milwaukee, Dane County and Northeast Wisconsin and distribute Logs and 2 Energy Star Brochures to participants ¹⁹	Report on dates and locations of presentations and number of participants	Quarterly	GTR/GTM
20. Conduct outreach and distribute 200 MMFHC fair housing brochures to 20 organizations that serve veterans in MMFHC's 9-County service area ²⁰	Report on dates and locations of presentations and number of participants	Quarterly	GTR/GTM

¹⁶ Ms. Daniels Ashley, Ms. LeMahieu and Ms. Clover

¹⁷ Ms. Daniels Ashley, Ms. LeMahieu and Ms. Clover

¹⁸ Ms. Daniels Ashley, Ms. LeMahieu and Ms. Clover

¹⁹ MMFHC Fair Lending Services Administrator Lemuel Eaton, MMFHC Fair Lending Services Coordinator. Leticia Cuerno, Ms. Daniels Ashley, Ms. LeMahieu and Ms. Clover

²⁰ Ms. Daniels Ashley, Ms. LeMahieu and Ms. Clover

ACTIVITIES	TASKS	SUBMITTED BY	SUBMITTED TO
21. Conduct general fair housing presentation at meeting of CoC agencies in Milwaukee County and distribute 50 fair housing brochures ²¹	Report on date and location of presentation and number of participants	2 nd Quarter	GTR/GTM
22. Conduct general fair housing presentation at meeting of CoC agencies in Waukesha County and distribute 30 fair housing brochures ²²	Report on date and location of presentation and number of participants	2 nd Quarter	GTR/GTM
23. Schedule fair housing presentations to individual CoC member agencies that serve homeless persons in Milwaukee County ²³	Report on dates and location of training presentations	3 rd Quarter through grant period	GTR/GTM
24. Schedule fair housing presentations to individual CoC member agencies that serve homeless persons in Waukesha County ²⁴	Report on dates and location of training presentations	3 rd Quarter through grant period	GTR/GTM
25. Conduct fair housing presentations to 10 CoC member agencies in Milwaukee County and distribute 250 brochures ²⁵	Report on date and location of presentations and number of participants	3 rd Quarter through grant period	GTR/GTM
26. Conduct fair housing presentations to 5 CoC member agencies in Waukesha County and distribute 125 brochures ²⁶	Report on date and location of presentation and number of participants	3 rd Quarter through grant period	GTR/GTM

²¹ MMFHC Director of Case Management and Training Services Margaret Bowitz

²² Ms. Bowitz

²³ Ms. Daniels Ashley

²⁴ Ms. Daniels Ashley

²⁵ Ms. Bowitz

²⁶ Ms. Bowitz

BUDGET NARRATIVE ATTACHMENT

Budget Information: Cost Effectiveness of Project

Financial Management Capacity

Budget Narrative Work Plan

Cost Effectiveness of Project: The cost effectiveness of this project is attributable to several factors. First, MMFHC's extensive and broad-based experience in carrying out comprehensive fair housing education and outreach activities over 31 years ensures the project will be completed effectively. Second, despite limited resources, MMFHC is able to provide the proposed services in the areas of the State with the largest populations and reach the widest client base because of its satellite office structure. Third, MMFHC has garnered broad-based support from 46 private and public organizations, including faith-based, grassroots and community-based organizations, to ensure the success of proposed activities. These entities will access larger segments of the community, reaching more underserved persons and persons with limited English proficiency, as well as a number of homeseekers beginning their housing search. Their contribution to the project reduces staff time and organizational resources, thus yielding greater results with fewer project costs. These secured contributions of [REDACTED] significantly reduce MMFHC's dependence on federal funds (see Factor 4). Additionally, MMFHC is contributing [REDACTED] in-kind resources to further reduce reliance on federal funds. Lastly, the activities proposed are not duplicative, as no other entity has professional staff dedicated to the provision of comprehensive fair housing education and outreach services in Wisconsin.

Financial Management Capacity: MMFHC's financial management system has

administered a variety of public and private funds for over 31 years. During this time, annual audits by both government and private funding sources have never identified any material facts that violated or conflicted with generally accepted auditing standards. MMFHC has received the maximum points for “sound financial management” in all HUD Grant Recipient Progress Review Reports for FHIP grants awarded.

