

CITY OF KENOSHA 2020-2024 Consolidated Plan

for the
Community Development Block Grant
and
HOME Programs



Table of Contents

| | |
|--|----|
| Executive Summary..... | 3 |
| ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) | 3 |
| The Process | 5 |
| PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)..... | 5 |
| PR-10 Consultation - 91.100, 91.200(b), 91.215(l) | 7 |
| PR-15 Citizen Participation..... | 16 |
| Needs Assessment | 18 |
| NA-05 Overview | 18 |
| NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) | 19 |
| NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) | 27 |
| NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) | 30 |
| NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) | 33 |
| NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) | 35 |
| NA-35 Public Housing – 91.205(b) | 36 |
| NA-40 Homeless Needs Assessment – 91.205(c)..... | 41 |
| NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)..... | 45 |
| NA-50 Non-Housing Community Development Needs – 91.215 (f) | 47 |
| Housing Market Analysis..... | 48 |
| MA-05 Overview | 48 |
| MA-10 Number of Housing Units – 91.210(a)&(b)(2)..... | 49 |
| MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) | 52 |
| MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)..... | 55 |
| MA-25 Public and Assisted Housing – 91.210(b) | 57 |

| | |
|--|-----|
| MA-30 Homeless Facilities and Services – 91.210(c) | 59 |
| MA-35 Special Needs Facilities and Services – 91.210(d) | 61 |
| MA-40 Barriers to Affordable Housing – 91.210(e) | 63 |
| MA-45 Non-Housing Community Development Assets – 91.215 (f) | 64 |
| MA-50 Needs and Market Analysis Discussion | 71 |
| Strategic Plan | 74 |
| SP-05 Overview | 74 |
| SP-10 Geographic Priorities – 91.215 (a)(1) | 75 |
| SP-25 Priority Needs - 91.215(a)(2) | 77 |
| SP-30 Influence of Market Conditions – 91.215 (b) | 84 |
| SP-50 Public Housing Accessibility and Involvement – 91.215(c) | 96 |
| SP-55 Barriers to affordable housing – 91.215(h) | 97 |
| SP-60 Homelessness Strategy – 91.215(d) | 99 |
| SP-65 Lead based paint Hazards – 91.215(i) | 101 |
| SP-70 Anti-Poverty Strategy – 91.215(j) | 103 |
| SP-80 Monitoring – 91.230 | 105 |

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of the City of Kenosha's Five Year 2020-2024 Consolidated Plan is to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities principally for low and moderate-income persons, and programs that will address the needs of homeless and near homeless persons. The plan sets forth how two HUD grants, the Community Development Block Grant and the HOME Investment Partnership Grant, will be used as investment priorities to achieve specific HUD objectives and outcomes performance measures.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's goals for the 2020-2024 planning period focus on continuing neighborhood revitalization efforts, providing affordable housing and assisting low-income, homeless, and special needs residents with supportive services. Specifically, the City will do the following:

Provide Decent Affordable Housing:

- Assist 100 low to moderate income rental households through rehabilitation (County Lead Grant Program/ Larger scale projects)
- Add 5 to 10 homeowner housing units for low to moderate income households
- Rehabilitate 50 homeowner housing units for low to moderate income households
- Provide direct financial assistance to 7 low to moderate income homebuyers
- Provide Tenant-based Rental Assistance to 40 low-income households

Create Suitable Living Environments for low to moderate income persons:

- Assist 32,350 persons through Public Facility or Infrastructure activities
- Assist 15,500 persons through Public Service activities
- Assist 750 homeless persons through overnight shelters

Create Economic Opportunity:

- Create and/or retain 15 low to moderate income jobs
- Assist 15 businesses (creation/expansion)
- Provide technical assistance to 750 persons

3. Evaluation of past performance

According to the 2018 Year End Review letter, HUD's assessment has included reviews of the City's consolidated planning process, management of grant funds, progress in carrying out local policies and

program activities, compliance with program requirements, the accuracy of performance reports, and accomplishments in meeting Departmental objectives. HUD has determined that the City's overall progress is satisfactory and that the City of Kenosha has the capacity to continue implementing and administering City's Consolidated Plan program activities in accordance with the applicable statutory requirements.

4. Summary of citizen participation process and consultation process

During the development of the Consolidated Plan, the City of Kenosha undertook the following steps regarding citizen participation and consultation:

- Offered an online Needs Assessment Survey, of which 237 persons responded. A link to the survey was featured on the City of Kenosha's website. Flyers were sent to CDBG applicants for display in their offices. A newspaper article featured the City's request for the public to participate in the survey.
- Hosted a public input session on April 24, 2014, in which 29 persons attended and participated. Over 500 letters were sent to churches, community stakeholders, and elected officials. The newspaper featured an article about the input session on April 22, 2019.

During the public comment period, the City of Kenosha will hold public hearings before the City Plan Commission, CDBG Committee, HOME Program Commission, Finance Committee and Common Council to accept on the draft Consolidated Plan, which will also be posted on the City's website.

5. Summary of public comments

A comment was made by the public to add Oasis Youth Center and St. Lukes Church as community assets in the *Needs and Market Analysis Discussion* section. (Community Assets were further reviewed and the Boys and Girls Club, Italian American Club and Fire Station #1 were also added as community assets, while Fire Stations #3 and #5 were deleted as these stations will be closed in 2019.)

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

All public comments have been accepted.

7. Summary

The City of Kenosha's 2020-2024 Consolidated Plan have been prepared to develop a viable urban community by providing decent housing, a suitable living environment, expanded economic opportunities principally for low and moderate-income persons, and programs that will address the needs of homeless and near homeless persons. An approved Citizen Participation Plan was used to gather public comments through public meetings and the consultation process provided additional input. Information gathered from the public, a market analysis, and data provided by HUD was used to identify, goals and the activities of this Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|------|---|
| CDBG Administrator | | Department of Community Development & Inspections |
| HOME Administrator | | Department of Community Development & Inspections |

Table 1 – Responsible Agencies

Narrative

The Department of Community Development and Inspections serves as the lead agency for the CDBG and HOME Programs.

During the preparation of the plan, the City solicited input from governmental agencies as well as various public and private agencies providing health and social services.

The City will continue to form new partnerships with non-profit organizations, the private sector and other local resources. Housing efforts are coordinated through the HOME Commission and the Kenosha Housing Authority. Economic Development activity has been focused on micro-enterprise business. The City's Continuum of care system is coordinated by the Emergency Shelter Network which provides a comprehensive response to the needs of homeless individuals and families.

Funds are provided to non-profits through a competitive application process. The City will take the lead to ensure appropriate coordination of the following:

- Providing technical assistance to potential subrecipients
- Carry out the statutory requirements of the CDBG and HOME Programs
- Manage planning studies for neighborhoods

City of Kenosha Departments/Programs

In addition to the Department of Community Development and Inspections, several other City Departments are involved in the delivery of CDBG and HOME funded programs, both directly and indirectly. They include:

1. Community Development Division administers the Emergency Grant Program, the HOME Buyer Program, as well as processing of all payments through the CDBG and HOME Programs.
2. The Department of Public Works coordinates the street improvement activities.
3. The Finance Department issues payment request prepared by the Department of Community Development and Inspections
4. The Kenosha Housing Authority serves as the policy board for all housing related activities funded through the CDBG and HOME Programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Kenosha's consultation was achieved through a variety of methods that included a public input forum, a survey and several public hearings to obtain views and comments for stakeholders and citizens alike.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Kenosha Housing Authority serves as the policy board for the City of Kenosha's Housing Programs administered by the Department of Community Development and Inspections. Programs include the Emergency Grant Program, HOME Buyer Program and homeowner rehabilitation loan program.

The main avenue of coordination between housing providers and health, mental health and service agencies is the Emergency Services Network (ESN). Within these systems, once people move to permanent housing, they are already connected with mainstream resources.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Within the community there exists a collaborative body of organizations known as the ESN (Emergency Services Network). The ESN's mission is to strengthen the impact of service delivery in meeting emergency needs (for food, shelter, etc.) in our community through coordinated planning and cooperative delivery of services. The ESN has worked diligently at building a continuum of care for the homeless that offers a path to self sufficiency. It reevaluates this continuum annually by conducting a point in time survey of housing and supportive service providers and their clients. The City Coordinates the Homeless Needs and priorities with the Continuum of Care administered by the Emergency Shelter Network.

Chronic Homeless: Projects for assistance in Transition from Homelessness (PATH) outreach worker and ongoing services are available as outlined in the PATH grant.

Families with Children: Family shelters in Kenosha coordinate with other service providers for access to rental assistance, HUD supportive housing, Kenosha County Workforce Development services, Prevention Services Network and mental and physical health services.

Veterans: Coordination with Lovell Federal Health Care Center to provide comprehensive services and resources for veterans, also with the Center for Veterans Issues and the Veterans Assistance Foundation who are Supportive Services for Veteran Families Program Providers (SSVH) in Kenosha County.

Unaccompanied Youth: Any unaccompanied youth under 18 years old is provided housing by the Kenosha County Division of Children and Families. Youth 18-24 are provided housing and supportive services through a HUD Supportive Housing Grant and a Federal Youth Services Bureau Project. Kenosha has provided scattered site independent living that includes aftercare for 17-18 year olds since 1985 and formal aftercare that extends to 21 years of age for all youth aging out of care. These are the youth at most risk for becoming homeless.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Kenosha consulted with the Chairperson of the Emergency Services Network (ESN), the local Continuum of Care organization, in the development of the City's performance standards and evaluation of outcomes.

>The Kenosha County mental health system contracts with Kenosha Human Development Services (KHDS) to monitor people who are institutionally placed for mental health. Placement upon discharge is a part of that process.

KHDS also works with the State of Wisconsin, Division of Community Corrections (DOC) to insure that people coming out of prisons are not homeless. DOC provides, through contract scattered site housing units and a 14 bed halfway house, as housing resources for offenders coming out of prison who might otherwise be homeless. DOC also works closely with KHDS to help offenders access mental health and housing resources.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | Emergency Services Network |
| | Agency/Group/Organization Type | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The ESN was contacted through the Chairperson via email seeking input on the Homeless needs, Homeless strategy, and non-homeless special needs. |
| 2 | Agency/Group/Organization | Kenosha Housing Authority |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | the Kenosha Housing Authority was contacted to seek input on the public housing needs and market analysis relating to the Section 8 Voucher program. |

| | | |
|---|--|---|
| 3 | Agency/Group/Organization | Congregations United to Serve Humanity (CUSH) |
| | Agency/Group/Organization Type | Justice Advocates |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Board President was contacted via a letter to attend the Public Input session. Several members from CUSH attended the input session and provided comments. |
| 4 | Agency/Group/Organization | SHALOM CENTER OF THE INERFAITH NETWORK, INC |
| | Agency/Group/Organization Type | Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |

| | | |
|---|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Director was contacted via a letter to attend the Public Input session. The Director attended the session and provided input. |
| 5 | Agency/Group/Organization | Oxford House |
| | Agency/Group/Organization Type | Housing Services-Health |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The agency was contacted via a letter to attend the Public Input session. Several representatives attended the session and provided input. |
| 6 | Agency/Group/Organization | KENOSHA COUNTY |
| | Agency/Group/Organization Type | Services-Health Other government - County |
| | What section of the Plan was addressed by Consultation? | Lead-based Paint Strategy |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Director was contacted via a letter to attend the Public Input session. The Director attended the session and provided input. |
| 7 | Agency/Group/Organization | Downtown Kenosha Inc. |
| | Agency/Group/Organization Type | Business and Civic Leaders |
| | What section of the Plan was addressed by Consultation? | Economic Development |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Director was contacted via a letter to attend the Public Input session. The Director attended the session and provided input. |
| 8 | Agency/Group/Organization | NAMI |
| | Agency/Group/Organization Type | Services-Persons with Disabilities Services-Health |
| | What section of the Plan was addressed by Consultation? | Homeless Needs - Chronically homeless Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Director was contacted via a letter to attend the Public Input session. One representative attended the session and provided input. |
| 9 | Agency/Group/Organization | Outcast Recovery House |
| | Agency/Group/Organization Type | Housing Services-Health |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Director was contacted via a letter to attend the Public Input session. Several representatives attended the session and provided input. |
| 10 | Agency/Group/Organization | Habitat for Humanity - Kenosha |
| | Agency/Group/Organization Type | Housing Services - Housing Private Sector Banking / Financing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |

| | | |
|----|--|--|
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Director was contacted via a letter to attend the Public Input session. The Acting Director attended the session and provided input. |
| 11 | Agency/Group/Organization | WISCONSIN WOMEN'S BUSINESS INITIATIVE |
| | Agency/Group/Organization Type | Services-Education Services-Employment Community Development Financial Institution Private Sector Banking / Financing |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | WWBIC was contacted via a letter to attend the Public Input session. A representative attended the session and provided input. |

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Kenosha did not identify any Agency Types that were not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|------------------------------------|------------------------------------|--|
| Continuum of Care | Kenosha Human Development Services | The goals of the Strategic Plan have been coordinated with those of the ESN to make sure that areas of need are addressed. The Kenosha ESN is a member of the Wisconsin Balance of State Continuum of Care (WIBOSCOC). Through that membership, the ESN is part of committees that evaluate HUD programs, set standards for the provision of services, implements the expectation of the Hearth Act for coordination of HUD supportive housing programs and providers of services through the Emergency Solutions Grant (ESG). ESN members are on WIBOSCOC committees, the WIBOSCOC Board of Directors, attend quarterly meetings of the group as a whole and monthly committee meetings. More information is available at wiboscoc.org for a better understanding of coordination of services in the continuum. |
| City of Kenosha Comprehensive Plan | City of Kenosha | The goals of the Strategic Plan have been developed in concert with those contained in the City of Kenosha Comprehensive Plan in order to address critical issues. |

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|-----------------------------|---|---|
| Regional Housing Plan: 2035 | Southeastern Wisconsin Regional Planning Commission | The goals of the Strategic Plan have been developed in concert with those contained in the Regional Housing Plan: 2035 in order to address critical housing issues. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Narrative (optional):

Over 500 Agencies, groups, and organizations were invited to participate in a public input session through a direct mailing, as well as asked to complete an online survey posted on the City's website. The City of Kenosha also published a Press Release asking the community to participate in the online survey. The survey asked participants to respond to 88 questions pertaining to homeless, housing and community development activities. Two hundred thirty-seven persons responded to the online survey, which was promoted April 1 through April 30, 2019.

