

CR-05 - Goals and Outcomes

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

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

The City of Wauwatosa received a total of \$988,733 in Community Development Block Grant (CDBG) funding in 2025 and approved allocations to 11 different organizations totaling the full award.

Each project was designed to meet one of three major objectives (decent housing, suitable living environment or economic opportunity) and successfully contributed accomplishments under one of the City's identified goals: provide services to seniors, improve the quality of life for individuals with disabilities, undertake improvements to public facilities, promote economic development, promote equal opportunity in housing, increase/improve affordable housing opportunities for LMI households.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	10	0	0.00%	5	0	0.00%
Develop economy and employment	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	120	26	21.67%	30	26	86.67%

Improve/develop infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0.00%	300	0	0.00%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Rental units constructed	Household Housing Unit	50	0	0.00%	10	0	0.00%
Increase the supply of standard affordable housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	90	0	0.00%	15	6	40.00%
Provide Services to targeted populations	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1636	32.72%	1000	1636	163.60%
Provide strong program planning and administration	Administration	CDBG: \$	Other	Other	1	0	0.00%	1	1	100.00%

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

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

Specific objectives identified in the City's plan are: provide services to seniors, improve the quality of life for individuals with disabilities, undertake improvements to public facilities, promote economic development, promote equal opportunity in housing, and increase/improve affordable housing opportunities for LMI households. In 2025, priority programs that fall into the public service and public facilities/economic

development categories, such as the programs that assist Wauwatosa's senior and disabled populations, renovations to health care facilities, housing rehab, and increased affordable housing opportunities received the bulk of funding and consistently do or will meet their goals.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	501
Black or African American	285
Asian	9
American Indian or American Native	5
Native Hawaiian or Other Pacific Islander	0
Total	800
Hispanic	5
Not Hispanic	795

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

Narrative

The data above represents most individuals served through the City's Public Service organizations as reflected on the PR23 report 'CDBG Beneficiaries by racial/ethnic' category. The 'Other - Multi Racial' category reported totalled 996.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	997,553	925,533

Table 3 - Resources Made Available

Narrative

The City received access to PY 2025 CDBG funds in September 2025. Subrecipient allocations are described below.

\$156,306 Administration/Planning

\$44,440 Milwaukee Metropolitan Fair Housing Council

\$6,774 TOSA Cares

\$24,907 Life Navigators

\$6,774 Vision Forward

\$25,865 ERAS Senior Network

\$34,605 WWBIC

\$128,535 Lutheran Home

\$158,198 Luther Manor

\$4,777 Tosa Community Food Pantry

\$321,340 Community Development Authority

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Wauwatosa CDBG Entitlement Jurisdiction	100		Entitlement City Jurisdiction

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Wauwatosa allocated CDBG funds to organizations and projects that serve Wauwatosa residents.

Leveraging

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

The City of Wauwatosa allocated CDBG funds to organizations and projects that serve Wauwatosa residents. The City typically does not obtain other public and private resources to provide additional resources beyond CDBG funds for these specific programs. When possible and applicable, the City can leverage other grant funds to assist in addressing needs. For example, brownfield grants can be leveraged to assist redevelopment efforts and support economic development.

The organizations supported with City CDBG funds obtain other resources to operate their programs and are able to leverage additional resources from the private and nonprofit sectors in order to fully implement their projects. CDBG funds allow the organizations to provide a higher level of service to meet the demand; without the funds service would be cut or reduced.

The City of Wauwatosa only receives funds from the CDBG Program and this program does not have any matching requirements.

The only facility that operates on publicly owned land is the Wauwatosa Senior Center, located in the Muellner Building in Hart Park (owned by the City) and at the Civic Center; the senior center program is operated by the Wauwatosa School District Recreation Department.