Each funding source is treated as a separate cost center and maintained under respective master accounts. Accounting records are maintained by respective funding source. Department numbers are used to identify fund accounts. MMFHC’s accounting system incorporates general journal reports, trial balance reports, statement of income reports, cash disbursement reports and cash receipts reports. A separate account is maintained for payroll disbursements. MMFHC complies with bookkeeping and accounting procedures in accordance with generally accepted auditing standards, Government Auditing Standards, issued by the US Comptroller General and with the provision of OMB Circular A-133, *Audits of Institutions of Higher Education and Other Nonprofit Institutions*. MMFHC’s financial system is administered by a full-time fiscal manager, with 41 years of experience and an accountant with 14 years of experience. MMFHC’s Board of Directors receives quarterly financial reports to ensure the accountability of its professional staff.

Budget Narrative Work Plan - A description of “HUD Share” expenses assigned to this grant is as follows:

- 1) **Direct Labor Rates:** MMFHC’s Board of Directors established and approved the salary rate schedule for the President/CEO and Executive Vice President. MMFHC’s Human Resources Committee approves the salary rates for all other staff positions funded under this grant. Project job descriptions and number of hours devoted to this project are detailed in the response to Factor 1.
- 2) **Fringe Benefit Rates:** MMFHC’s fringe benefit rates are calculated as follows: Unemployment Insurance and FICA are government established rates. The total Health Insurance payments for the 18 months of the grant, prorated by the percent of employees’ time spent on the grant is \$8,430.00. This amount, divided by the estimated cost of salaries for the grant (\$122,649), is 6.87%. Workers Compensation and Disability Insurance rates are set by the respective insurance providers. Retirement rate is established and approved by MMFHC’s Board of Directors.
- 3) **Travel: 3a. Transportation –**
Out-of-Town: Includes intra-state staff travel to satellite service areas to conduct project activities described in Factor 3 and in the SOW.
Local: Includes staff travel within the Metropolitan Milwaukee area as required to fulfill project activities under this grant.
3c. Transportation – Other: Includes the HUD Approved Training. This expenditure is designated for HUD’s annual mandatory training for FHIP grant

recipients, as well as other appropriate training that may be approved by HUD's grant monitor(s).

- 4) **Equipment:** There are no expenses under this budget category.
- 5) **Supplies and Materials:** There are no expenses under this budget category.
- 6) **Consultants:** There is no HUD Share of expenses under this budget category charged to this grant.
- 7) **Contracts and Sub-Grantees:** This cost represents HUD's Share of expenses for translation of two (2) Power Point presentations that will be used by project staff in conjunction with their oral fair housing presentations conducted as part of these grant activities. Both Power Point presentations will be available in English, Spanish and Hmong language versions. Allegro Translations will provide translation services for this project. This vendor also provided translation services in a previous EOI grant and was selected because it is the most cost effective, provides the most accurate translations, particularly of legal terminology, and is most expedient in meeting contractual timelines.
- 8) **Construction Costs:** There are no expenses under this budget category.
- 9) **Other Direct Costs: Printing/Duplicating** – This cost represents HUD's Share of printing expenses for the re-production of 1,925 fair housing brochures to be distributed to program participants reached through this project's activities. Anchor Printing will provide printing services for this project. This vendor has provided printing and duplication services for previous EOI grants, and continues to offer quality work at the most reasonable rates.

- 10) **Indirect:** Represents costs MMFHC projects will be incurred for common or joint purposes during the term of this project. These costs include administration and facilities. MMFHC's indirect cost rate is 35%.

ATTACHMENTS FORM

Instructions: On this form, you will attach the various files that make up your grant application. Please consult with the appropriate Agency Guidelines for more information about each needed file. Please remember that any files you attach must be in the document format and named as specified in the Guidelines.

Important: Please attach your files in the proper sequence. See the appropriate Agency Guidelines for details.