Agencies, groups and organizations were also asked to display a flier in their offices pertaining to the online survey. A public input session was held at the Kenosha Public Museum on Wednesday April 24, 2019. Twenty-nine participants from agencies, groups and organizations attended the input session. Participants in the public input session were logged and were told that they would be contacted through a secondary direct mailing of the results of the public input session. The City of Kenosha also published the results of the public input session on the City of Kenosha website, www.kenosha.org.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Kenosha held a public input session on April 24, 2019 to solicit views and comments on housing, homeless and community development needs. A needs survey was available online at www.kenosha.org from April 1 through April 30, 2019. The draft Consolidated Plan was released to the public on June 28, 2019. A public hearing was held by the Plan Commission on Thursday July 18, 2019. A second public hearing was held by a joint meeting of the Community Development Block Grant Committee and the HOME Program Commission on July 23, 2019. A final public hearing was held at the August 5, 2019 Common Council meeting.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|------------------|------------------------------|---|---|---|--|
| 1 | Public Meeting | Non-targeted/broad community | See appendix for attendees. | See appendix for comments received from Public Input session. | All comments were accepted. | |
| 2 | Letter and Flyer | Non-targeted/broad community | 237 persons responded to the online survey. | See appendix for survey results and additional comments provided. | Additional comments not solicited through survey. | www.kenosha.org |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|-------------------|-------------------------|------------------------------|---|-------------------------------------|---|--|
| 3 | Internet Outreach | Non-targeted/broad community | 237 persons responded to the online survey. | See appendix for survey results. | Additional comments not solicited through survey. | www.kenosha.org |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Kenosha used the 2010 Census, the 2011 - 2015 ACS default needs assessment data, results from the online survey, and comments received during the public input session, as well as the consultation process to identify the following affordable housing, community development and homeless needs for the next five years.

The City obtained additional input from the Community Development Block Grant Committee and HOME Program Commission, City staff, and comments from the public input session and online survey, as well as the consultation processes to further refine these overall needs into priority needs acceptable to the City of Kenosha Common Council. The following items represent the top recommended priorities from the online survey and the public input session.

| Category | Public Input Session | Community-wide Survey | Community-wide Survey - Greatest Needs |
|------------------------------|---|---|--|
| Community Development | Centralized Food Bank | Street Improvements | Mental health & counseling |
| | Mental Health Programs | Youth Centers | Job Training |
| | Health Facility Improvements | Job Creation | Neighborhood Improvements |
| | | Commercial Revitalization | |
| | | Employment Training | |
| Homeless | Housing First Model | Emergency Shelter | Services to prevent homelessness |
| | Affordable Housing for people with addictions | Supportive services | |
| | Transitional Housing | Transitional Housing | |
| Housing | Low-income housing | Provide Affordable housing - housing costs are no more than 30% of household income | Availability of affordable housing |
| | Affordable Rental Housing | Repair/ improvements to owner-occupied housing | |
| | Alternative Housing Types (e.g. tiny homes) | Rental Assistance | |
| | Coordinate affordable housing with Kenosha Habit for Humanity | Exterior property maintenance/ code enforcement | |

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The population in the City of Kenosha increased by 1%, and households increased by 5%, from 2010 to 2015. Of the 37,105 households in the City of Kenosha, small family households comprise the greatest percentage of all households, followed by households with one person aged 62-74 years.

Renters between 0-30% AMI have the greatest percentage of having at least 1 or more of the four housing problems (lacks kitchen or complete plumbing, severe overcrowding and severe cost burden). On the other hand, Owners between 0-30% AMI have the greatest percentage of having at least 1 or more of the four housing problems. The online survey indicated a need for rehabilitation of both renter and owner-occupied housing units.

“Small Related” renter households, followed by “Other” renter households have a cost burden greater than 30% of their income. Within owner-occupied households, “Small Related” households, followed by “Elderly” households have a cost burden greater than 30% of their income. Both the public input session and the online survey indicated a need for affordable housing.

| | Base Year: 2009 | Most Recent Year: 2015 | |
|---------------------|------------------------|-------------------------------|-----------------|
| Demographics | | | % Change |
| Population | 99,218 | 99,895 | 1% |
| Households | 35,388 | 37,105 | 5% |
| Median Income | \$48,010.00 | \$49,160.00 | 2% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|--------------------|-----------------------------|-----------------------------|------------------------------|-----------------------|
| Total Households | 6,255 | 5,195 | 6,680 | 3,835 | 15,140 |
| Small Family Households | 2,310 | 1,740 | 2,410 | 1,625 | 8,315 |
| Large Family Households | 525 | 445 | 625 | 425 | 1,390 |
| Household contains at least one person 62-74 years of age | 750 | 1,185 | 1,360 | 885 | 2,280 |

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|--------------------|-------------------------|-------------------------|--------------------------|-----------------------|
| Household contains at least one person age 75 or older | 665 | 870 | 885 | 300 | 780 |
| Households with one or more children 6 years old or younger | 1,565 | 1,055 | 1,080 | 785 | 1,825 |

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 175 | 45 | 35 | 0 | 255 | 0 | 0 | 4 | 0 | 4 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 70 | 0 | 20 | 0 | 90 | 4 | 25 | 0 | 4 | 33 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 105 | 140 | 120 | 4 | 369 | 65 | 50 | 75 | 20 | 210 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 3,300 | 850 | 85 | 0 | 4,235 | 960 | 695 | 380 | 40 | 2,075 |

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Housing cost burden greater than 30% of income (and none of the above problems) | 355 | 1,460 | 1,145 | 120 | 3,080 | 330 | 640 | 1,045 | 595 | 2,610 |
| Zero/negative Income (and none of the above problems) | 300 | 0 | 0 | 0 | 300 | 120 | 0 | 0 | 0 | 120 |

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 3,655 | 1,040 | 260 | 4 | 4,959 | 1,030 | 770 | 460 | 65 | 2,325 |
| Having none of four housing problems | 780 | 2,240 | 3,030 | 1,235 | 7,285 | 375 | 1,150 | 2,930 | 2,530 | 6,985 |
| Household has negative income, but none of the other housing problems | 300 | 0 | 0 | 0 | 300 | 120 | 0 | 0 | 0 | 120 |

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,605 | 875 | 535 | 3,015 | 400 | 585 | 610 | 1,595 |
| Large Related | 260 | 200 | 75 | 535 | 190 | 175 | 160 | 525 |
| Elderly | 670 | 705 | 345 | 1,720 | 465 | 505 | 410 | 1,380 |
| Other | 1,420 | 630 | 300 | 2,350 | 305 | 145 | 300 | 750 |
| Total need by income | 3,955 | 2,410 | 1,255 | 7,620 | 1,360 | 1,410 | 1,480 | 4,250 |

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 1,505 | 260 | 45 | 1,810 | 315 | 375 | 180 | 870 |
| Large Related | 260 | 70 | 0 | 330 | 120 | 60 | 20 | 200 |
| Elderly | 450 | 335 | 25 | 810 | 300 | 205 | 120 | 625 |
| Other | 1,340 | 205 | 20 | 1,565 | 280 | 75 | 70 | 425 |
| Total need by income | 3,555 | 870 | 90 | 4,515 | 1,015 | 715 | 390 | 2,120 |

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|--------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 140 | 140 | 110 | 4 | 394 | 55 | 75 | 65 | 8 | 203 |

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Multiple, unrelated family households | 35 | 0 | 25 | 0 | 60 | 14 | 0 | 10 | 15 | 39 |
| Other, non-family households | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 175 | 140 | 135 | 4 | 454 | 69 | 75 | 75 | 23 | 242 |

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2011-15 ACS, there were 1,214 male non-family households, and 1,637 female non-family households below the poverty level. While this statistic includes both single person households and persons living together who are unrelated, we would estimate that perhaps one-half of these households would need assistance, or 607 male single person households, and 818 single female households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Kenosha Housing Authority's Section 8 waiting list indicates that there are 281 applicants who have at least one family member who is disabled. Womens and Children's Horizons has estimated that they will serve 300 women and children who are victims of domestic violence, dating violence, sexual assault or stalking, over the five years of the Consolidated Plan.

What are the most common housing problems?

The most common housing problems are housing cost burden greater than 50% of income for renter-occupied households between 0-30% AMI, while a housing cost burden greater than 30% of income for owner households between 50-80% AMI. Both Owners and Renters with 0-30% AMI have the highest percentage of having 1 or more of the severe housing problems.

Are any populations/household types more affected than others by these problems?

In Renter households, “Small Related”, followed by “Other”, have the greatest number of households with a cost burden of greater than 30%. Within Owner households, “Small Related”, followed by “Elderly”, have the greatest number of households with a cost burden of greater than 30%.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The Continuum of Care administered by the ESN often sees families who are “doubled-up”. Doubled-up may be families who are living with friends and family and are at risk of becoming homeless. Families in this situation are doubled-up due to lack or loss of employment, a change in family make-up or sub-standard housing.

In 2018, the rapid re-housing programs in Kenosha served 84 people in 45 households. Of those 84 people, there were 30 single individuals, 21 adults in families and 33 children served. Loss of job or underemployment were the typical characteristics of these households. As families and individuals are nearing the end of rapid re-housing assistance needs include permanent full-time employment with a living wage, affordable housing, reliable transportation and follow-up services that are available when needed.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause and increased risk of homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate greater number of housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole. The City of Kenosha's population is 99,895, with 82,188 persons (82.27%) who are White, 11,557 persons (11.57%) persons who are Black or African American, 918 persons (0.92%) who are American Indian and Alaska Native and 1,954 persons (1.96 %) who are Asian.

Of the 37,105 households reported in the 2011-2015 ACS, 32,584 (87.82%) were White, 3,494 (9.42%) were Black or African American, 522 (1.41%) were Asian, 245 (0.66%) were American Indian/Alaska Native and 4,553 (12.27%) were Hispanic.

The data shown in the 0-30 AMI notes that a disproportionate greater need exists as follows: housing problem exists only for Black/African Americans, where 30.91%, compared to 14.46% for the jurisdiction as a whole, have one or more of the four housing problems.

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 5,365 | 465 | 420 |
| White | 3,345 | 300 | 285 |
| Black / African American | 1,080 | 70 | 100 |
| Asian | 45 | 0 | 0 |
| American Indian, Alaska Native | 20 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 820 | 90 | 40 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,910 | 1,285 | 0 |
| White | 2,500 | 810 | 0 |
| Black / African American | 460 | 155 | 0 |
| Asian | 30 | 15 | 0 |
| American Indian, Alaska Native | 40 | 35 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 835 | 265 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 2,910 | 3,770 | 0 |
| White | 2,060 | 2,930 | 0 |
| Black / African American | 265 | 325 | 0 |
| Asian | 45 | 10 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 435 | 495 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|---|--|---|
| Jurisdiction as a whole | 785 | 3,045 | 0 |
| White | 720 | 2,610 | 0 |
| Black / African American | 34 | 140 | 0 |
| Asian | 0 | 15 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 35 | 200 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Within the 30-50% of AMI, American Indian/Alaska Native (16.33%), have a disproportionate need compared to the jurisdiction as a whole (7.67%). However, the total population of this race is only 0.66% of the total households.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate greater number of severe housing problems is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole.

The City of Kenosha's population is 99,895, with 82,188 persons (82.27%) who are White, 11,557 persons (11.57%) persons who are Black or African American, 918 persons (0.92%) who are American Indian and Alaska Native and 1,954 persons (1.96 %) who are Asian.

Of the 37,105 households reported in the 2011-2015 ACS, 32,584 (87.82%) were White, 3,494 (9.42%) were Black or African American, 522 (1.41%) were Asian, 245 (0.66%) were American Indian/Alaska Native and 4,553 (12.27%) were Hispanic.

The data shown in the 0-30 AMI notes that a disproportionate greater need exists as follows: severe housing problem exists only for Black/African Americans, where 28.91%, compared to 12.63% for the jurisdiction as a whole, have one or more of the severe housing problems.

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,685 | 1,155 | 420 |
| White | 2,880 | 770 | 285 |
| Black / African American | 1,010 | 140 | 100 |
| Asian | 35 | 10 | 0 |
| American Indian, Alaska Native | 20 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 690 | 220 | 40 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,810 | 3,390 | 0 |
| White | 1,095 | 2,215 | 0 |
| Black / African American | 240 | 380 | 0 |
| Asian | 0 | 45 | 0 |
| American Indian, Alaska Native | 15 | 65 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 455 | 650 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 720 | 5,960 | 0 |
| White | 495 | 4,495 | 0 |
| Black / African American | 95 | 490 | 0 |
| Asian | 45 | 10 | 0 |
| American Indian, Alaska Native | 0 | 10 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 75 | 850 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 69 | 3,765 | 0 |
| White | 64 | 3,270 | 0 |
| Black / African American | 4 | 165 | 0 |
| Asian | 0 | 15 | 0 |
| American Indian, Alaska Native | 0 | 4 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 0 | 235 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Within the 50-80% AMI, Asians (8.62%), have a disproportionate need compared to the jurisdiction as a whole (1.94%). However, the total population of this race is only 1.41% of the total households within the City of Kenosha.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A disproportionate greater number of housing cost-burdened households is defined as when a member of a racial or ethnic group at an income level experiences housing problems at a rate greater than 10% of the income level as a whole.

The City of Kenosha's population is 99,895, with 82,188 persons (82.27%) who are White, 11,557 persons (11.57%) persons who are Black or African American, 918 persons (0.92%) who are American Indian and Alaska Native and 1,954 persons (1.96 %) who are Asian.

Of the 37,105 households reported in the 2011-2015 ACS, 32,584 (87.82%) were White, 3,494 (9.42%) were Black or African American, 522 (1.41%) were Asian, 245 (0.66%) were American Indian/Alaska Native and 4,553 (12.27%) were Hispanic.

The data shown in the >50% AMI notes that a disproportionate greater need exists as follows: housing cost-burdened households exist only for Black/African Americans, where 37.35%, compared to 18.06% for the jurisdiction as a whole. There is not a housing cost burden in the other income levels.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|-------|-------------------------------------|
| Jurisdiction as a whole | 23,075 | 6,905 | 6,700 | 420 |
| White | 18,910 | 4,920 | 4,245 | 285 |
| Black / African American | 1,355 | 540 | 1,305 | 100 |
| Asian | 245 | 75 | 85 | 0 |
| American Indian, Alaska Native | 59 | 55 | 30 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 2,365 | 1,175 | 980 | 40 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Within the greater than 50% of AMI, Blacks/ African Americans (37.35%) have a disproportionate need to compared to the jurisdiction as a whole (18.06%).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black/African American households with an income of <30% AMI are indicated as having a disproportionately greater need than the needs of that income category as a whole for: having one or more of four housing problems, and having one or more severe housing problems. Hispanic households with an income of 30-50% AMI also are indicated as having a disproportionately greater need than the needs of that income category as a whole for: having one or more of four housing problems, and having one or more severe housing problems.