CR-20 - Affordable Housing 91.520(b)

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

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

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	10	6
Number of households supported through Acquisition of Existing Units	0	0
Total	14	6

Table 6 – Number of Households Supported

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

Community First is wrapped up their housing rehabilitation program. Wauwatosa created an internal housing rehabilitation program in 2024 and achieved in 2025 began issuing home rehab loans. The City does not expend funds for rent assistance. These actions are undertaken by Milwaukee County with the use of HOME funds allocated to the consortium that the City participates in. The Milwaukee Continuum of Care covers the City of Milwaukee, City of West Allis, City of Wauwatosa and the remainder of Milwaukee County. The Milwaukee Continuum of Care is recognized by local government, the State of

Wisconsin, and the federal government as the group responsible for planning, organizing, and evaluating the continuum of services for homeless individuals and families.

Discuss how these outcomes will impact future annual action plans.

The City's 2023 Comprehensive Housing Study highlights the need for a range of housing options to meet various needs, including low income individuals, workforce housing, housing for seniors and housing for the disabled. Subsequently housing policies, programs and strategies to implement the recommendations will give further direction to housing redevelopment decisions and the use of CDBG funds to meet affordable housing goals.

Recommendations from the a previous Housing Study have resulted in developments that increase the construction of affordable housing units and staff expects this trend to continue in the coming years. Currently, Wauwatosa's Economic Development Investment Policy states that new housing developments receiving financial assistance from the City contain approximately 20% affordable units. The City's zoning does allow for smaller lot sizes and a variety of multi-family properties that in turn offer more affordable housing options than would exist otherwise. The City added accessory dwelling units (ADU) to the zoning code to (along with an ADU incentive program) allow another housing option.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	0
Low-income	1	0
Moderate-income	4	0
Total	6	0

Table 7 – Number of Households Served

Narrative Information

Wauwatosa's objective is to provide affordable housing with a particular emphasis on low-income individuals.

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

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

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

It is difficult to assess the number of homeless individuals in the City of Wauwatosa and other than the occasional police report, or individuals encountered around City Hall, knowledge of the exact number of homeless is largely unknown. There are no shelters in Wauwatosa so homeless individuals are referred to organizations in the surrounding area that provide emergency shelter and other services. The City participates in the Point in Time Count undertaken by the Continuum of Care. The most recent reported count numbers for unsheltered individuals remain low/moderate levels. Addressing homelessness includes increased prevention efforts to reduce evictions, emergency placements and temporary shelters.

The City of Wauwatosa aimed funds at preventing homelessness in the community through the funding of programs that assist LMI households by providing affordable housing services and basic needs services to aid in homelessness prevention. In addition, Tosa Cares assisted those individuals in need with emergency food supplies, toiletries, and clothing.

Addressing the emergency shelter and transitional housing needs of homeless persons

In PY 2025, CDBG funds did not assist any organizations that work solely with homeless populations. The City participates in the Continuum of Care and collaborates with existing housing developments to assess the number of units in need of rehabilitation or facilities that could expand their number of units in an effort to maintain, and when possible increase, the number of affordable housing units offered/available. The City continued to support the programs and services within the community that provide much needed emergency assistance to LMI households that in turn helped prevent homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City provides referrals to subsidized and affordable housing developments in the community. In addition, the City continued to support the programs and services within the community that provide

much needed assistance to LMI households, in turn helping prevent homelessness. Participation in Milwaukee's Continuum of Care supports resources in the community working to end homelessness.

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 City of Wauwatosa is a member of the Milwaukee County Continuum of Care, a coalition whose mission is to organize people and resources to end homelessness in Milwaukee. The CoC has developed a 10 year plan to end homelessness and meets to work on issues and opportunities people experiencing homelessness. The CoC conducts Point in Time Counts and Wauwatosa participated in these events. While the City's Health Department does not admit people for care, it does give people referrals to agencies in the surrounding area that provide shelter and services for the homeless. As there are no permanent, transitional, or public housing facilities in the City, partnering with the CoC is the best avenue for assisting these populations.