1) Please attach Attachment 1	HUD424CBWEOI.pdf	Add Attachment	Delete Attachment	View Attachment
2) Please attach Attachment 2	HUD2990EOI.pdf	Add Attachment	Delete Attachment	View Attachment
3) Please attach Attachment 3	FHIP21EOILogicModel.xlsm	Add Attachment	Delete Attachment	View Attachment
4) Please attach Attachment 4	FHIP21EOIFactor1.doc	Add Attachment	Delete Attachment	View Attachment
5) Please attach Attachment 5	FHIP21EOIFactor2.doc	Add Attachment	Delete Attachment	View Attachment
6) Please attach Attachment 6	FHIP21EOIFactor3.doc	Add Attachment	Delete Attachment	View Attachment
7) Please attach Attachment 7	FHIP21EOIFactor4.doc	Add Attachment	Delete Attachment	View Attachment
8) Please attach Attachment 8	FHIP21EOISOW.doc	Add Attachment	Delete Attachment	View Attachment
9) Please attach Attachment 9	FHIP21EOIBudgetNarrative.doc	Add Attachment	Delete Attachment	View Attachment
10) Please attach Attachment 10	LettersOfCommitmentEOI.pdf	Add Attachment	Delete Attachment	View Attachment
11) Please attach Attachment 11	FHIP21EOIAFFHStatement.doc	Add Attachment	Delete Attachment	View Attachment
12) Please attach Attachment 12	FHIP21EOIAbstract.doc	Add Attachment	Delete Attachment	View Attachment
13) Please attach Attachment 13		Add Attachment	Delete Attachment	View Attachment
14) Please attach Attachment 14		Add Attachment	Delete Attachment	View Attachment
15) Please attach Attachment 15		Add Attachment	Delete Attachment	View Attachment

Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Purpose:

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

Instructions for Submitting the Survey

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

Applicant's (Organization) Name:	Metropolitan Milwaukee Fair Housing Council, Inc.
Applicant's DUNS Name:	[REDACTED]
Federal Program:	Fair Housing Initiatives Programs (FHIP) - Education and Outreach Initiative (EOI)
CFDA Number:	14.416

- Has the applicant ever received a grant or contract from the Federal government?
 Yes No
- Is the applicant a faith-based organization?
 Yes No
- Is the applicant a secular organization?
 Yes No
- Does the applicant have 501(c)(3) status?
 Yes No
- Is the applicant a local affiliate of a national organization?
 Yes No
- How many full-time equivalent employees does the applicant have? (Check only one box).
 3 or Fewer 15-50
 4-5 51-100
 6-14 over 100
- What is the size of the applicant's annual budget? (Check only one box.)
 Less Than \$150,000
 \$150,000 - \$299,999
 \$300,000 - \$499,999
 \$500,000 - \$999,999
 \$1,000,000 - \$4,999,999
 \$5,000,000 or more

Survey Instructions on Ensuring Equal Opportunity for Applicants

OMB No. 1890-0014 Exp. 2/28/2009

Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

Paperwork Burden Statement

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to: The Agency Contact listed in this grant application package.

America's Affordable Communities
Initiative

U.S. Department of Housing
and Urban Development

OMB approval no. 2510-0013
(exp. 03/31/2010)

* Organization Name:

Metropolitan Milwaukee Fair Housing Council, Inc.

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions. Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p>5. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed reality, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Total Points:</p>	<p>6</p>	<p>13</p>

**Part B. State Agencies and Departments or Other Applicants for Projects Located in
Unincorporated Areas or Areas Otherwise Not Covered in Part A**

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graduated regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development? If yes, briefly list these changes.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>Total Points:</p>		

Additional Information: [HUD27300AttachmentsEOI.pdf](#)[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

U.S. Department of Housing and Urban Development

OMB Approval No. 2501-0017 (expires 01/31/2008)

Organization Name: Metropolitan Milwaukee Fair Housing Council, Inc.

Project/Activity Name: Provision of Fair Housing Education and Outreach Activities

	Functional Categories								
	Column 1 HUD Share (\$)	Column 2 Applicant Match (\$)	Column 3 Other HUD Funds (\$)	Column 4 Other Fed Share (\$)	Column 5 State Share (\$)	Column 6 Local/Tribal Share (\$)	Column 7 Other Share (\$)	Column 8 Program Income (\$)	Column 9 Total (\$)
a. Personnel (Direct Labor)	61,844.00								
b. Fringe Benefits	9,506.00								
c. Travel	7,000.00								
d. Equipment (only items > \$5,000 depreciated value)									
e. Supplies (only items < \$5,000 depreciated value)									
f. Contractual									
g. Construction									
1. Administration and Legal Expenses									
2. Land, Structures, Rights-of-Way, Appraisals, etc.									
3. Relocation Expenses and Payments									
4. Architectural and Engineering Fees									
5. Other Architectural and Engineering Fees									
6. Project Inspection Fees									
7. Site Work									
8. Demolition and Removal									
9. Construction									
10. Equipment									
11. Contingencies									
12. Miscellaneous									
h. Other Direct Costs									
i. Subtotal of Direct Costs	78,350.00								
j. Indirect Costs (% Approved Indirect Cost Rate: 35.00%)									
Grand Total (Year 1):									
Grand Total (All Years):									306,240.00

Next Year

Grant Applications Detailed Budget

U.S. Department of Housing and Urban Development

OMB Approval No. 2501-0017 (expires 01/31/2008)

* Organization Name: Metropolitan Milwaukee Fair Housing Council, Inc.