If they have needs not identified above, what are those needs?

The needs not identified above are improved incomes, housing rehabilitation assistance, homebuyer assistance, homebuyer education, affordable housing, additional Section 8 and Tenant-based rental assistance funding, and additional jobs and job skills.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Minority concentration is located in Block Group 1 of Census Tract 11, which is greater than 50%. Census tracts 7 Block Group 5, Census Tract 11 Block Group 3, Census 16 Block Group 1 and Census Tract 17 Block Group 2 have a minority concentration between 40% and 50%.

NA-35 Public Housing – 91.205(b)

Introduction

The Kenosha Housing Authority (KHA) provides management and oversight of all units and vouchers, including HOME Tenant Based Rental Assistance (TBRA). Data and information was provided by the KHA.

The KHA does not operate any public housing units. The KHA provides Section 8 vouchers for Kenosha County, and TBRA vouchers within the City of Kenosha. A Section 8 or TBRA voucher assists eligible families pay the rent for apartments owned by private landlords. Participating families are responsible for finding an apartment and landlord that will accept the voucher. Families must meet income guidelines to qualify for the Section 8 and TBRA programs. Both parties will enter into a lease agreement, with the tenant paying the security deposit in most cases. The TBRA program does allow payment of a security deposit in conjunction with TBRA. The KHA inspects Section 8 or TBRA properties prior to move-in on a yearly basis to ensure that apartments comply with HUD standards for safety, size and accessibility. The KHA also provides information on several affordable senior housing developments, some with units accessible for persons with disabilities.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|---------------|--------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project-based | Tenant-based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 0 | 0 | 1,086 | 0 | 1086 | 10 | 48 | 104 |

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 0 | 0 | 16,211 | 0 | 16,211 | 12,577 | 19,940 |
| Average length of stay | 0 | 0 | 0 | 8 | 0 | 8 | 3.4 | 7.6 |
| Average Household size | 0 | 0 | 0 | 2.6 | 0 | 2.6 | 1.7 | 3.7 |
| # Homeless at admission | 0 | 0 | 0 | 28 | 0 | 28 | 10 | 1 |
| # of Elderly Program Participants (>62) | 0 | 0 | 0 | 190 | 0 | 190 | 0 | 0 |
| # of Disabled Families | 0 | 0 | 0 | 450 | 0 | 450 | 6 | 4 |
| # of Families requesting accessibility features | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 0 | 0 | 532 | 0 | 532 | 8 | 34 | 66 |
| Black/African American | 0 | 0 | 0 | 532 | 0 | 532 | 2 | 14 | 37 |
| Asian | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 1 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 11 | 0 | 11 | 0 | 0 | 0 |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 0 | 0 | 109 | 0 | 109 | 1 | 6 | 17 |
| Not Hispanic | 0 | 0 | 0 | 977 | 0 | 977 | 9 | 42 | 87 |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Kenosha has no public housing units. However, there are 281 applicants who list at least 1 family member with a disability, and Kenosha does not have sufficient housing stock to meet the needs of this population.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are currently 1,295 applicants on the Housing Choice Voucher Waiting List. 281 applicants are listed as having at least 1 family member who is disabled, 51 are age 62 and over, and 776 are families with dependent children. Since the majority of housing stock in the City of Kenosha is located in the older neighborhoods of the City, units are in need of upgrades and hold the risk of lead based paint problems for families with younger children. That group constitutes the largest majority of applicants waiting for assistance.

As for the elderly applicants, Kenosha is fortunate to have several senior complexes located throughout the City.

However, there are 281 applicants who list at least 1 family member with a disability, and Kenosha does not have sufficient housing stock to meet the needs of this population.

How do these needs compare to the housing needs of the population at large

The needs identified for the Housing Choice voucher holders reflects the needs of the population at large.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless needs are found through a variety of ways: The Point in Time Count, regular meetings of the Emergency Services Network (ESN) which is Kenosha’s Continuum of Care, review of sheltered data in the Wisconsin Homeless Management Information System and regular communication between outreach workers, the emergency shelters and supportive housing programs. Kenosha also has a 24-hour crisis hotline that refers people who are homeless to services and an ESN website with emergency information. The ESN also participates in an annual needs survey of people experiencing homelessness with the Wisconsin Balance of State Continuum of Care.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 5 | 133 | 309 | 210 | 203 | 86 |
| Persons in Households with Only Children | 0 | 0 | 6 | 2 | 0 | 0 |
| Persons in Households with Only Adults | 14 | 82 | 402 | 227 | 201 | 91 |
| Chronically Homeless Individuals | 7 | 25 | 97 | 26 | 65 | 64 |
| Chronically Homeless Families | 0 | 0 | 12 | 10 | 8 | 48 |
| Veterans | 3 | 0 | 24 | 17 | 15 | 33 |

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|---------------------|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Unaccompanied Child | 0 | 0 | 0 | 0 | 0 | 0 |
| Persons with HIV | 0 | 0 | 3 | 3 | 3 | 1 |

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is:

Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Kenosha County emergency shelters for people experiencing homelessness provided 26,991 nights of shelter in 2017. Of those, 331 people were single persons, 488 were in families. In total, there were 549 adults and 270 children in the shelters. Those numbers may count the same person twice if they had more than one shelter stay.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 0 | 0 |
| Black or African American | 0 | 0 |
| Asian | 0 | 0 |
| American Indian or Alaska Native | 0 | 0 |
| Pacific Islander | 0 | 0 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 0 | 0 |
| Not Hispanic | 0 | 0 |

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There are less than five families a year that are families of veterans experiencing homelessness. The greatest need for housing assistance for families with children is threefold. An additional 1500 more housing vouchers, another 20 units in the family shelter and rental assistance for another 300 families with children is needed. The types of families are those affected by poverty with single parents in low income jobs and often times with a mixture of substance abuse, domestic violence, mental health issues and child abuse in the family dynamic. They also have limited support systems.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

African American families and individuals are over represented in the population experiencing homelessness in Kenosha. According to 2017 shelter statistics 41% sheltered were white, 44% were African American and 10% were of Hispanic origin. This is in a city where the population is 75.9% white, 7.4% African American and 13.2% of Hispanic origin.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

It is always important to remember that Kenosha County is the northern most county of the Chicago metro area and one county south of the start of the Milwaukee metro area. What this means is that some people experiencing homelessness in Kenosha may have also lived in other communities in the metro area and may not be lifelong residents of Kenosha.

Beyond people living in the shelters there were over 600 children in Kenosha schools who were identified as homeless in 2017-2018. Almost all of these are in families where they are doubled up and living with friends or relatives. Much of the homelessness in Kenosha is due simply to poverty. In any given year between the two HUD definitions of Homeless (that for HUD supportive Housing and that HUD definition used by the schools) there are 1500-2000 people experiencing homelessness in Kenosha each year that are sheltered.

People who are unsheltered are a smaller group. They tend to be more single households, not as many community supports or connections and often times facing issues of substance abuse, mental health and physical debilitation. Due to their transient nature in the metro area, it is harder to estimate a number who fit in that category. There are probably less than 25 in any given year who have long time community ties.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, youth aging out of foster care, persons with addictions, HIV/AIDS and their families and victims of domestic violence.

There are consistent patterns between the special needs population and the increased risk for homelessness because of lack of adequate housing facilities. There are currently 25 beds of permanent supportive housing available in Kenosha that is accessible through a well-integrated service delivery system. The Kenosha County Department of Human Services and the agencies that provide services for these populations work closely and cooperatively. The access to mainstream resources for these populations has a well-defined intake system. The main issue is one of capacity and adequate funding. There is a paucity of services for people with addictions.

Describe the characteristics of special needs populations in your community:

Persons with special needs are those that are physically, emotionally or mentally impaired or suffer from mental illness, developmentally disabled, a youth aging out of foster care, persons with addictions, HIV/AIDS and their families and victims of domestic violence, particularly women over age 50.

The estimated number of non-homeless persons with special needs include the following:

- Elderly: 3,378 persons
- Frail Elderly: 2,225 persons
- Persons with HIV/AIDS: 259 persons

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations include a lack of affordable housing and permanent housing. Another need is employment that pays a living wage.

Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Wisconsin HIV Surveillance 2017 Annual Review there are 259 persons living with HIV within Kenosha County and nine new cases diagnosed in 2017. The report can be viewed at <https://www.dhs.wisconsin.gov/publications/p00484.pdf>.

Discussion:

There are many organizations that work together to increase the housing and services for the special needs community. Team work between organizations plays an important role in the success of establishing and running effective programs. Over the past fifteen years, Kenosha County has greatly expanded its community mental health system. The community has a very active National Alliance on Mental Illness that has been instrumental in supporting Crisis Intervention Training for law enforcement personnel and also supporting Bridges, a peer run drop in center for persons experiencing severe and persistent mental illness.

Kenosha County and it's not for profit providers have provided aftercare for youth aging out of care since 1985 and has the Family Unification Program that provides a limited number of section 8 vouchers to youth aging out of the foster care system and lack adequate housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Public facilities in the City of Kenosha include improvements to buildings, parks and recreational facilities, a centralized food bank, senior centers, centers for the disabled, fire stations and equipment, community centers, homeless facilities, youth centers, childcare centers, health facilities and facilities for special needs populations. CDBG funds may be used for such facilities when they are used for eligible populations or neighborhoods.

How were these needs determined?

Public facility needs were determined through the online survey, agency and stakeholder consultation, and staff consultation. The online survey ranked public facility needs as “High”, “Medium”, “Low”, or “No Need”. Results of the survey indicated a strong “High” or “Medium” priority for all public facility questions.

Describe the jurisdiction’s need for Public Improvements:

The City of Kenosha's public improvement needs include street improvements (including sidewalks, curb, gutter, sewer, signage, trees, lighting and landscaping), and sidewalks.

How were these needs determined?

Public improvement needs were determined through the online survey, Capital Improvement Plan (CIP), the City of Kenosha Comprehensive Plan, public street assessment through the Department of Public Works, and staff consultation.

Describe the jurisdiction’s need for Public Services:

Public Services needs in the City of Kenosha include senior services, youth services, transportation services, services for battered and abused spouses, health services, services for neglected and abused children, substance abuse services, employment training, educational programs, recreational programs, mental health programs, public safety services, crime awareness, fair housing counseling and child care.

How were these needs determined?

Public Service needs were determined through the online survey, agency and stakeholder consultation, the public input session, and staff consultation. The online survey ranked public service needs as “High”, “Medium”, “Low”, or “No Need”. Results of the survey indicated a strong “High” or “Medium” priority for all public service needs questions. Participants in the public input session also ranked the public services identified at that meeting.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides information on the affordability and condition of the housing market in the City of Kenosha. Many of the data tables were populated by HUD and use the American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) five year (2011-2015) data set. ACS data shows that the City has a total of 40,665 housing units with a homeownership rate of approximately 52.58%

2011-2015 CHAS data shows that the majority of City of Kenosha housing stock was built between 1950 and 1979; 14,030 units (34.50%). The second largest category of housing units was built before 1950; 11,840 units (29.12%). Units built between 1980 and 1999 total 7,270 units (17.88%) and units built after 2000 total 4,935 units (12.14%). With the majority of the housing units being constructed prior to 1980, 25,870 units, there is a great risk for lead based paint issues.

| Category | Public Input Session | Community-wide Survey | Community-wide Survey - Greatest Needs |
|-----------------------|---|---|--|
| Community Development | Centralized Food Bank | Street Improvements | Mental health & counseling |
| | Mental Health Programs | Youth Centers | Job Training |
| | Health Facility Improvements | Job Creation | Neighborhood Improvements |
| | | Commercial Revitalization | |
| | | Employment Training | |
| Homeless | Housing First Model | Emergency Shelter | Services to prevent homelessness |
| | Affordable Housing for people with addictions | Supportive services | |
| | Transitional Housing | Transitional Housing | |
| Housing | Low-income housing | Provide Affordable housing - housing costs are no more than 30% of household income | Availability of affordable housing |
| | Affordable Rental Housing | Repair/ improvements to owner-occupied housing | |
| | Alternative Housing Types (e.g. tiny homes) | Rental Assistance | |
| | Coordinate affordable housing with Kenosha Habit for Humanity | Exterior property maintenance/ code enforcement | |

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to ACS data, housing units in the City of Kenosha are primarily 1-unit detached structures, with 24,365 units (60%). Three or more bedroom units comprise the majority of units, with 20,825 units (51.21%).

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|---------------|-------------|
| 1-unit detached structure | 24,365 | 60% |
| 1-unit, attached structure | 1,445 | 4% |
| 2-4 units | 6,200 | 15% |
| 5-19 units | 4,545 | 11% |
| 20 or more units | 3,550 | 9% |
| Mobile Home, boat, RV, van, etc | 560 | 1% |
| Total | 40,665 | 100% |

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|------------|
| | Number | % | Number | % |
| No bedroom | 45 | 0% | 365 | 2% |
| 1 bedroom | 400 | 2% | 3,510 | 22% |
| 2 bedrooms | 4,570 | 21% | 7,395 | 47% |
| 3 or more bedrooms | 16,365 | 77% | 4,460 | 28% |
| Total | 21,380 | 100% | 15,730 | 99% |

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Kenosha Housing Authority (KHA) provides Section 8 vouchers for 1,086 units of scattered site housing for households up to 60% AMI. In accordance with the KHA Agency Plan, families selected for Section 8 vouchers are based on the following preferences: date and time of completed application; residency preference for families who live, work, or have been hired to or who are attending school in the jurisdiction; families who are graduates or are active participants in educational and training programs designed to prepare the individual for the job market; disability; involuntary displacement due to the local government action related to code enforcement, public involvement or development;

victims of domestic violence; welfare-to-work program eligibility; family unification program eligibility; and all families with children and families who include an elderly person or a person with a disability.

The KHA also provides up to 50 Tenant-based Rental Assistance (TBRA) vouchers for elderly households up to 50% AMI through the HOME Program, as a sub-recipient of HOME funds. The City of Kenosha provided emergency housing repair grants to 8 low-moderate income persons in 2018. The City also provided down payment and/or closing cost assistance in 2018.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Kenosha Housing Authority does not expect any affordable housing units to be lost from their Section 8 inventory. While it can be expected that some affordable housing units will be lost, additional affordable housing units will be replaced through new development and redevelopment of WHEDA tax credit projects. Overall, the City of Kenosha expects there will continue to be a net gain of affordable housing units.