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

Actions taken to address the needs of public housing

There is no public housing located in the City of Wauwatosa.

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

There is no public housing located in the City of Wauwatosa.

Actions taken to provide assistance to troubled PHAs

There is no public housing located in the City of Wauwatosa.

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

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

In a typical year only a handful of new detached residential units are constructed in Wauwatosa, though in recent years there have been hundreds of apartment units built. Cost of these developments is market driven and as a result of the high land values in the City, developers have not not always constructed truly affordable housing units. Recent developments that received CDBG funds and WHEDA tax credits do include affordable units.

The City completed a comprehensive Housing Study in 2023 that highlights the need for a range of housing options to meet various needs, including low income individuals, workforce housing, housing for seniors and housing for the disabled. An update to that Housing Study is underway and housing policies, programs and strategies to implement the recommendations of the study will give further direction to housing redevelopment decisions. More recently, the opportunity to include affordable housing units into new developments has arisen through finance options that developers need to move projects forward. When a housing project receives financial assistance from the City, it must meet a need identified in the City's Housing Study and include an affordability component. Staff has supported these proposals during the approval process and expects to see a continued increase in the construction of affordable housing units in the coming years.

The City's zoning does allow for smaller lot sizes and a variety of multifamily properties that in turn offer more affordable housing options than would exist otherwise. The City has added accessory dwelling units (ADU) to the zoning code to allow another housing option.

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

Underserved Housing Needs: The City supported MMFHC fair housing services.

Underserved Senior Citizens: Funding of the Senior Center and ERAS Senior Network ensured activities/services to improve/maintain the quality of life and personal well-being of Wauwatosa's senior population. Examples of services that were provided by these organizations include social activities, recreational opportunities and services such as transportation and minor home repair are available to the City's senior population.

Underserved People With Disabilities: Funding for Life Navigators allowed continued operation of family support and crisis intervention services for disabled people to improve health, safety and work/live experiences. Facility rehab activities provided accessibility modifications for people with disabilities.

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

Wauwatosa actions to reduce lead-based paint hazards include utilizing lead-certified contractors and lead safe practices in housing rehabilitation projects. In partnership with the Wisconsin Childhood Lead Poisoning Prevention program (WCLPPP), Wauwatosa public health nurses work with all families of lead poisoned children to provide education and monitoring. Certified staff conduct environmental assessments on homes in which lead-poisoned children reside. The nurses work with the families to monitor the child's health and prevent future lead poisonings. The Wauwatosa Health Department also has free publications and literature about remodeling and the hazards of lead.

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

Housing: The City continues to uphold and enforce zoning ordinances that maintain small size residential lots and allow for high-density, multi-family developments that can more easily accommodate LMI households. Funding for rental and homeowner rehab helps maintain affordable housing and allows seniors to age in place. In addition, the construction of new affordable units expands the available supply, providing greater opportunity for LMI household to reside in Wauwatosa.

Economic Development: Through the Economic Development grants/loans to businesses, jobs are created for LMI individuals through grants and loans to businesses located in the community, thereby working to alleviate poverty for these people.

Emergency Services: Tosa Cares provided emergency relief services to families and individuals below the poverty level. The provisions of food, school supplies and clothes lift some of the cost burden of these necessities and help to alleviate poverty.

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

In order to develop more effective institutional relationships, staff attends CDBG trainings and conferences and works in coordination with the various institutions with which it works – City government, HUD, subrecipients and community groups and citizens.

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

The individual organizations and programs that the City funded with CDBG money were able to leverage additional resources from the private and non-profit sectors in order to fully implement their projects. Each organization that the City supports with CDBG funding also received other public and private funding and/or donations that assist them in carrying out their programs. CDBG funds allow the organizations to provide a higher level of service to meet the demand; without the funds service would be cut or reduced.