* Project/Activity Name: Provision of Fair Housing Education and Outreach Activities

	Functional Categories										All Years
	Column 1 HUD Share (\$)	Column 2 Applicant Match (\$)	Column 3 Other HUD Funds (\$)	Column 4 Other Fed Share (\$)	Column 5 State Share (\$)	Column 6 Local/Tribal Share (\$)	Column 7 Other Share (\$)	Column 8 Program Income (\$)	Column 9 Total (\$)		
a. Personnel (Direct Labor)											
b. Fringe Benefits											
c. Travel											
d. Equipment (only items > \$5,000 depreciated value)											
e. Supplies (only items < \$5,000 depreciated value)											
f. Contractual											
g. Construction											
1. Administration and Legal Expenses											
2. Land, Structures, Rights-of-Way, Appraisals, etc.											
3. Relocation Expenses and Payments											
4. Architectural and Engineering Fees											
5. Other Architectural and Engineering Fees											
6. Project Inspection Fees											
7. Site Work											
8. Demolition and Removal											
9. Construction											
10. Equipment											
11. Contingencies											
12. Miscellaneous											
h. Other Direct Costs											
i. Subtotal of Direct Costs											
j. Indirect Costs (% Approved Indirect Cost Rate: %)											
Grand Total (Year 2):											
Grand Total (All Years):											3,06,240.00

Previous Year Next Year

Grant Applications Detailed Budget

U.S. Department of Housing and Urban Development

OMB Approval No. 2501-0017 (expires 01/31/2008)

Organization Name: Metropolitan Milwaukee Fair Housing Council, Inc.

Project/Activity Name: Provision of Fair Housing Education and Outreach Activities

	Functional Categories										All Years
	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9		
	HUD Share (\$)	Applicant Match (\$)	Other HUD Funds (\$)	Other Fed Share (\$)	State Share (\$)	Local/Tribal Share (\$)	Other Share (\$)	Program Income (\$)	Total (\$)		
a. Personnel (Direct Labor)											
b. Fringe Benefits											
c. Travel											
d. Equipment (only items > \$5,000 depreciated value)											
e. Supplies (only items < \$5,000 depreciated value)											
f. Contractual											
g. Construction											
1. Administration and Legal Expenses											
2. Land, Structures, Rights-of-Way, Appraisals, etc.											
3. Relocation Expenses and Payments											
4. Architectural and Engineering Fees											
5. Other Architectural and Engineering Fees											
6. Project Inspection Fees											
7. Site Work											
8. Demolition and Removal											
9. Construction											
10. Equipment											
11. Contingencies											
12. Miscellaneous											
h. Other Direct Costs											
i. Subtotal of Direct Costs											
j. Indirect Costs (% Approved Indirect Cost Rate [] %)											
Grand Total (Year [3]):											
Grand Total (All Years):										306,240.00	

Previous Year Next Year

U.S. Department of Housing and Urban Development

OMB Approval No. 2501-0017 (expires 01/31/2008)

Organization Name: Metropolitan Milwaukee Fair Housing Council, Inc.

* Project/Activity Name: Provision of Fair Housing Education and Outreach Activities