Does the availability of housing units meet the needs of the population?

The Kenosha Housing Authority's current waiting list contains 1,295 applicants. Since the waiting list is currently closed to new applicants, there are additional households that are not factored into the wait list total.

For households up to 80% AMI, the 2011-15 CHAS indicated that there are 7,620 renter-occupied households and 4,250 owner-occupied households with a cost burden greater than 30% of AMI, or a total of 11,870 (65.47%) of all 0-80% AMI households in the City of Kenosha. For 0-80% AMI households with a cost burden of greater than 50% of their household income, there are 4,515 renter-occupied households and 2,120 owner-occupied households, or a total of 6,635 (36.60%) of all 0-80% AMI households. Therefore, the number of housing units is not meeting the needs of the population.

Describe the need for specific types of housing:

Affordable housing for low-income and extremely low-income households is needed because market rents often translate into high housing costs burden for low-income families. Special-Needs handicapped accessible housing assistance continues to be needed, especially for the frail elderly and physically disabled population. Likewise, affordable housing for families with children remains a need throughout the City of Kenosha as evidenced by the numbers of people experiencing overcrowding.

Discussion

The City of Kenosha continues to have a challenge to preserve and increase the supply of affordable housing units for all groups with needs. Although there are a small number of affordable housing units

expected to be lost over the next 5 years, it also expected that additional WHEDA tax credit projects will be proposed over the next five years.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to the U.S. Postal Service Vacancy Rate data, the vacancy rate is 2.67%. Of the occupied housing units, 60% are one unit detached, 4% are one unit attached, 15% are 2-4 units, 11% are 5-19 units and 19% are 20 or more units. The remainder are mobile homes, boats, RV's, vans, etc.

Home values within the City of Kenosha have increased in recent years following the Recession. Rising rents and home sale prices have made many units less affordable. There continues to be many units that are in need of rehabilitation, which can increase the cost of these units. Cost burden may be the largest housing problem for many households.

Cost of Housing

| | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 161,700 | 141,400 | (13%) |
| Median Contract Rent | 653 | 699 | 7% |

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

| Rent Paid | Number | % |
|-----------------|---------------|--------------|
| Less than \$500 | 3,170 | 20.2% |
| \$500-999 | 10,340 | 65.8% |
| \$1,000-1,499 | 1,860 | 11.8% |
| \$1,500-1,999 | 265 | 1.7% |
| \$2,000 or more | 75 | 0.5% |
| Total | 15,710 | 99.9% |

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|--|---------------|---------------|
| 30% HAMFI | 1,125 | No Data |
| 50% HAMFI | 5,165 | 2,020 |
| 80% HAMFI | 11,600 | 6,165 |
| 100% HAMFI | No Data | 9,065 |
| Total | 17,890 | 17,250 |

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent | 573 | 676 | 899 | 1,209 | 1,414 |
| High HOME Rent | 573 | 676 | 899 | 1,209 | 1,344 |
| Low HOME Rent | 573 | 676 | 836 | 966 | 1,077 |

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2011-15 ACS, there were 37,602 occupied housing units within the City of Kenosha. Of these, 57.46% (21,605) were owner-occupied and 43.44% (15,997) were renter-occupied. The median housing value is \$141,400 and the median rent is \$699. There appears to be a shortage of affordable housing units, 13,604 units, (monthly owner/renter cost <30% AMI) for households with income limits up to 100% AMI. There are 5,850 owner-occupied units and 7,754 rental units that have monthly costs of less than 30% of the household's monthly income. Based on the 2011-15 CHAS, there were 21,970 households up to 100% AMI. Above the 100% AMI, there are another 15,140 households. For this income group, there are insufficient housing units with a monthly cost of less than 30% of the household's monthly income.

The 2011-15 CHAS indicated that there were 51.99% of rental units with one of the four housing problems, and 42.51% of owner-occupied units with one of the four housing problems.

How is affordability of housing likely to change considering changes to home values and/or rents?

Owner-occupied homes became less affordable since 2015 in Kenosha as the median home value increased by 3.85%. Since 2015, home values increased in Kenosha, to a 2018 median value of \$149,200 (City of Kenosha Assessor), an increase of 5.23%. Conversely, renter-occupied units became less affordable since 2009 as rents increased by 7%. At this time, the housing market is less affordable for both buyers and renters as the median housing value and rents have increased. Since lower income households have a greater difficulty qualifying for mortgages, it could be expected that the demand in the rental market will continue to be strong.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME and Fair Market rents for efficiency and one-bedroom units in the City of Kenosha are less than the median rent reported in the 2011-15 ACS, and greater than the median rent for 2 bedrooms or

more. This information would seem to indicate that more affordable housing may be needed for 2 or more bedroom-units. The higher rents in those unit types may also encourage the market to utilize rental assistance programs, such as Section 8 and TBRA vouchers.

Discussion

HUD considers a housing unit affordable if the occupant household expends no more than 30% of its income on housing costs. If the household spends more than 30% of its income on housing costs, the household is considered to be cost-burdened. Cost burdened households have less financial resources to meet other basic needs (food, clothing, transportation, medical, etc.) less resources to properly maintain the housing structure, and are at greater risk for foreclosure, eviction, and housing orders from the City Property Maintenance Division.

For households up to 80% AMI, the 2011-15 CHAS indicated that there are 7,630 renter-occupied households and 4,240 owner-occupied households with a cost burden greater than 30% of AMI, or a total of 11,865 (65.43%) of all 0-80% AMI households in the City of Kenosha. For 0-80% AMI households with a cost burden of greater than 50% of their household income, there are 4,515 renter-occupied households and 2,110 owner-occupied households, or a total of 6,625 (36.53%) of all 0-80% AMI households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The need for rehabilitation has already been discussed in the previous sections. The majority of units, 33,140 (81.5%) in Kenosha were built before 2000. These homes are more likely to need repairs to provide safe, decent and affordable housing. Conditions of units may be associated with the lack of complete kitchen or plumbing facilities, more than one person per room, or having a cost burden greater than 30% of their household income. According to the Condition of Units chart below, 27% of owner-occupied units and 49% of renter-occupied units have at least one of the selected conditions.

Definitions

Substandard condition could be defined as housing that does not meet local building, fire, health and safety codes. Substandard condition but suitable for rehabilitation could be defined as housing that does not meet local building, fire, health and safety codes but is both financially and structurally feasible for rehabilitation. It may be financially unfeasible to rehabilitate a structure when costs exceed 30-50% of the assessed value of the property.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| With one selected Condition | 5,855 | 27% | 7,695 | 49% |
| With two selected Conditions | 185 | 1% | 485 | 3% |
| With three selected Conditions | 4 | 0% | 0 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 15,340 | 72% | 7,545 | 48% |
| Total | 21,384 | 100% | 15,725 | 100% |

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 3,400 | 16% | 1,535 | 10% |
| 1980-1999 | 3,600 | 17% | 3,670 | 23% |
| 1950-1979 | 8,290 | 39% | 5,740 | 37% |
| Before 1950 | 6,100 | 29% | 4,775 | 30% |
| Total | 21,390 | 101% | 15,720 | 100% |

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 14,390 | 67% | 10,515 | 67% |
| Housing Units build before 1980 with children present | 2,500 | 12% | 1,385 | 9% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

| | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units | 0 | 0 | 0 |
| Abandoned Vacant Units | 0 | 0 | 0 |
| REO Properties | 0 | 0 | 0 |
| Abandoned REO Properties | 0 | 0 | 0 |

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Most of the City of Kenosha's households with housing problems, 22,885 units (56.283%) have none of the four evaluated housing problems; lack of complete kitchen or plumbing facilities, cost burden, overcrowding, or negative income. There are 7,695 (49%) renters and 5,855 (27%) homeowners that have at least one housing problem. Since the age of Kenosha's housing is a significant factor, it is presumed that many of these owner and renter occupied homes need housing rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Approximately 49% of households of the City of Kenosha are low to moderate income. Using the data from Table 35 in which there are 13,788 owner-occupied, and 10,778 renter-occupied housing units built before 1980. Based on an EPA report citing percentages of lead paint, we would estimate that there are 8,376 owner-occupied, and 5,892 renter-occupied units which may contain lead-based paint hazards.

Discussion

In estimating the number of housing units with lead-based paint (LBP) in the city, the City of Kenosha applied a Lead Paint report from EPA. Based on the ACS data, there were 40,660 housing units in Kenosha of which 24,576 housing units were built prior to 1980. Pre-1980 housing units represent 60.4% of the city's housing stock.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There are no public housing developments within the City of Kenosha. The Kenosha Housing Authority provides 1,166 housing vouchers each year.

Totals Number of Units

| Program Type | | | | | | | | | |
|--|-------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | | | | 1,220 | | | 11 | 70 | 128 |
| # of accessible units | | | | | | | | | |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition | | | | | | | | | |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing developments within the City of Kenosha.

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| | |

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City of Kenosha does not have any public housing units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The City of Kenosha does not have any public housing units.

Discussion:

The City of Kenosha does not have any public housing units.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Kenosha has emergency shelter beds available through the Shalom Center at the Emergency Family Shelter, as well as the shelter beds available through Women and Children’s Horizons.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 44 | 15 | 0 | 21 | 0 |
| Households with Only Adults | 35 | 24 | 0 | 36 | 9 |
| Chronically Homeless Households | 0 | 0 | 0 | 22 | 3 |
| Veterans | 0 | 0 | 0 | 0 | 0 |
| Unaccompanied Youth | 0 | 0 | 0 | 0 | 0 |

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services are well coordinated with the efforts of those who provide services to people experiencing homelessness. As an example, the contracted agency that provides most Kenosha County mental health services is also the largest provider of permanent housing for people experiencing homelessness and also is the provider of Rapid Re-Housing and 24-hour crisis. The Kenosha Community Health Center, the Job Center (DWD) and the emergency shelters are all a part of the ESN, Kenosha's Continuum of Care. Over 30 groups are represented in the ESN that meets 11 times a year and has met for over 25 years.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

If someone is a Veteran, they are referred to those services targeted specifically towards Veterans. Families with children may be referred to the Prevention Services Network, a Kenosha County effort to support and strengthen families. Kenosha's Job Center provides employment training and job search to all people. Unaccompanied youth under 18 are served through the Kenosha County Division of Children and Family Services. Youth over 18 may be housed in two rapid rehousing programs.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of service providers in Kenosha. These providers coordinate amongst themselves to ensure they are meeting community needs efficiently.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs for people with disabilities tend to be specific to their need. With the aging population, we anticipate seeing an increase in the need for specialized housing for elderly persons. Any such efforts to expand this resource may involve the Aging and Disability Resource Center.

Persons with drug and alcohol addictions need supportive housing that encourages sobriety. Kenosha residents have been instrumental in establishing three Oxford houses to provide that support.

Kenosha County also has recovery mentors/peer support that check in on people with severe and persistent mental illness to provide support, information and advocacy.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Kenosha County Human Services work with people while they are in mental health institutions to arrange supportive housing upon discharge. Physical health institutions have social workers who help plan for patients discharge to insure supportive services are in place.

The Kenosha County mental health system contracts with the Kenosha Human Development Services (KHDS) to monitor people who are institutionally placed for mental health. Placement upon discharge is a part of that process.

Physical health institutions in Kenosha work closely with crisis and ongoing county services to plan discharges from hospitals that do not result in homelessness. Many of these people have co-occurring disorders of substance abuse.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The biggest expansion of supportive services in the coming year will be through expanded capacity in Comprehensive Community Services, a community-based mental health program for people living with mental illness and/or substance abuse disorders. Kenosha County anticipates adding additional FTE service facilitators in 2020 to meet the need of the community.

Over the past four years, Kenosha County has added a wide variety of programming to address the increase in addiction in the community. Those efforts include the creation of a county-wide Opioid Task Force, Family Treatment Court, Comprehensive Alcohol and Drug Treatment Program (Medically Assisted Treatment (MAT)Vivitrol), and Comprehensive Addiction and Recovery Act (Cara) Grant.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See answers to above question.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

There are a number of State and local regulations designed to promote the orderly development and maintenance of safe, decent and sanitary housing in the community. Sometimes these regulations can act as barriers to affordable housing. That does not appear to be the case in Kenosha.

To eliminate duplication, the City uses the building codes established by the State for uniform construction standards. These standards parallel the three National Code standards and are minimum provisions to ensure general safety for the public. The State codes and guidelines are also appealable to the State. Consequently, the City's building codes do not appear to hinder the development or preservation of affordable housing.

Likewise, the locally established Minimum Housing Code does not create a barrier for affordable housing. These standards parallel the National Minimum Housing Code Standards and are minimum requirements established to preserve and promote the public health, safety, comfort, personality and general welfare of the people. Their enforcement is necessary to preserve and encourage the private/public interests in housing and its maintenance. At the same time, these standards are appealable, locally, to ensure there are no undue hardships.

An examination of the community's fee structures indicates the City's building permit fees and charges are at a median, as compared to surrounding communities. In fact, in the case of new housing development, the City is currently subsidizing the cost of services because the cost to the City is greater than the development fees charged. The City's positive, proactive position on housing development and preservation is further evidenced by its departmental restructuring to facilitate and better coordinate the development and housing process, as well as the substantial resources and technical assistance the City provides to the development and preservation of affordable housing.

The City's zoning and land-use codes promote the morals, aesthetics, prosperity, health, safety and general welfare of all people in Kenosha. These codes are constructed to allow compatible development throughout the community and are flexible enough to encourage redevelopment in the community's existing, established areas. This is evidenced by development in both the City's outlying and urban areas. These codes, like other local codes, are appealable locally to ensure equitable and fair treatment.

All residential properties are assessed on a citywide basis using market sales data of comparable properties in and around the immediate neighborhood. Citywide assessing appears to ensure an equitable treatment of residential property and provides an incentive to those who maintain and improve their properties.