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

Fifteen impediments (#12 & #13 for City of Milwaukee only) were identified in the *Regional Analysis of*

Impediments to Fair Housing 2020 report. Although the report is regional in nature, the City of Wauwatosa has focused the most on the impediments listed below. A table summarizing current efforts to address identified impediments is attached - Wauwatosa Addressing Impediments to Fair Housing.

"Impediment:" Lack of Awareness of Fair Housing Laws

"Action;" The City's CDBG program has focused on preventing fair housing discrimination, promoting fair housing education and providing information and referral services. Wauwatosa partners with the Metropolitan Milwaukee Fair Housing Council (MMFHC) who operates four programs that conduct a variety of activities to promote equal opportunity in housing (enforcement program, outreach & education program, community & economic development program and training & technical assistance program).

"Impediment:" Restrictive Local Land Use Regulations and Other Ordinances

"Action:" The City of Wauwatosa completed an update of the current zoning code to address inequities in the Ordinance. This effort began in 2021 and included focus groups and outreach with various members of the community. The focus was on equal access to housing, accessibility for people with disabilities and creating an equitable structure to review zoning and land use decisions. "Tosa Zone for All", recommendations from this effort are currently being brought forward for consideration and adoption.

The City also adopted an Accessory Dwelling Unit (ADU) ordinance which allows ADUs in single-family districts.

"Impediment:" Lack of Regionally Dispersed Affordable Housing

"Action:" The expanded use of CDBG and HOME (through the Consortium with Milwaukee County) provides additional funds for housing development

CR-40 - Monitoring 91.220 and 91.230

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

Contact with subrecipients helped determine adherence to regulations and ensure the identified objectives and outcomes were being followed. To further meet these ends, the collection of local agreements and data reports demonstrated that the programs were addressing/meeting the goals and objectives that were identified in the Plan. When there were discrepancies, staff works with the organization until the problem is resolved. Internal controls monitored the evaluation of money requests, drawdown procedures and actions related to CDBG eligibility requirements. Checklists for each subrecipient were maintained to track the necessary documentation and progress status. Staff maintains an ongoing expense ledger, separate from IDIS, which tracks each subrecipient's funding amount and drawdowns for past and present years. Staff monitored timeliness via this ledger throughout the year and if necessary, contacted organizations notifying them of the need to spend funds. This documentation, along with reports such as the PR03 that were downloaded from IDIS, and regular contact with HUD staff regarding timeliness are all actions undertaken to monitor and ensure timeliness was met.

Essentially all Wauwatosa CDBG activities are conducted by subrecipients. Regular phone and e-mail contact throughout the year helped City staff monitor subrecipient activities. Staff conducts in-house monitorings of subrecipients, the nature of the which consisted primarily of file and record reviews, including a comparison of application project proposal and actual project activity, an analysis of the format and quality of reporting and accomplishment information, and a review of invoice records. In addition, the City is audited annually by an outside firm and an audit of the CDBG program is part of that process.

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

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

Notice for public meetings regarding CDBG activities, plans, and applications are published in the local newspaper, advertised on notice boards at City Hall and on the City website along with contact information should citizens have any questions. Public hearings for PY 2025 were held November 21,

2024 and December 12, 2024. The minutes have been attached to this document. The public comment period for the CAPER was March 4 through March 20, 2026. The draft document was available on the City website and a hard copy was available for viewing at City Hall. No public comments were received. The public notice has been attached to this document. An affidavit of publication was received.

CR-45 - CDBG 91.520(c)

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

Wauwatosa's CDBG program does not vary much from year to year in terms of activities that are funded, and the programs undertaking these activities address high priority needs within the community. Subrecipients determined the indicator they would use to measure results throughout the year by the category best suited their activities (i.e. people, households, facilities etc). The indicator was chosen when the subrecipient applied for CDBG funds. As far as improving the success of meeting housing goals, a strategy that includes greater outreach and advertising of the funded programs could increase participation, along with greater solicitation/outreach to other organizations that provide housing services in the community. The City will be focusing more on rehabbing existing units and construction new affordable units. Each year, the CDBG Committee evaluates previous and new applications based on past performance and the need for additional or new services. The Common Council also votes on funding allocations and can shift the focus of fund usage based on needs the community has expressed.