	Functional Categories								
	Column 1 HUD Share (\$)	Column 2 Applicant Match (\$)	Column 3 Other HUD Funds (\$)	Column 4 Other Fed Share (\$)	Column 5 State Share (\$)	Column 6 Local/Tribal Share (\$)	Column 7 Other Share (\$)	Column 8 Program Income (\$)	Column 9 Total (\$)
a. Personnel (Direct Labor)	61,844.00	60,805.00							122,649.00
b. Fringe Benefits	9,508.00	9,503.00							19,011.00
c. Travel	7,000.00	1,737.00							8,737.00
d. Equipment (only items > \$5,000 depreciated value)									
e. Supplies (only items < \$5,000 depreciated value)									
f. Contractual		107,630.00							107,630.00
g. Construction									
1. Administration and Legal Expenses									
2. Land, Structures, Rights-of-Way, Appraisals, etc.									
3. Relocation Expenses and Payments									
4. Architectural and Engineering Fees									
5. Other Architectural and Engineering Fees									
6. Project Inspection Fees									
7. Site Work									
8. Demolition and Removal									
9. Construction									
10. Equipment									
11. Contingencies									
12. Miscellaneous									
h. Other Direct Costs		5,286.00							5,286.00
i. Subtotal of Direct Costs	78,352.00	184,965.00							263,317.00
j. Indirect Costs (% Approved Indirect Cost Rate: %)									42,927.00
Grand Total (Year All):									306,244.00
Grand Total (All Years):									306,244.00

Previous Year

**Applicant/Recipient
Disclosure/Update Report**

U.S. Department of Housing
and Urban Development

OMB Approval No. 2510-0011
(exp. 08/31/2009)

Applicant/Recipient Information

* Duns Number: 830334520

* Report Type: INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name:

Metropolitan Milwaukee Fair Housing Council, Inc.

* Street1: 600 East Mason Street

Street2: Suite 200

* City: Milwaukee

County: Milwaukee

* State: WI: Wisconsin

* Zip Code: 53202

* Country: USA: UNITED STATES

* Phone: 4142781240

2. Social Security Number or Employer ID Number:

* 3. HUD Program Name:

Educational and Outreach Initiatives

* 4. Amount of HUD Assistance Requested/Received: \$ 99,997.00

5. State the name and location (street address, City and State) of the project or activity:

* Project Name: Fair Housing Education and Outreach Activities in Wisconsin

* Street1: 600 East Mason Street

Street2: Suite 200

* City: Milwaukee

County: Milwaukee

* State: WI: Wisconsin

* Zip Code: 53202

* Country: USA: UNITED STATES

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

Yes No

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

Yes No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

However, you must sign the certification at the end of the report.

Form HUD-2880 (3/99)

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must decide.

1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

* Signature:

William Tisdale

* Date: (mm/dd/yyyy)

09/14/2009

Facsimile Transmittal

U. S. Department of Housing and Urban Development
Office of Department Grants Management and Oversight

OMB Approval No. 2525-0118
exp. Date (5/30/2008)

1252934829 - 4311

* Name of Document Transmitting: Nothing faxed with this application.

1. Applicant Information:

* Legal Name: Metropolitan Milwaukee Fair Housing Council, Inc.
* Address:
* Street1: 600 East Mason Street
Street2: Suite 200
* City: Milwaukee
County: Milwaukee
* State: WI: Wisconsin
* Zip Code: 53202 * Country: USA: UNITED STATES

2. Catalog of Federal Domestic Assistance Number:

* Organizational DUNS: [REDACTED] CFDA No.: 14.416
Title: Education and Outreach Initiatives
Program Component:

3. Facsimile Contact Information:

Department:
Division:

4. Name and telephone number of person to be contacted on matters involving this facsimile.

Prefix: Mr. * First Name: William
Middle Name: R.
* Last Name: Tisdale
Suffix:
* Phone Number: 4142781240
Fax Number: 4142788033

* 5. Email: wrtisdale@fairhousingwisconsin.com

* 6. What is your Transmittal? (Check one box per fax)

- a. Certification b. Document c. Match/Leverage Letter d. Other

* 7. How many pages (including cover) are being faxed? 1

Application for Federal Assistance SF-424

Version 02

* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

* 2. Type of Application:

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

[Empty field]

* Other (Specify)

[Empty field]

* 3. Date Received:

09/14/2009

4. Applicant Identifier:

[Empty field]

5a. Federal Entity Identifier:

[Empty field]

* 5b. Federal Award Identifier:

[Empty field]

State Use Only:

6. Date Received by State:

[Empty field]

7. State Application Identifier:

[Empty field]

8. APPLICANT INFORMATION:

* a. Legal Name:

Metropolitan Milwaukee Fair Housing Council, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN):

[Redacted]

* c. Organizational DUNS:

[Redacted]

d. Address:

* Street1:

600 East Mason Street

Street2:

Suite 200

* City:

Milwaukee

County:

Milwaukee

* State:

WI: Wisconsin

Province:

[Empty field]

* Country:

USA: UNITED STATES

* Zip / Postal Code:

53202

e. Organizational Unit:

Department Name:

[Empty field]

Division Name:

[Empty field]

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

William

Middle Name:

R.