The current public policies relating to housing and, in particular, affordable housing, do not appear to be excessive, exclusionary, or discriminatory nor do they duplicate any other policies.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section identifies economic sectors in the City of Kenosha where job opportunities exist and identifies reasons why some employment sector positions are not being filled. The main employment challenges are education, training, and certification deficiencies. The unemployment rate in the City of Kenosha was 10.58% according to the 2011-15 CHAS and decreased to 3.3% as of April, 2019 per the Wisconsin Department of Workforce Development.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|-----------------------|--------------------|------------------------|
| Agriculture, Mining, Oil & Gas Extraction | 138 | 2 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 4,832 | 4,280 | 13 | 17 | 4 |
| Construction | 1,531 | 925 | 4 | 4 | 0 |
| Education and Health Care Services | 7,531 | 6,881 | 20 | 27 | 7 |
| Finance, Insurance, and Real Estate | 1,795 | 948 | 5 | 4 | -1 |
| Information | 435 | 164 | 1 | 1 | 0 |
| Manufacturing | 7,174 | 3,000 | 19 | 12 | -7 |
| Other Services | 1,459 | 1,233 | 4 | 5 | 1 |
| Professional, Scientific, Management Services | 2,730 | 1,537 | 7 | 6 | -1 |
| Public Administration | 0 | 0 | 0 | 0 | 0 |
| Retail Trade | 6,105 | 3,989 | 16 | 16 | 0 |
| Transportation and Warehousing | 1,847 | 1,691 | 5 | 7 | 2 |
| Wholesale Trade | 2,406 | 1,028 | 6 | 4 | -2 |
| Total | 37,983 | 25,678 | -- | -- | -- |

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

| | |
|--|--------|
| Total Population in the Civilian Labor Force | 50,855 |
| Civilian Employed Population 16 years and over | 45,470 |
| Unemployment Rate | 10.58 |
| Unemployment Rate for Ages 16-24 | 28.25 |
| Unemployment Rate for Ages 25-65 | 7.05 |

Table 41 - Labor Force

Data Source: 2011-2015 ACS

| Occupations by Sector | Number of People |
|--|------------------|
| Management, business and financial | 8,250 |
| Farming, fisheries and forestry occupations | 2,280 |
| Service | 5,655 |
| Sales and office | 11,125 |
| Construction, extraction, maintenance and repair | 3,550 |
| Production, transportation and material moving | 3,270 |

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

| Travel Time | Number | Percentage |
|--------------------|---------------|-------------|
| < 30 Minutes | 30,375 | 69% |
| 30-59 Minutes | 10,255 | 23% |
| 60 or More Minutes | 3,285 | 7% |
| Total | 43,915 | 100% |

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 2,560 | 410 | 2,095 |
| High school graduate (includes equivalency) | 10,620 | 1,310 | 3,955 |
| Some college or Associate's degree | 13,340 | 1,565 | 3,385 |
| Bachelor's degree or higher | 10,770 | 395 | 1,520 |

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 180 | 415 | 440 | 540 | 885 |
| 9th to 12th grade, no diploma | 1,145 | 885 | 1,110 | 1,670 | 1,300 |
| High school graduate, GED, or alternative | 4,240 | 3,840 | 3,785 | 8,285 | 4,655 |
| Some college, no degree | 3,535 | 3,565 | 2,880 | 5,880 | 1,965 |
| Associate's degree | 415 | 1,475 | 1,675 | 2,935 | 680 |
| Bachelor's degree | 595 | 2,815 | 2,395 | 3,595 | 1,075 |
| Graduate or professional degree | 20 | 745 | 1,185 | 1,985 | 755 |

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 20,442 |
| High school graduate (includes equivalency) | 26,149 |
| Some college or Associate's degree | 33,488 |
| Bachelor's degree | 46,223 |
| Graduate or professional degree | 69,674 |

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within the City of Kenosha are: Arts, Entertainment, Accommodations; Education and Health Care Services; Manufacturing; and Retail Trade.

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the business community for each sector are for well educated, motivated, healthy, skilled, trainable locally mobile, multi-talented employees. Each sector's job needs include job readiness, job preparedness of employees with post secondary education, and competence in basic and technical skills. The business community's infrastructure needs are an efficient, safe, and reliable transportation system, including street, rail and airport facilities, access to water and sewer services through the Kenosha Water Utility, internet service, recreational facilities, entertainment venues and cultural attractions, improvement of hospitality services such as hotels and fine dining establishments, good schools, affordable housing for their workforce, and access to post secondary colleges and universities.

Further needs were identified in a 2007 economic summit of over 150 business, government, education and community service leaders and include:

- Attraction of similar companies with the same specific training needs
- Targeting of non-traditional students by technical schools
- Expansion of existing and development of additional mentoring programs that connect education with businesses
- Expansion of commuter rail
- Full funding of infrastructure support
- Build-out of telecommunications structure for broadband
- Improvement of lakefront access for quality of life
- Development of a clearinghouse with community resources for high risk populations
- Coordination of information and resources for potential and current small business owners
- Development of investor's group to fund or finance small businesses
- Collaboration by local governments to provide information on city and county zoning and permitting process to potential and small business owners
- Development of a healthy downtown
- Improvement of the image and services of the Kenosha County Job Center with employers
- Education of students on the importance of working while they are still in school
- Improve the marketing efforts of job recruitment

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are a number of local initiatives that will or already have an economic impact. Kenall Manufacturing built a new \$30 million dollar facility with 354,000 square feet that created 621 local jobs. Amazon constructed a \$300 million dollar warehouse facility adjacent to I-94, which created 3,000 jobs. InSinkErator, a Racine division of Emerson Electric Co. that makes food waste disposers, leased a 160,000-square-foot building in the Business Park of Kenosha, which added 200 jobs. Uline constructed a 1,000,000 square foot distribution center and 60,000 square foot office space, creating 475 jobs.

The City of Kenosha recently announced plans for downtown revitalization featuring a new City Hall, a potential civic arena, and multiple housing projects. The City will also be redeveloping the former Chrysler manufacturing land into a potential business innovation center. The Kenosha Regional Airport will be undertaking runway improvements to accommodate increasing corporate jet activity.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

21.95% of the civilian labor force in Kenosha has a bachelor's degree or higher. This corresponds with the Occupation by Sector table showing that the Management, business and financial sector has the highest number of people with 21.72%, or 8,250 persons. The Management, business and financial sector usually requires an education of a bachelor's degree or higher to hold these positions. Sales and Office occupations represent 29.29%, or 11,125 persons in Kenosha's workforce. This sector may or may not require an education beyond high school diploma or equivalency. There are 11,930 persons in the labor force, or 23.46% of the labor force population that are high school graduates. While there are insufficient sales and office jobs for this population, they also may work in the Service; Construction, extraction, maintenance and repair; and Production, transportation and material moving occupations.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Kenosha County through the Job Center offers training through a computer skills lab and a learning center. The Learning Center provides adult basic educational services on an individual basis including brushing up on academic skills, GED or high school equivalency diploma, or in need of tutoring. The Job Center also offers over 25 different workshops on job search preparation, career development and life skills.

Due to recent economic expansion in the Kenosha area, there is a need for the training of skilled trades (i.e. plumbing, electrical, carpentry, etc.). The State of Wisconsin has recently changed legislation to reduce apprentice to journeyman ratios to help attract new employees.

These programs and training support the Consolidated Plan by providing the education and training needs for many current jobs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

A CEDS was completed in 2015 by Southeastern Wisconsin Regional Planning Commission (SEWRPC), which includes Kenosha County. Nine strategies are included in the report.

Regarding the strategy to enhance capability of regional firms, the City has focused the ability to attract small and medium enterprises through available land in the Kenosha Business Park and surrounding areas. The former Chrysler property will be redeveloped into a proposed business innovation center.

The City has also been focusing on modernizing our infrastructure with multiple street reconstruction and revitalization projects as well as an upcoming runway safety enhancement project at the Kenosha Regional Airport.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Areas where households with multiple housing problems exist is defined as a census tract which contains one or more housing problems (one of four severe housing problems, housing cost burden >30%, housing cost burden >50%, overcrowding and substandard housing) exists at a rate of at least 10% greater than the median for the City of Kenosha.

Based on this definition, census tracts 11 and 16 contain households with a housing cost burden greater than 30% AMI, a housing cost burden greater than 50% AMI and one of four severe housing problems. Census tract 21 contains households with a housing cost burden greater than 50% AMI, and one of four severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Areas where racial or ethnic minorities or low-income families are concentrated is defined as census tracts where at least 40% of the population are racial or ethnic minorities. Areas where low-income families are concentrated is defined as census tracts where at least 51% of the households have incomes less than 80% AMI.

Census Tracts 7 Block Group 5, Census Tract 11 Block Group 1 and 3, Census Tract 16 Block Group 1 and Census Tract 17 Block Group 2 have a concentration of racial minorities, where at least 40% of the block groups are comprised of non-white families. Census Tract 7 Block Group 3, Census Tract 8 Block Groups 1, 2 and 3, Census Tract 9 Block Group 5, Census Tract 16 Block Group 1, Census Tract 21 Block Group 4 have a concentration of ethnic minorities of at least 40% or more as identified in the 2011-15 ACS.

Census tract 1, Block Groups 1; Census tract 3, Block Groups 1, 2 and 3; Census tract 4, Block Groups 2 and 3; Census tract 5, Block Group 4; Census tract 7, Block Groups 3, 4 and 5; Census tract 8, Block Groups 1, 2 and 3; Census tract 9, Block Groups 1, 3, 4 and 5; Census tract 10, Block Group 1 and 2; Census tract 11, Block Groups 1, 2, and 3; Census tract 12, Block Groups 1 and 3; Census tract 13, Block Groups 1, 2 and 4; Census tract 15, Block Groups 1, and 5; Census tract 16, Block Groups 1, 2 and 3; Census tract 17, Block Groups 1 and 2, Census tract 18, Block Groups 1 and 2; Census tract 21, Block Groups 3 and 4; Census Tract 22 Block Groups 1 and 2; and Census Tract 26.01 Block Group 3 have the greatest concentration of low-income families are located, where 51% or more of families are low-income.

What are the characteristics of the market in these areas/neighborhoods?

These census tracts typically have a lack of shopping opportunities, lower housing values, a larger percentage of rental housing, housing in need of rehabilitation, fewer job opportunities and households with lower incomes.

Are there any community assets in these areas/neighborhoods?

Census Tract contains Poerio Park and Nature Center, Bose Elementary School and the Smeds Tennis Center (Carthage College).

Census tract 3 contains Carthage College, Alford Park, Pennoyer Park, Kennedy Park, Simmons Island Park, Union Park, a portion of the Harborside Shopping district, Kenosha County Historical Society and Washington Middle School.

Census tract 4 contains Petzke Park, Grant Elementary School and Matoska Park.

Census tract 5 contains Petretti Park, Northside Library, Fire Station #6, Harvey Elementary School, Villa Capri Shopping Center, Glenwood Crossings shopping Center and Aurora Health Care.

Census Tract 7 contains Jamestown Park, Limpert Park, Hobbs Park, Wilson Elementary School, Endee Park, Sun Plaza and Kmart Plaza.

Census Tract 8 contains Washington Municipal Golf Course, Bain School, St. Anthony Parish, Fire Station #1, the Italian-American Club and Holy Rosary Parish.

Census Tract 9 contains Washington Park, Nedweski Park, Columbus Park, Jefferson Elementary School, Frieden's Elementary School, Mt. Caramel Parish and the Boys and Girls Club.

Census Tract 10 contains HarborPark, Navy Memorial Park, Civic Center Park, Wolfenbuttel Park, St. James Parish, St. Matthew's Church, downtown shopping district, Harborside Shopping district, Kenosha Public Museum, Civil War Museum, Dinosaur Museum, Reuther Central High School, post office, Kenosha County Court House, Kenosha Municipal Building, Kenosha County Administrative offices, Metra Station and the downtown bus transfer center.

Census tract 11 contains Frank School, Kenosha Community Health Center and a small portion of the Uptown Shopping District.

Census tract 12 contains Mt. Zion Lutheran Church, McKinley Elementary School and the Kenosha School of Technology Enhanced Curriculum (KTEC).

Census Tract 13 contains Nash Park, Little League Park, Davis Park, Kenfair Park, Fire Station #4, Wesley Methodist Church.

Census tract 15 contains Roosevelt Elementary School, Roosevelt Park, Oasis Youth Center, St. Lukes Church and Bullamore Park.

Census tract 16 contains the Uptown Shopping district, the Uptown Brass shopping center, Brass Community School, Lincoln Middle School and the Uptown Library.

Census tract 17 contains St. Joseph's High School, Lincoln Park, St. Mark's Church, Bethany Lutheran Church and Kenosha School of Technology Enhanced Curriculum (KTEC).

Census Tract 18 contains Baker Park, Bain Park, Kenosha Hospital & Medical Center (United), Southport School, historical Green Ridge Cemetery and St. James Cemetery.

Census tract 21 contains St. Mary's Lutheran Church, Red Arrow Park, Fellowship Baptist Church and St. Therese Church.

Census Tract 22 contains Sunnyside School and Simmons Ballfield.

Census Tract 26.01 Contains Nash School, Journey Church and School, Aurora Hospital, Horizon Park and CJ Clausen Park.

Are there other strategic opportunities in any of these areas?

The Uptown Brass shopping center (tract 16) and adjacent vacant property is available for additional commercial, institutional and residential development. This area has also been established as a tax incremental finance district. There are residential development opportunities in the KAT subdivision as well as Wilson Heights (tract 7) and tract 5. Within tract 10, there are opportunities for downtown revitalization and development of vacant commercial properties. The former Chrysler Manufacturing Facility, located in Census tract 12, represents a redevelopment opportunity. Census tract 21 has several vacant properties and vacant Commercial buildings that may be opportunities during the five year period. Census Tract 26.01 has the opportunity for commercial development around Southport Plaza.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section contains the Strategic Plan for Housing and Community Development that will guide the City of Kenosha's allocation of Community Development Block Grant and HOME Program funding during the 2020-2024 planning period.

The Strategic Plan was developed through an online Needs Assessment survey, a public input session attended primarily by non-profit representatives, consultation with non-profit service providers, and staff knowledge and expertise.

The City of Kenosha goals for the 2020-2024 period focus on a number of identified priority needs and has targeted available resources toward several specific goals that are designed to address those needs. These needs include housing assistance for low income persons, the elderly, homeless and special needs persons, public improvements and facilities for low and moderate income persons.

These goals primarily focus on helping residents maintain and improve their quality of life in the City of Kenosha. To this end, the City of Kenosha will continue to build on successful projects and programs that meet the needs of low and moderate income residents. Projects selected for funding in the five year period will be managed as efficiently as possible in order to address a wide range of issues that exist in the City of Kenosha.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

| | | |
|----------|---|---|
| 1 | Area Name: | Low-moderate income area |
| | Area Type: | Low-moderate income Census Track Block Groups |
| | Other Target Area Description: | Low-moderate income Census Track Block Groups |
| | HUD Approval Date: | |
| | % of Low/ Mod: | |
| | Revital Type: | |
| | Other Revital Description: | |
| | Identify the neighborhood boundaries for this target area. | |
| | Include specific housing and commercial characteristics of this target area. | |
| | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | |
| | Identify the needs in this target area. | |
| | What are the opportunities for improvement in this target area? | |
| | Are there barriers to improvement in this target area? | |

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

All funds will be used within the City limits of Kenosha, which includes the low-moderate income Census Block Groups shown in yellow on the map (Appendix).