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

No

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

CR-45 - CDBG 91.520(c)

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Wauwatosa's CDBG program does not vary much from year to year in terms of activities that are funded, and the programs undertaking these activities address high priority needs within the community. Subrecipients determined the indicator they would use to measure results throughout the year by the category best suited their activities (i.e. people, households, facilities etc). The indicator was chosen when the subrecipient applied for CDBG funds. As far as improving the success of meeting housing goals, a strategy that includes greater outreach and advertising of the funded programs could increase participation, along with greater solicitation/outreach to other organizations that provide housing services in the community. The City will be focusing more on rehabbing existing units and construction new affordable units. Each year, the CDBG Committee evaluates previous and new applications based on past performance and the need for additional or new services. The Common Council also votes on funding allocations and can shift the focus of fund usage based on needs the community has expressed.

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

No

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Attachment

Addressing Fair Housing

Addressing Fair Housing Impediments		
Analysis of Impediments	Actions Implemented or Underway	Actions to Consider / Implement
Impediment #1: Lack of Regional Housing Strategy or Plan	- Part of a consortium with Milwaukee County (and West Allis) to use HOME funds and partnered on Horizon's Cedar Glen and Walnut Glen projects - Tosa undertook housing study (2016) and initial housing policies to begin addressing housing disparities - Council accepted an updated Housing Study & Needs Assessment in March, 2023.	- Work with the collaborative to ensure all communities expand housing options, establish a mobility program, endorse a state legislative change to include a fair housing plan as part of the housing element required by WI's Smart Growth and Comp Planning law - Regularly update City housing study and housing policies
Impediment #2: Lack of Regionally Dispersed Affordable Housing	- Partnered to use HOME, CDBG, LIHTC for Cedar Glen, Walnut Glen and MSP's River Parkway and Mayfair Collection affordable projects - CDA* negotiating Harlow & Hem project, 20% affordable units at Blanchard parking lot site and Cornerstone project, 20% affordable & ID/D units - Prioritized unmet housing needs in City's EDIP** as criteria for City financing in housing projects (affordable workforce, special needs, etc.) - Enacted TIF Affordable Housing Extension per State Statute - CDA established Affordable Housing Fund	- Identify ways to support naturally occurring, privately owned affordable rental housing that is not publicly subsidized - Continue to identify avenues partnerships for funding affordable housing development - Update and revise EDIP as necessary - Lobby State to allow for inclusionary zoning opportunities
Impediment #3: Restrictive Local Land Use Regulations and Other Ordinances	- Adopted Accessory Dwelling Unit (ADU) Ordinance - Smaller lot sizes permitted in zoning - No minimum building square footage in residential districts - Completed 'Zone Tosa for All' project to provide recommendations for making equitable zoning/land use decisions (2021).	- Undertaking review and update of zoning code to address inequities and revise requirements (i.e. density) - Lobby State to allow for inclusionary zoning opportunities
Impediment #4: Restrictive Zoning Regulations for Group Homes and Community Living Facilities	City follows State requirements	Consider modifications to Conditional Use zoning requirements
Impediment #5: Prevalent "Fear of Others" Exists among Residents, including NIMBYism	City's CDBG funds Milwaukee Metropolitan Fair Housing Council (MMFHC) annually to provide training, outreach, support etc.	- Promote density as good for social and economic diversity - Community Activism