* Last Name:

Tisdale

Suffix:

[Empty field]

Title:

President & CEO

Organizational Affiliation:

Metropolitan Milwaukee Fair Housing Council, Inc.

* Telephone Number:

4142781240

Fax Number:

4142788033

* Email:

wttdale@fairhousingwisconsin.com

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.416

CFDA Title:

Educaction and Outreach Initiatives

*** 12. Funding Opportunity Number:**

FR-5300-N-10C

* Title:

Fair Housing Initiatives Programs (FHIP) - Education and Outreach Initiative (EOI)

13. Competition Identification Number:

EOI-10

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Nine Wisconsin Counties: Brown, Calumet, Dane, Milwaukee, Outagamie, Ozaukee, Washington, Waukesha, Winnebago.

*** 15. Descriptive Title of Applicant's Project:**

Fair Housing Education and Outreach Activities in Wisconsin.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="99,997.00"/>
* b. Applicant	<input type="text" value="[REDACTED]"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="[REDACTED]"/>
* f. Program Income	<input type="text" value="[REDACTED]"/>
* g. TOTAL	<input type="text" value="306,240.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424

Version 02

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB
0348-0046

1. * Type of Federal Action:

- a. contract
- b. grant
- c. cooperative agreement
- d. loan
- e. loan guarantee
- f. loan insurance

2. * Status of Federal Action:

- a. bid/offer/application
- b. initial award
- c. post-award

3. * Report Type:

- a. initial filing
- b. material change

4. Name and Address of Reporting Entity:

Prime SubAwardee

* Name: Metropolitan Milwaukee Fair Housing Council, Inc.
* Street 1: 600 East Mason Street Street 2: Suite 200
* City: Milwaukee State: WI: Wisconsin Zip: 53202
Congressional District, if known:

5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:

6. * Federal Department/Agency:

Department of HUD

7. * Federal Program Name/Description:

Education and Outreach Initiatives
CFDA Number, if applicable: 14.416

8. Federal Action Number, if known:

9. Award Amount, if known:

\$

10. a. Name and Address of Lobbying Registrant:

Prefix: * First Name: NA Middle Name:
* Last Name: NA Suffix:
* Street 1: Street 2:
* City: State: Zip:

b. Individual Performing Services (including address if different from No. 10a)

Prefix: * First Name: NA Middle Name:
* Last Name: NA Suffix:
* Street 1: Street 2:
* City: State: Zip:

11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* Signature: William C. Madala
* Name: Prefix: Mr. * First Name: William Middle Name: P.
* Last Name: Madala Suffix:

Title: President of HUD Telephone No.: 414/2701240 Date: 03/14/2008

Federal Use Only

Authorized for Local Reproduction
Standard Form - LLL (Rev. 7-97)

* Organization Name: METROPOLITAN MILWAUKEE FAIR HOUSING COUNCIL



Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions, Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Total Points:</p>		

Question 12: Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms.

FAIR HOUSING

1. City has established the Housing Trust Fund; implementation and funding mechanisms are in process.
2. Continued support and funding of Metropolitan Milwaukee Fair Housing Council
3. Funds Legal Aid Society to handle issues and litigate as it pertains to predatory lending
4. Housing Authority assists and informs persons about Housing Voucher Choice program in non-traditional neighborhoods to facilitate integration. Orientation briefings to explain fair housing law, client location options, general counseling to families regarding housing choices, pro-integrative placement of families, recruitment of new owners of units in non-traditional areas.
5. Comptroller's Office continues its production and distribution of the City of Milwaukee annual Review of Lending Practices and Financial Institutions to provide a resource in analyzing lending practices.

MMFHC-EOI

16a. Additional Congressional Districts of Applicant:

WI-002

WI-004

WI-005

WI-006

WI-008

16b. Additional Congressional Districts of Program/Project:

WI-002

WI-004

WI-005

WI-006

WI-008



2120 Fordem Avenue
Suite 110
Madison, WI 53704
phone 608.241.4888
fax 608.241.4825
www.canopycenter.org

Since 1977

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Canopy Center is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Canopy Center
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Canopy Center has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Donna Fox
Executive Director



Love in action.

Career Youth Development, Inc.