For the most part, CDBG funds will be targeted to low-moderate income Census Tract Block groups. CDBG funds could also be used outside identified low-moderate block groups to address the needs on a city-wide basis with the beneficiary being an individual of low-to moderate income (limited-clientele benefit). However, activities that provide a benefit on an area basis do so in areas that are determined to have a low-to moderate income population of at least 51%.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

| | | |
|----------|----------------------------------|--|
| 1 | Priority Need Name | Community Devel - Public Facilities & Improvements |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | Low-moderate income Census Track Block Groups |

| | | |
|----------|------------------------------------|---|
| | Associated Goals | Suitable Living Environ- Facilities/Infrastructure |
| | Description | Youth Centers Neighborhood Improvements Infrastructure Fire Stations/ Equipment Health Facilities, including substance abuse |
| | Basis for Relative Priority | The Public Input Session, the online survey, and needs assessment identified the above listed as priority needs |
| 2 | Priority Need Name | Community Development - Public Services |
| | Priority Level | High |

| | | |
|--|---|--|
| | <p>Population</p> | <p>Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p> |
| | <p>Geographic Areas Affected</p> | <p>Low-moderate income Census Track Block Groups</p> |
| | <p>Associated Goals</p> | <p>Suitable Living Environ through Public Services</p> |
| | <p>Description</p> | <p>Youth Services Job Training Homeless Services Expansion of Public Transportation Centralized Food Bank</p> |

| | | |
|----------------------------------|------------------------------------|---|
| | Basis for Relative Priority | The Public Input Session, the online survey, and needs assessment identified the above listed as priority needs |
| 3 | Priority Need Name | Community Development - Economic Development |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Large Families Families with Children |
| | Geographic Areas Affected | Low-moderate income Census Track Block Groups |
| | Associated Goals | Create Economic Opportunities |
| | Description | Job Creation Job Training Commercial Revitalization |
| | Basis for Relative Priority | The Public Input Session, the online survey, and needs assessment identified the above listed as priority needs |
| | 4 | Priority Need Name |
| Priority Level | | High |
| Population | | Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities |
| Geographic Areas Affected | | Low-moderate income Census Track Block Groups |

| | | |
|--|-------------------------|--|
| | Associated Goals | Provide safe, decent affordable housing |
| | Description | <p>Exterior property maintenance/rehabilitation</p> <ul style="list-style-type: none"> • Owner-occupied households between 50-80% AMI with cost burden greater than 30% • Owner-occupied households earning between 0-30% AMI • Renter-occupied households between 0-30% AMI with cost burden greater than 50% • Renter-occupied households earning between 0-30% AMI <p>Affordable Housing</p> <ul style="list-style-type: none"> • Coordinate housing with Habitat for Humanity or through City in which housing cost burden is less than 30% of household's monthly income • Tenant-based Rental Assistance for Elderly and Disabled Population • Purchase Assistance (down payment assistance, closing cost assistance and mortgage assistance) |

| | | |
|---|------------------------------------|--|
| | Basis for Relative Priority | The Public Input Session, the online survey, and needs assessment identified the above listed as priority needs |
| 5 | Priority Need Name | Homeless |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Middle Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth |
| | Geographic Areas Affected | Low-moderate income Census Track Block Groups |
| | Associated Goals | Suitable Living Environ- Facilities/Infrastructure Suitable Living Environ through Public Services |
| | Description | Affordable Housing including permanent supportive housing and transitional housing Supportive services Services to prevent homelessness |
| | Basis for Relative Priority | The Public Input Session, the online survey, and needs assessment identified the above listed as priority needs |

| | | |
|----------|------------------------------------|---|
| 6 | Priority Need Name | Planning and Administration |
| | Priority Level | High |
| | Population | Low Moderate |
| | Geographic Areas Affected | |
| | Associated Goals | Administration and Planning |
| | Description | Oversight, management, monitoring and coordination of CDBG and HOME Programs. Comprehensive Planning |
| | Basis for Relative Priority | Program Administration |

Narrative (Optional)

Priority needs were addressed through a Public Input Session, an online survey and the needs assessment. The Public Input Session was held on April 24, 2019 and attended by twenty-nine (29) participants from agencies, groups and organizations. The online survey was conducted April 1 through April 30, 2019 with two hundred thirty-seven (237) respondents. The survey questions covered housing, homeless, special needs, infrastructure, public facilities, public service and economic development.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | <p>Kenosha County, including the City of Kenosha is located in a more expensive housing market, being heavily influenced by the Chicago market and contained within the Chicago-IL-IN-WI MSA.. Fair market rents for 2019 are \$585 for studio units, \$689 for 1-bedroom units, \$911 for 2-bedroom units, and \$1,194 for 3-bedroom units. Approximately 47% of renter-occupied households have a cost burden greater than 30% of their monthly income, while 28% have a cost burden greater than 50% of their monthly income. The Kenosha Housing Authority administers the Section 8 voucher program through HUD. Demand for this program far exceeds the supply of vouchers. To help fill the gap, especially for the Senior population, the City of Kenosha has allocated HOME Program funds for TBRA that is also managed by the Kenosha Housing Authority. Through 2018, \$800,000 has been allocated to the TBRA program to assist Senior households within the City of Kenosha.</p> |
| TBRA for Non-Homeless Special Needs | <p>See above description. The TBRA program is intended to assist low-income residents who may or may not be special needs.</p> |

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|-------------------------------------|--|
| New Unit Production | <p>Market factors influencing development of new housing units, and particularly affordable housing units include:</p> <p>Cost of land; cost of infrastructure improvements required for development of land; development impact fees; construction requirements; and general economic conditions, including income and employment levels and market interest rates.</p> <p>HOME funds can be used to assist in the development of new affordable housing, targeting different levels of income, up to 80% AMI, and various locations city-wide.</p> <p>The City continues to partner with Habitat for Humanity to construct and/or rehabilitate affordable housing units with HOME CHDO and CDBG funds.</p> |
| Rehabilitation | <p>Market factors influencing the rehabilitation of housing include: age of housing stock; general economic conditions, including income and employment levels as factors which affect whether homeowners repair their homes or not; positive rate of return; presence of lead-based paint, and market interest rates. CDBG and HOME funds can be used to assist.</p> |
| Acquisition, including preservation | <p>Market conditions influencing acquisition, including preservation, are: age of structure, cost of land, cost of infrastructure improvements required for development of land and positive rate of return.</p> |

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 1,087,503 | 50,000 | 0 | 1,137,503 | 4,550,012 | Estimated five year average of annual CDBG Entitlement Grant |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 510,507 | 44,000 | 200,000 | 754,507 | 2,218,028 | Estimated five year average of annual HOME Entitlement Grant |

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While the CDBG and HOME Programs do not require leveraging, the CDBG program does leverage other resources with the CDBG funds. The City budgets \$100,000 in the Capital improvement Program for the required HOME match. At this time the City has excess match that has carried over from the previous fiscal years.

It is anticipated that the \$4,550,012 of CDBG funds over the 5 year period will leverage \$4,800,000 through the following State, local and private resources:

- \$875,000 State

- \$1,925,000 Local
- \$2,000,000 Private

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Kenosha may provide vacant/undeveloped lots to Habitat for Humanity or other identified developers for new construction of affordable housing units.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|--------------------------------------|--------------------------|---|------------------------|
| Habitat for Humanity - Kenosha | CHDO | Ownership | Jurisdiction |
| Kenosha Housing Authority | PHA | Public Housing Rental | Jurisdiction |
| City of Kenosha | Government | Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services | Jurisdiction |
| WISCONSIN WOMENS BUSINESS INITIATIVE | Non-profit organizations | Economic Development | Jurisdiction |
| Emergency Services Network | Continuum of care | Homelessness Non-homeless special needs Planning | Jurisdiction |

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The Institutional structure through which the Consolidated Plan is implemented is through a structure created by the City of Kenosha, which is the lead agency, Home Participating Jurisdiction and entitlement city. The City's strengths are that it has a history of coordinating with other local governments and agencies in the implementation of HUD and non-HUD funded programs and services. The Department of Community Development and Inspections is responsible for managing all HUD funds received by the City. The Kenosha Housing Authority is responsible for managing HUD Section 8 funds, as well as Tenant-based Rental Assistance funding provided through the HOME Program.

The Emergency Services Network (ESN), a consortium of nearly all of the homeless shelter providers and local government housing assistance agencies in the community (Kenosha's Continuum of Care System

equivalent), has been meeting over 25 years on a monthly basis to coordinate services for people who are low-income and may also be experiencing homelessness. It a mature well developed system that works to efficiently provide services and address gaps in the service delivery system. These meetings have allowed network members and other community agencies to coordinate planning efforts, address problems, cooperate in the delivery of services collaborate on funding opportunities and develop a service delivery system for the homeless population which incorporates the entire continuum of care components in most of the community's homeless programs. The ESN's greatest need is increased capacity in housing services, particularly permanent housing and rental assistance.

The City also cooperates with Kenosha County Health Department which provides lead based paint testing, education and abatement services for owner and renter-occupied units in the City of Kenosha. The City's current CHDO continues to be Habitat for Humanity.

The City also works with other non-profit agencies to address public service and public facility improvement needs. Additionally, the City may also work with developers to assist in the delivery of housing needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|-----------------------------------|-----------------------------|------------------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | |
| Legal Assistance | X | X | |
| Mortgage Assistance | X | | |
| Rental Assistance | X | X | |
| Utilities Assistance | X | X | |
| Street Outreach Services | | | |
| Law Enforcement | | | |
| Mobile Clinics | | | |
| Other Street Outreach Services | X | X | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | | |
| Child Care | X | | |
| Education | X | X | |
| Employment and Employment Training | X | | |
| Healthcare | X | | |
| HIV/AIDS | X | | |
| Life Skills | X | X | |
| Mental Health Counseling | X | | |

| | | | |
|----------------|---|---|--|
| Transportation | X | X | |
| Other | | | |
| | | | |

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

All services in our system are available to people who are experiencing homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The ESN provides services that are available to special needs population and persons experiencing homelessness in a coordinated manner.

The biggest gaps in the service system tend to be areas of capacity or richness. While there are now facilities for treatment of alcohol and drug addiction, there still remains a need for additional facilities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

A potential strategy for overcoming gaps in the institutional structure and service delivery system is to explore the feasibility of expansion of additional facilities for treatment of drug and alcohol addiction.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-------------------------------------|--------------------------|---|-------------------|---|
| 1 | Suitable Living Environ-Facilities/ Infrastructure | 2020 | 2024 | Non-Housing Community Development | Low-moderate income area | Community Devel - Public Facilities & Improvements Homeless | CDBG: \$1,685,985 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 32350 Persons Assisted Buildings Demolished: 12 Buildings |
| 2 | Suitable Living Environ through Public Services | 2020 | 2024 | Homeless Non-Homeless Special Needs | Low-moderate income area | Community Development - Public Services Homeless | CDBG: \$815,627 | Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted Homeless Person Overnight Shelter: 750 Persons Assisted |
| 3 | Create Economic Opportunities | 2020 | 2024 | Non-Housing Community Development | Low-moderate income area | Community Development - Economic Development | CDBG: \$625,000 | Jobs created/retained: 15 Jobs Businesses assisted: 15 Businesses Assisted Other: 750 Other |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|---------------------------|--------------------------|-----------------------------|--------------------------------------|---|
| 4 | Provide safe, decent affordable housing | 2020 | 2024 | Affordable Housing | Low-moderate income area | Housing | CDBG: \$250,000 HOME: \$2,717,281 | Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Unit Direct Financial Assistance to Homebuyers: 7 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted |
| 5 | Administration and Planning | 2020 | 2024 | Administration & Planning | | Planning and Administration | CDBG: \$1,087,503 HOME: \$255,254 | Other: 0 Other |

Table 53 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|---|
| 1 | Goal Name | Suitable Living Environ-Facilities/Infrastructure |
| | Goal Description | This goal is designed to provide funding for improvements to non-profit facilities and City infrastructure. |
| 2 | Goal Name | Suitable Living Environ through Public Services |
| | Goal Description | This goal is designed to provide public services for low/moderate income persons. |
| 3 | Goal Name | Create Economic Opportunities |
| | Goal Description | This goal is designed to cause the creation of new jobs that otherwise would not be created, or retain jobs that otherwise would be lost, as well as providing technical assistance to micro enterprises. |
| 4 | Goal Name | Provide safe, decent affordable housing |
| | Goal Description | This goal is designed to provide assistance to low/moderate income households with the ability to afford decent housing. |
| 5 | Goal Name | Administration and Planning |
| | Goal Description | This goal is designed to provide the overall administration of the CDBG and HOME Programs, as well as Comprehensive Planning. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Kenosha will assist extremely low-income, low-income and moderate income families who meet the existing HUD's income limits by providing an estimated 5 new and/or rehabilitated housing units through its CHDO('s) and/or the City and providing 40 households with TBRA through the HOME Program. During the five year consolidated plan, a total of 45 low-moderate income households will be assisted through the above noted programs.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Kenosha Housing Authority is not required to increase the number of accessible units through a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The City of Kenosha Housing Authority is a Housing Choice Voucher Program participant and has 12 participating families in the HCV Homeownership Program.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The City of Kenosha Housing Authority is not designated as troubled.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are a number of State and local regulations designed to promote the orderly development and maintenance of safe, decent and sanitary housing in the community. Sometimes these regulations can act as barriers to affordable housing. That does not appear to be the case in Kenosha.

To eliminate duplication, the City uses the building codes established by the State for uniform construction standards. These standards parallel the three National Code standards and are minimum provisions to ensure general safety for the public. The State codes and guidelines are also appealable to the State. Consequently, the City's building codes do not appear to hinder the development or preservation of affordable housing.

Likewise, the locally established Minimum Housing Code does not create a barrier for affordable housing. These standards parallel the National Minimum Housing Code Standards and are minimum requirements established to preserve and promote the public health, safety, comfort, personality and general welfare of the people. Their enforcement is necessary to preserve and encourage the private/public interests in housing and its maintenance. At the same time, these standards are appealable, locally, to ensure there are no undue hardships.