March 3, 2023

City of Wauwatosa – Development Department

Analysis of Impediments	Actions Implemented or Underway	Actions to Consider / Implement
Impediment #6: Strong Jobs-Housing-Transit Mismatch	- Recent housing developments near transit/jobs (Mayfair Road, Village, Mayfair Collection) - By a majority, the Common Council supported BRT project	- Continue to identify redevelopment opportunities in close proximity to jobs and transit - Partner with large employers to develop transit options and housing opportunities
Impediment #7: Lack of Fair Housing Guidance and Enforcement	- Fair housing ordinance in 1968 addressing sale, rental, or lease of housing. Protected classes are those that are included in the Wisconsin Open Housing Law. (MMFHC) provides landlord trainings twice a year in Tosa as well as additional trainings in the metro area	- Increase awareness of fair housing laws and resources; promote on social media - Regularly review fair housing laws and ordinances (partner with MMFHC) to ensure they remain current
Impediment #8: Lack of Accessible Housing for Persons with Disabilities	- Prioritized accessible housing as an unmet housing need in City's EDIP as criteria for City financing in housing projects - Funded home accessibility modifications through CDBG in partnership with Community First. In 2023 Housing Rehabilitation Program is City operated with ARPA/CDBG. - CDA established Affordable Housing Fund	- Establish relationships and work with accessible housing developers to identify sites and opportunities for accessible housing developments - Consider new funding sources for the CDA's Affordable Housing Fund/Housing Trust Fund (similar to City of Milwaukee)
Impediment #9: Gap in Homeownership by Racial and Ethnic Minorities Compared to White Households	CDBG funded first-time down payment assistance program in partnership with Housing Resources, Inc.	- Consider establishing a Special Needs Housing Trust Fund (similar to Milwaukee County) as a new source of revenue to develop supportive housing - Identify programs and funding sources to address homeownership disparities
Impediment #10: Overcrowded Housing	Low overcrowded rental units in Wauwatosa compared to other cities in the collaborative 1.9% in 2017	Consider incentivizing larger rental units in City's EDIP (3,4-bedroom)
Impediment #11: Extensive Use of Evictions	Low eviction rate of Wauwatosa. 0.48 per 100 renters in 2016 as referenced in the analysis	Determine a system and monitor rates to keep measure of evictions
***Impediment #14: Racial and Ethnic Disparities in Mortgage Lending, Insurance, and Appraisal Practices	City's CDBG funds MMFHC annually to provide training, outreach, support etc.	- Advocate for new process and approaches in lending and appraisal practices - Promote educational and financial trainings
Analysis of Impediments	Actions Implemented or Underway	Actions to Consider / Implement

March 3, 2023

City of Wauwatosa – Development Department

Impediment #15: Lack of Awareness of Fair Housing Laws	City's CDBG funds MMFHC annually to provide training, outreach, support etc.	Increase awareness of fair housing laws and resources; promote on social media
* CDA – Community Development Authority ** EDIP – Economic Development Investment Policy ***Impediments #12 & #13 apply to City of Milwaukee only		

March 3, 2023

City of Wauwatosa – Development Department

Public Hearings_minutes



Wauwatosa, WI Community Development Block Grant Committee Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, November 21, 2024

6:00 PM

Committee Room #1

CALL TO ORDER

Meeting called to order 6:00PM

ROLL CALL

Staff/Attendees

Karl Schreiber

Maranda Moton-Weston

Present 5

Member Marybeth Budisch

Member William Kopka

Member Lita Mallett

Member Kate Venne

Aldersperson Liaison Sean Lowe

Excused 1

Member Monica Bence

APPROVAL OF MINUTES

NEW BUSINESS

1. Public Hearing- Public Comment on 2025 Community Needs / Citizen Participation Plan

The public hearing regarding CDBG Community needs and citizen participation plan was opened for public comment.

Mr. Schreiber described the 2025 Public Participation Plan. And a overview of the CDBG program.

The following individuals attended the meeting and spoke on behalf of the organizations.

Aldira Aldape & Kathryn Dunn- WWBIC (Wisconsin Women's Business Initiative Corp). WWBIC provides no cost training technical support to small businesses. In the last year this program has helped over 11 families and 6 business here in Wauwatosa. They offer one-on-one training and funding to assist in start up cost.