2601 N. Dr. Martin Luther King, Jr. Drive - Milwaukee, Wisconsin 53212 - Phone: 414-264-6888 - Fax: 414-264-1909
Email: cydmilwaukee@aol.com - Web Address: YourCYD.com

Office of the Chief Executive Officer

CYD Founders

August 26, 2009

Mr. Charles L. Walton
Chief Executive Officer

Claretta "Mother Freedom" Simpson
Founder

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Ms. Jeannetta Simpson-Robinson
Founder

CYD Policy Board Members

Dear Mr. Tisdale:

Mr. Earl Hill, Sr.
Chairman

Career Youth Development, Inc. is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

Mr. Robert Spindell, Jr.
Vice Chairman

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

Mr. Cy White
Business Committee

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Career Youth Development, Inc.
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs
- Allow MMFHC to co-present during our homebuyer education classes to provide information on fair housing and fair lending practices.

Mrs. Margaret A. Gutter
Public Relations Committee

Career Youth Development, Inc. has no legal or administrative affiliation with MMFHC.

Mr. Jerry Smith
Chairman
Public Relations Committee

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [redacted] per hour, totaling a fair market value of [redacted] in in-kind support.

Mr. Morris Brazil
Chairman
Personnel Committee

Yours for the Positive Development of Youth & Families,

Attorney Barbara Franks
Personnel Committee

The Honorable Leon Young
Public Relations Committee

Mr. Charles Walton
Chief Executive Officer
Career Youth Development Inc.



1800 Appleton Road, Menasha WI 54952
920.968.6880 ~
casahispanawi@yahoo.com
www.casahispanawi.org

August 26, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Casa Hispana is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of Casa Hispana
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Casa Hispana has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Marcelo Garcia
President of Casa Hispana



CENTRO HISPANO OF DANE COUNTY

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Centro Hispano, Inc. is pleased to provide an in-kind contribution to the Education and Outreach Initiative. The Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct this initiative with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, Centro Hispano will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Centro Hispano
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

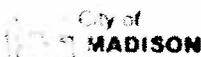
Centro Hispano has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Peter Munoz
Executive Director

· 810 W. Badger Rd. · Madison, WI · 53713 · 608-255-3018 · www.chdc.us



MADISON METROPOLITAN SCHOOL DISTRICT





Community
Living Alliance

1414 MacArthur Rd. • P.O. Box 8028 • Madison, WI 53708-8028

August 27, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Community Living Alliance is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Community Living Alliance
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Community Living Alliance has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,



Todd Costello
Executive Director
Community Living Alliance



DANE COUNTY HOUSING AUTHORITY

2001 W. Broadway, Suite #1, Monona, WI 53713-3707
PH: 608/224-3636 ■ FAX: 608/224-3632

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Dane County Housing Authority is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

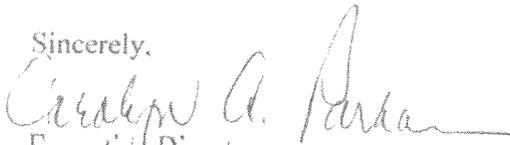
If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Dane County Housing Authority.
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs
- Allow MMFHC to co-present during our homebuyer education classes to provide information on fair housing and fair lending practices.

Dane County Housing Authority has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,


Executive Director
Carolyn A. Parham, PHM



disabilityrights | WISCONSIN

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Disability Rights Wisconsin is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

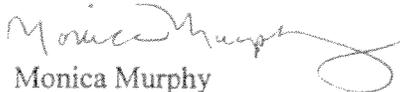
If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers or members of Disability Rights Wisconsin
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Disability Rights Wisconsin has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,



Monica Murphy
Managing Attorney for Schools and Civil Rights

MILWAUKEE OFFICE

6737 West Washington St.
Suite 3230
Milwaukee, WI 53214

414 773-4646

488 758-6049 TTY

414 773-4647 FAX

800 708-3034 consumers & family
disabilityrightswi.org

Protection and advocacy for people with disabilities.



Friendship Place, Inc.

220 N. Commercial St
Neenah, WI 54956
920.729.9975
Fax: 920.886-1815
friend1@tds.net
www.friendshipplaceinc.com

August 26, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Friendship Place is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie, and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staff, clients, volunteers, or members of Friendship Place
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs

Friendship Place has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

Lori Hill
Executive Director

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

HBC Services, Inc. is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of HBC Services, Inc.
- Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs
- Allow MMFHC to co-present during our homebuyer education classes to provide information on fair housing and fair lending practices.