An examination of the community's fee structures indicates the City's building permit fees and charges are at a median, as compared to surrounding communities. In fact, in the case of new housing development, the City is currently subsidizing the cost of services because the cost to the City is greater than the development fees charged. The City's positive, proactive position on housing development and preservation is further evidenced by its departmental restructuring to facilitate and better coordinate the development and housing process, as well as the substantial resources and technical assistance the City provides to the development and preservation of affordable housing.

The City's zoning and land-use codes promote the morals, aesthetics, prosperity, health, safety and general welfare of all people in Kenosha. These codes are constructed to allow compatible development throughout the community and are flexible enough to encourage redevelopment in the community's existing, established areas. This is evidenced by development in both the City's outlying and urban areas. These codes, like other local codes, are appealable locally to ensure equitable and fair treatment.

All residential properties are assessed on a citywide basis using market sales data of comparable properties in and around the immediate neighborhood. Citywide assessing appears to ensure an equitable treatment of residential property and provides an incentive to those who maintain and improve their properties.

The current public policies relating to housing and, in particular, affordable housing, do not appear to be excessive, exclusionary, or discriminatory nor do they duplicate any other policies.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will continue its proactive position in regard to affordable housing by continuing to provide both financial and technical assistance to affordable housing activities and projects. The City is committed to the principle that all individuals should have available to them an equal opportunity for housing choices regardless of their race, color, religion, familial status, sex, national origin or handicap. The City will also continue to plan for and assemble vacant lots for the construction of new infill housing.

The City also fosters and maintains its affordable housing stock through the code enforcement program, a systematic exterior inspection program targeted towards the City's Reinvestment Neighborhood; the housing rehabilitation grant program which provides very low income homeowners assistance with addressing the orders through the code enforcement program; and the HOME Buyer Program which purchases and rehabilitates substandard housing and builds new houses on infill sites. HOME funds are also used to provide second mortgage assistance to homebuyers in order to keep projects affordable.

The City will also continue to monitor relevant public policies to ensure they do not change in such a manner as to constitute a barrier to affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Kenosha provides an outreach worker through the Mental Health and Substance Abuse Resource Center and the PATH Program to go to places where people experiencing homelessness live and congregate to help connect them to community-based resources including mainstream and mental health services. There are resource centers for aging, disability and mental health services where people may access information and referral to services on a walk-in or by appointment basis.

Addressing the emergency and transitional housing needs of homeless persons

Kenosha has emergency shelters, rapid rehousing and permanent supportive housing available to people experiencing homelessness. In 2017, Kenosha established an emergency shelter for individuals and families at a single site through the Shalom Center.

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

The service delivery system in Kenosha includes services particularly targeted for Veterans. Unaccompanied youth who are homeless under the age of 18 are served by Kenosha County Human Services. Chronically homeless individuals and families are accepted into the shelter, rapid rehousing and permanent supportive housing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Kenosha County has rental assistance targeted for homeless prevention to help keep people in housing. Many low-income families in Kenosha receive services through the Prevention Services Network which work with families who have multiple issues that interfere with successful family functioning.

Kenosha has systems in place so that when people are discharged from publicly funded institutions they are not discharged to homelessness.

People that receive assistance from public and private agencies that address housing, health, social services, employment, education and youth needs tend to focus on their area of expertise. When these providers see issues that may affect housing, the response is to refer those persons to the appropriate resource. For 25 years, Kenosha has published a community resource guide titled “Information Please” that lists and describes community services and has a key word index related to service. This guide is a tool in helping providers make appropriate referrals.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Kenosha will ensure continued integration and coordination of its efforts in housing and public health programs.

The City will continue to work with Kenosha County through the Lead Program they administer with funding through HUD's Lead Hazard Reduction Demonstration Grant Program. The City assists Kenosha County through referrals from its Property Maintenance Code Enforcement Program, CDBG Repair Grant Program and other homeowner loan programs.

Under the proposed application for funding through the Lead Hazard Reduction Demonstration Grant program, Kenosha County is expected to perform lead hazard control activities for a minimum of 130 housing units located in the City of Kenosha through June 30, 2020, with an anticipated cost of \$1,365,000. The City will provide up to \$50,000 through CDBG and/or Economic Development Initiative (EDI) funds to Kenosha County for temporary relocation costs for up to 130 households.

Kenosha County's Lead program addresses lead hazard control activities primarily for households with children under the age of 6 in owner-occupied homes, as well as renter-occupied homes with or without children under the age of 6. Lead hazard control activities primarily include window replacement in homes funded through the Lead Hazard Control Grant Program.

The City now has three trained and certified Lead Based Paint Risk Assessors in the Department of Community Development and Inspections and anticipates training two additional employees in 2019. Certified employees currently perform Housing Code Enforcement inspections, work write ups and cost estimates for the City's Housing Repair Grant and Homeowner Rehabilitation Loan Program. Inspectors also complete progress and financial inspections, as well as visual clearance inspections for all Repair projects.

The City continues its efforts to identify lead-based paint hazards through implementation of the Homeowner's Rehabilitation Loan Program, which is funded through CDBG and HOME Program funds. The City will complete a Lead Risk Assessment for all homes funded with greater than \$5,000 of CDBG and/or HOME Program funds, identify hazards, and implement interim controls or abatement of lead-based paint hazards consistent with program requirements. The City anticipates that an additional 10-15 homes will be lead-safe for low-income and moderate-income families.

How are the actions listed above related to the extent of lead poisoning and hazards?

For all residential structures constructed prior to 1978, all work performed on areas that potentially contain lead-based paint shall be tested for lead-based paint. If lead-based paint is positively identified, treating or removing the lead-based paint in disturbed areas, including interim controls and lead-safe

work practices, will be incorporated into the project as required by the amount of CDBG and/or HOME funding.

Kenosha County, through their lead grant funding, prioritizes projects where children under age six reside in the unit. Testing of children under age six is also required to participate in the program. Lead-poisoning cases are given priority over all other projects through the program.

The City of Kenosha, through the Grant program and rehabilitation loan program, will also require a lead risk analysis for all projects that have more than \$5,000 of HUD funding. Lead-safe work practices will be undertaken for all projects and interim and/or abatement of lead-based paint will be carried out in accordance with HUD regulations.

How are the actions listed above integrated into housing policies and procedures?

The City of Kenosha CDBG and HOME program policies include provisions for compliance with applicable lead-based paint hazard regulations.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Kenosha utilizes the entire 15% allowable to fund public service activities. These activities historically benefit a large number of very low- and low-income persons.

The Kenosha Housing Authority operates a Family Self Sufficiency Program which has the goal of promoting economic independence (for its clients on rental assistance). Existing opportunities for education, occupational training and job seeking assistance are coordinated to assist families in overcoming the barriers which prohibited them from achieving self-sufficiency. Participants in the Family Self Sufficiency work towards setting and obtaining future life and career goals by accomplishing specific activities and objectives.

The Family Unification Program (FUP) is a collaborative grant between the Kenosha Housing Authority, the Kenosha County Division of Children and Families Services and Kenosha Human Development Services with the goal of promoting family unification of families for whom the lack of adequate housing is a primary factor in the separation, or the threat of imminent separation, of children from families and to youths 18 to 21 years old who left foster care at age 16 or older and lack adequate housing.

The Kenosha County Job Center operates a nationally recognized model for a "One-Stop" delivery system of employment and related services. The Job Center's mission is to empower participants to attain and sustain economic self-sufficiency by engaging them in activities to make them more competitive in the local job market. These activities include basic education and customized job training, personal and career development, employment and life skills workshops, job placement and vocational assessment and counseling. The Job Center has had great success in substituting work requirements for public assistance during the latest federal attempt at reforming welfare.

The Shalom Center Emergency Family Center provides child care which allows parents living in the shelter to attend basic skill training held at the shelter, to conduct job and housing searches, and to meet with social services agency staff.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City has recognized the need for taking a more coordinated and cooperative approach to addressing anti-poverty and affordable housing needs. One approach is the City's participation in the Emergency Services Network (ESN) which includes in its membership all of the organizations listed above. Although ESN's mission is to meet the emergency needs of the homeless and at-risk households, it does provide a forum to discuss the many other objectives of its participating members which include measures to reduce poverty and provide affordable housing.

Another approach is the increased funding of the TBRA program administered by the Kenosha Housing Authority, as well as homebuyer programs administered by Habitat for Humanity and the City of Kenosha.

SP-80 Monitoring – 91.230

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

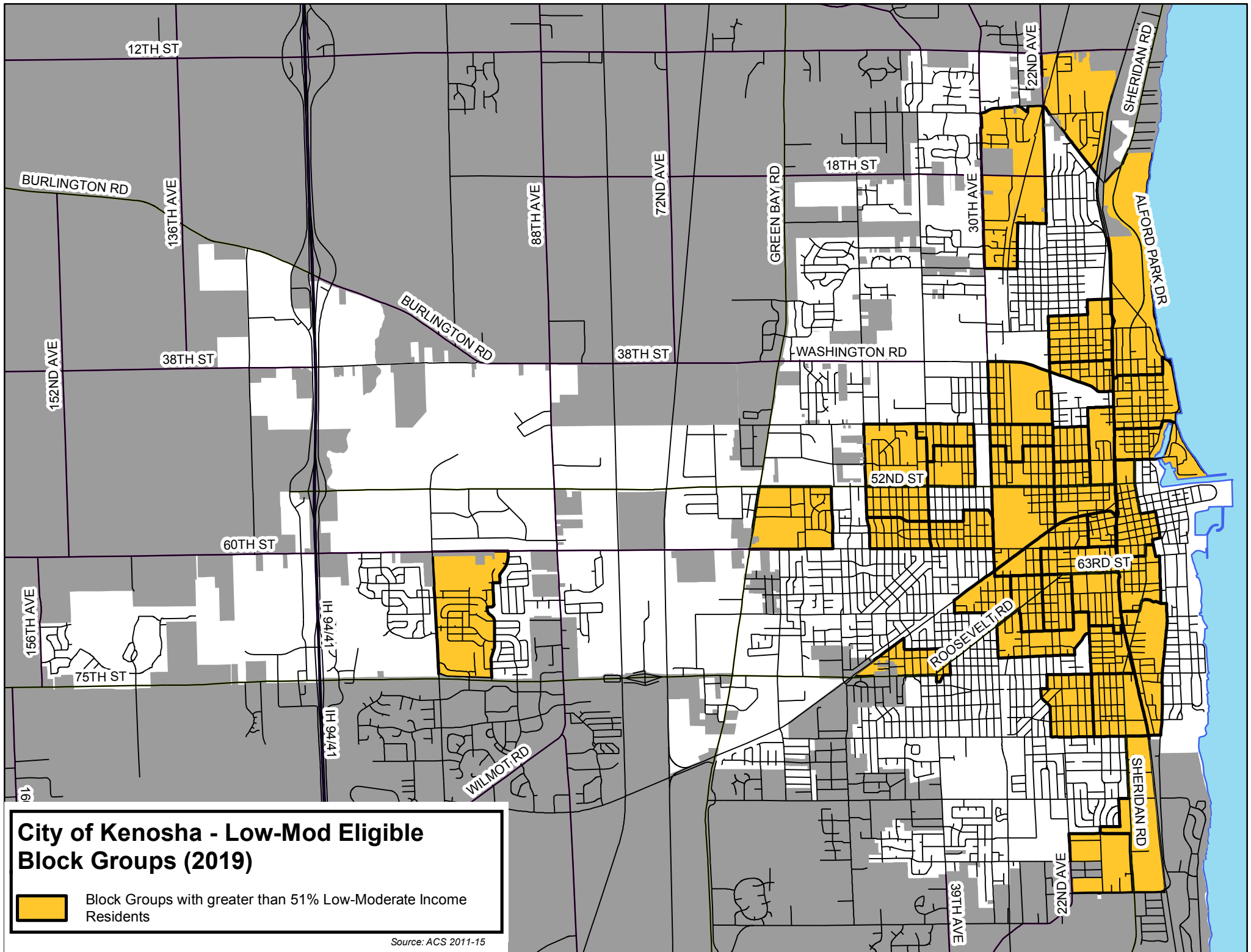
The City of Kenosha will utilize adopted standards and procedures for monitoring CDBG and HOME subrecipients and CHDO's.

The City will continue to use various administrative mechanisms to track and monitor the progress of HUD-funded projects that are under its control and jurisdiction. The goal is to ensure that consolidated plan related programs and activities are carried out in a timely manner in accordance with federal regulations and other statutory or regulatory requirements. The primary monitoring goals of the City is to provide technical assistance, identify deficiencies and promote corrections in order to improve, reinforce or augment the City's Consolidated Plan performance.


The City will monitor all CDBG and HOME subrecipient activities as required by HUD in accordance with the agreement between the agencies and the City, and as required by CDBG and HOME regulations. Subrecipients are required to submit program and financial reports to facilitate monitoring. Annual monitoring includes ensuring that the subrecipients comply with the terms of their agreements including income and client eligibility, reporting requirements and timeliness. Staff will utilize both “desk-monitoring” and internal/on-site monitoring to assess the quality of the program performance over the duration of the agreement.

Other efforts will include ongoing communication with subrecipients through the provision of on-site technical assistance when requested. In addition, frequent telephone contacts, written communications, analysis of reports and annual audits (where applicable) administrative and environmental guidance by City staff will be made.