HBC Services, Inc. has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in-kind support.

Sincerely,



Rose Sura

Executive Director



Milwaukee Office
1615 S. 22nd Street, Room 305
Milwaukee, WI 53204
T. 414.615.1346
F. 414.727.5701

West Allis Office
10533 W. National Ave. Suite 300
West Allis, WI 53227
T. 414.727.5700
F. 414.727.5701

Waukesha Office
217 Wisconsin Ave. Suite 207
Waukesha, WI 53186
T. 262.522.1230
F. 262.522.1233

Jefferson Office
218 Wisconsin Drive
Jefferson, WI 53549
T. 920.674.5611
F. 920.674.5631

www.hbcservices.org

Making Homeownership a Reality



Hebron house of hospitality

Administrative Office
Housing Assistance Programs
1601 East Racine Avenue
Suite 103
Waukesha, WI 53186
(262) 549-8720
Fax (262) 549-8730

Shelters
Hebron House
812 N. East Avenue
Waukesha, WI 53186
(262) 549-8722
Fax (262) 549-8731

Jeremy House
1301 E. Moreland
Waukesha, WI 53186
(262) 549-8735
Fax (262) 549-8737

Siena House
1519 Summit Avenue
Waukesha, WI 53188
(262) 549-8732
Fax (262) 549-8739

August 23, 2009

William R. Tisdale
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

The Waukesha County Continuum of Care is hereby committing to allow the Metropolitan Milwaukee Fair Housing Council (MMFHC) to coordinate with our agencies on activities it is proposing to conduct with funding from the US Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP). MMFHC's activities will fill needs that have already been identified by our Continuum of Care members.

If MMFHC's proposal is granted a FHIP award, our organization will permit MMFHC to provide the following to our Continuum of Care members, as per the Statement of Work submitted in MMFHC's proposal:

- 1) Serve as host and assist in the coordination of a fair housing presentation conducted by MMFHC to Continuum of Care member agencies.
- 2) Serve as host and assist in the coordination of fair housing training conducted by MMFHC to all members of Hebron House and Waukesha Continuum of Care staff who will work with placing individuals and families in homes
- 3) Distribute MMFHC "Understanding Your Rights" (in English, Spanish and Hmong) fair housing brochures for distribution to program participants
- 4) Provide technical assistance to help ensure that MMFHC's educational services address client needs

We estimate involvement in this project at 36 hours during the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair-market value of [REDACTED] of in-kind support.

Sincerely,


Bernie Juno
Executive Director





8532 West Capitol Drive, Suite 201 Milwaukee, WI 53222
(414) 461-6330 (414) 461-6320 Fax

September 4, 2009

William R. Tisdale, President and CEO
Metropolitan Milwaukee Fair Housing Council
600 E. Mason Street, Suite 200
Milwaukee, WI 53202

Dear Mr. Tisdale:

Housing Resources, Inc. is hereby committing an in-kind contribution to the Education and Outreach Initiative which the Metropolitan Milwaukee Fair Housing Council (MMFHC) is proposing to conduct with funding from the U.S. Department of Housing and Urban Development Fair Housing Initiatives Program (FHIP) in Milwaukee, Ozaukee, Washington, Waukesha, Dane, Brown, Calumet, Outagamie and Winnebago Counties.

If MMFHC's proposal is granted a FHIP award, our organization will provide the following services, as per the Statement of Work submitted in MMFHC's proposal:

- Identify possible audiences and venues to conduct fair housing presentations
- Serve as host and assist in the coordination of fair housing presentations to staffs, clients, volunteers or members of Housing Resources, Inc. Provide technical assistance to MMFHC staff to help ensure that MMFHC's educational services address our clients' needs
- Allow MMFHC to co-present during our homebuyer education classes to provide information on fair housing and fair lending practices.

Housing Resources, Inc. has no legal or administrative affiliation with MMFHC.

We estimate involvement in this project at 36 hours over the course of the 18-month project period. Staff, administrative and other expenses average [REDACTED] per hour, totaling a fair market value of [REDACTED] in in-kind support.

Sincerely,

A handwritten signature in black ink, appearing to read "Trena Bond", written over a large, light-colored circular scribble.

Trena Bond
Executive Director