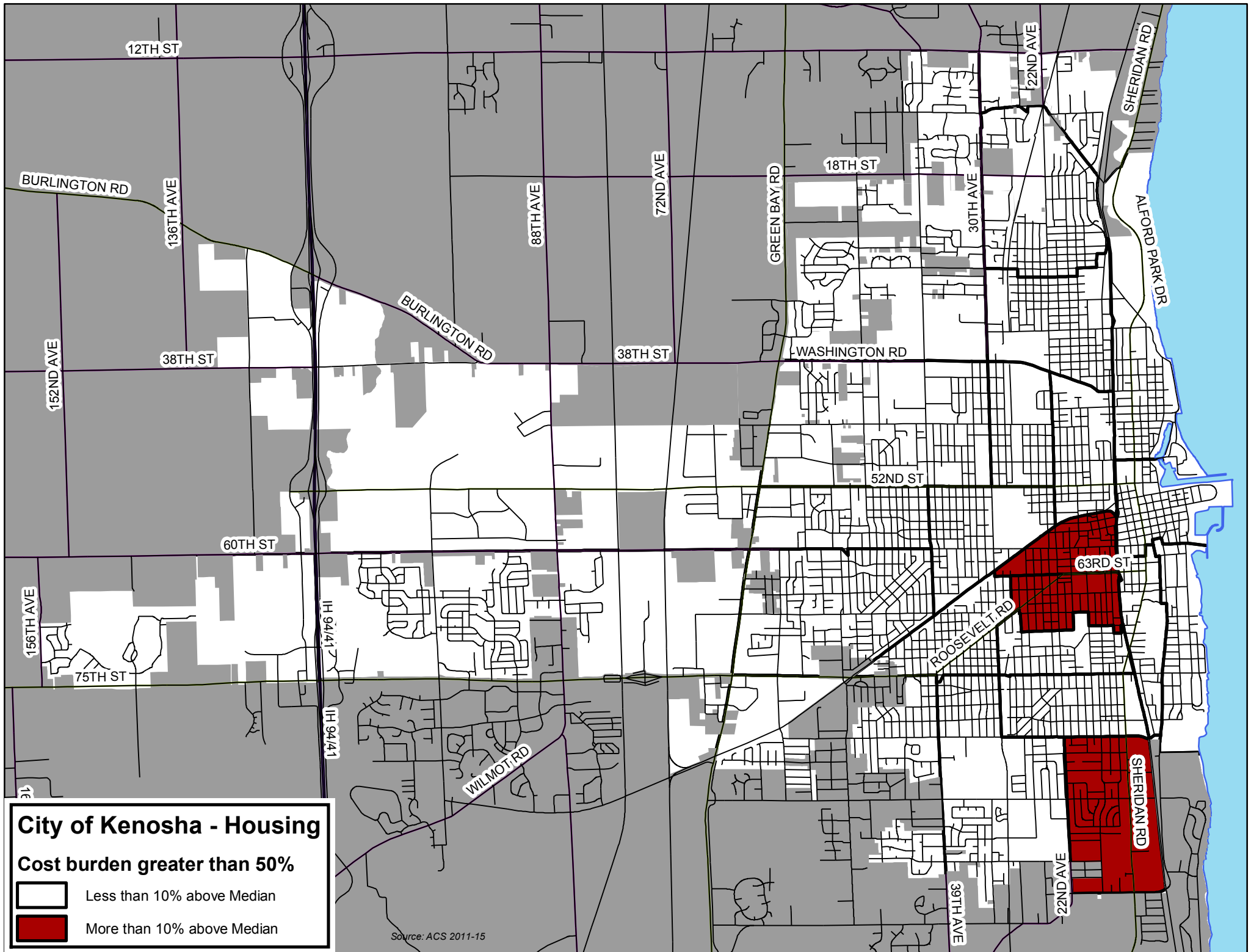
Appendix



City of Kenosha - Low-Mod Eligible Block Groups (2019)

 Block Groups with greater than 51% Low-Moderate Income Residents

Source: ACS 2011-15

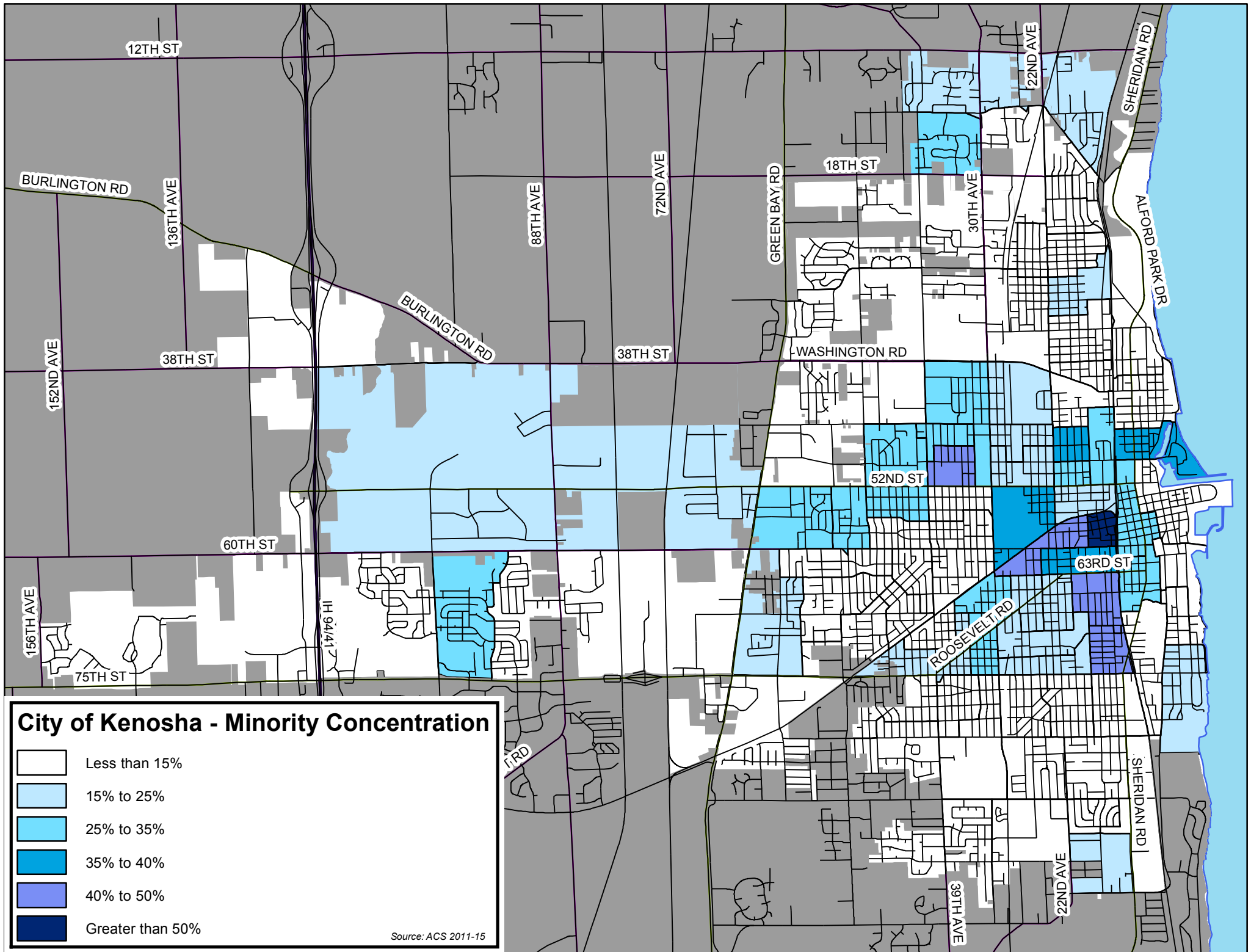


City of Kenosha - Housing

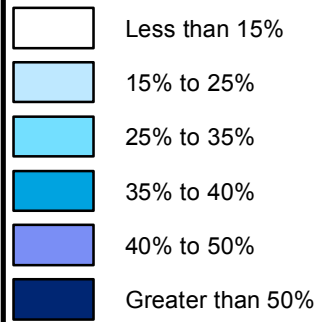
Cost burden greater than 50%

- Less than 10% above Median
- More than 10% above Median

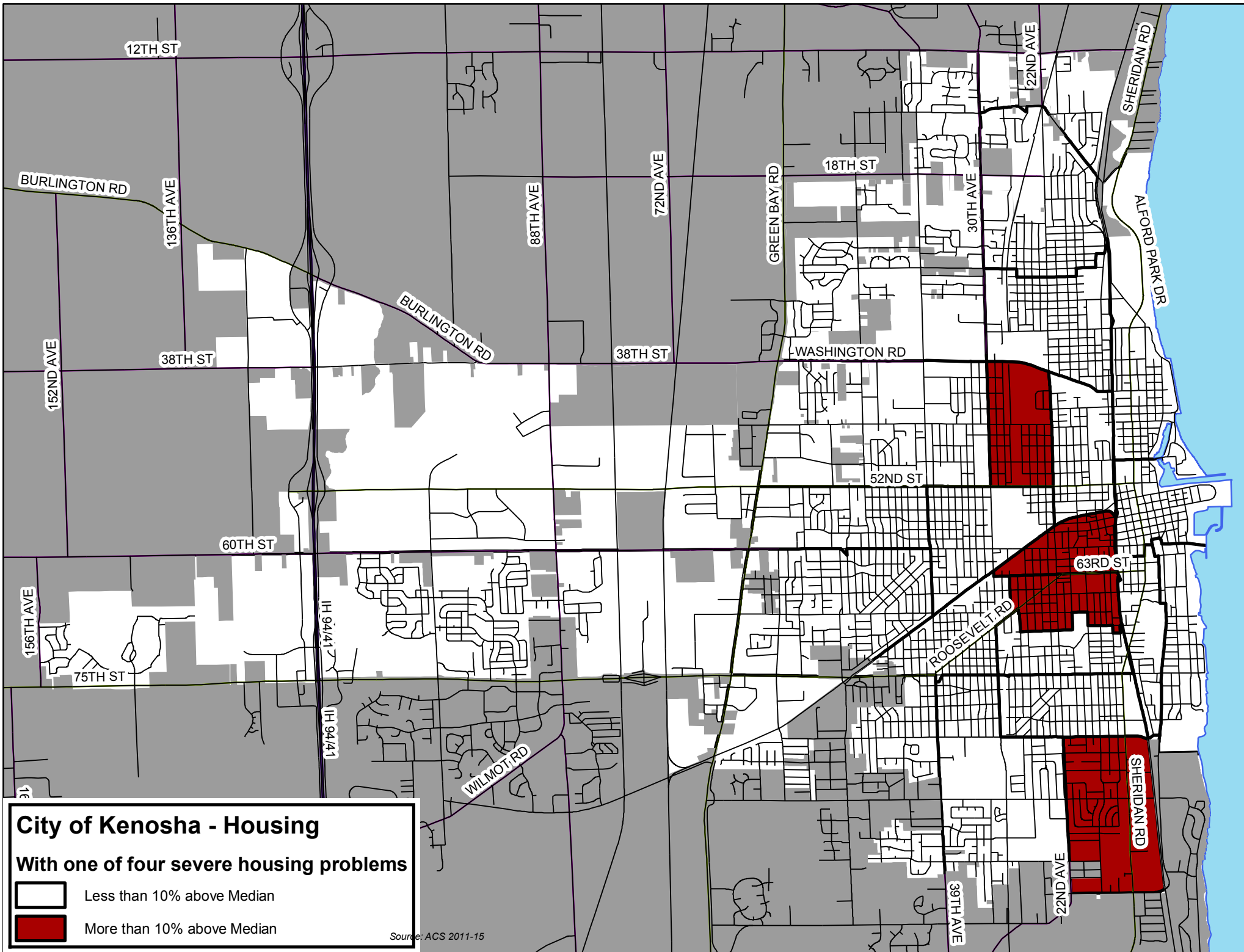
Source: ACS 2011-15



City of Kenosha - Minority Concentration



Source: ACS 2011-15

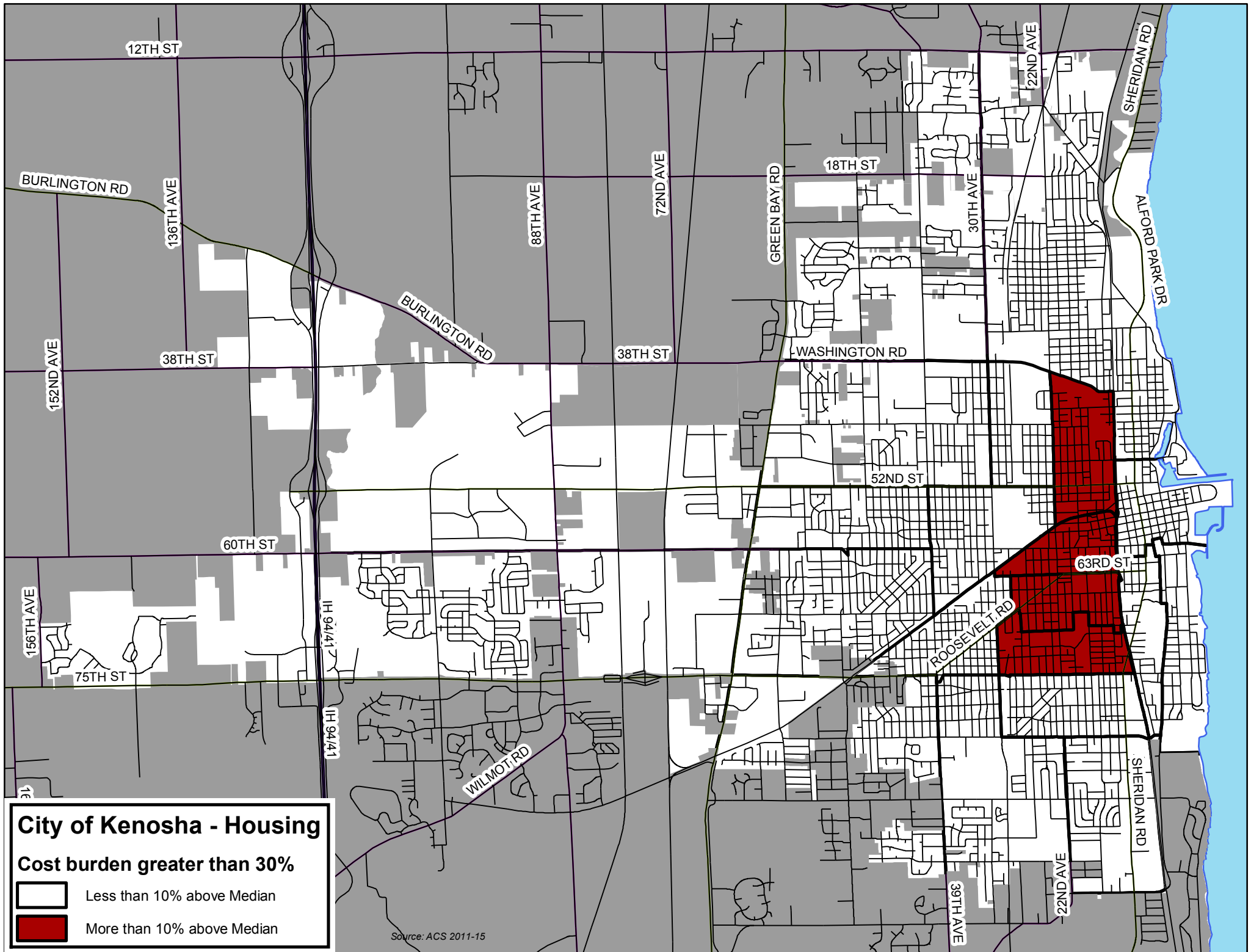


City of Kenosha - Housing

With one of four severe housing problems

- Less than 10% above Median
- More than 10% above Median

Source: ACS 2011-15



City of Kenosha - Housing

Cost burden greater than 30%

- Less than 10% above Median
- More than 10% above Median

Source: ACS 2011-15