Mr. Schreiber closed out this session with an overview and update on the public Survey that was taken late October.

RESULT: APPROVED

MOVER: William Kopka

SECONDER: Sean Lowe

2. Annual Entitlement Program Updates and Projects

Mr. Schreiber updated Committee members regarding the 2025 program year. A brief overview of the 2025 Consolidated Plan was provided.

ADJOURNMENT

Meeting adjourned 6:25PM

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to clerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

Community Development Block Grant Committee

Meeting Minutes - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Thursday, December 12, 2024

6:00 PM

Committee Room #1

CALL TO ORDER

Meeting called to order 6:02 PM

ROLL CALL

Staff

Karl Schreiber

Maranda Moton-Weston

Present 4

Member Marybeth Budisch

Member William Kopka

Member Kate Venne

Aldersperson Liaison Sean Lowe

Excused 2

Member Monica Bence

Member Lita Mallett

NEW BUSINESS

1. Public Comment on Goals/Objectives of Proposed 2025 Annual Plan & Community Funding Priorities for 2025 CDBG Projects **24-1773**

The following individuals attended the meeting and spoke on behalf of the organizations requesting 2025 CDBG funding:

Catherine Wallberg- Tosa Cares

Tosa cares is a volunteer ran organization that helped out 325-330 families in 2024.

Funding will assist in late summer distribution of 2025. Tosa Cares provides gap services such as emergency food and clothing for families. 2025 funding will assist in providing 300 children with back packs, food, school supplies.

Vicki Wachniak- Life Navigators

Funding will support staff with salaries, assisting in rolling out their Self Advocacy and Independence program. Life Navigators assist individuals with developmental disabilities and their families in securing the support and resources necessary to live and work safely and as independently as possible. In 2024 about 150 different people were served.

Christina Knudsen- WWBIC

Wisconsin Women's Business Initiative Corporation (WWBIC) provides no cost

training, technical assistance, and on-going support for small businesses, and prospective entrepreneurs in Tosa. Funding will assist in covering operational cost. In 2024 about 50 individuals were involved in the different levels of training

Bridgette Frommell- Lutheran Home

Lutheran Home houses elderly individuals who have experienced a substantial physical or mental decline and cannot safely live on their own. Funding will be used for and window replacement throughout the facility in public spaces on the 4th floor. More than 75% of the clients living in the Lutheran Home receives Title 19.

Matthew Vanderkamp & Kosta Z.- Senior Center

Senior Center assist in offering seniors daily activities, more than 772 people were helped in the 2024 year. Funding will cover operation cost for staff and benefits, equipment and supplies for the variety of actives that are offered 5 day a week.

Stephanie Chedid- Lutheran Manor

Lutheran Manor houses elderly in all stages of life, independent living, memory care, and day center. Funding will assist in sanitary sewer repair and energy rehabilitation. More than 70% of the clients living in the Lutheran Manor receives Title 19.

APPROVAL OF FUNDING RECOMMENDATIONS FOR 2025 CDBG PROGRAM YEAR

2. Planning & Administration

RESULT: APPROVED

MOVER: Sean Lowe

SECONDER: Marybeth Budisch

Aye: 4 Budisch, Kopka, Venne, and Lowe

Excused: 2 Bence, and Mallett

3. Public Facilities, Economic Development, & Rehabilitation

RESULT: APPROVED

MOVER: Sean Lowe

SECONDER: William Kopka

Aye: 4 Budisch, Kopka, Venne, and Lowe

Excused: 2 Bence, and Mallett

4. Public Service Programs

RESULT: APPROVED

MOVER: Sean Lowe

SECONDER: William Kopka

Aye: 4 Budisch, Kopka, Venne, and Lowe

Excused: 2 Bence, and Mallett

ADJOURNMENT

Meeting adjourned 7:01 PM

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to clerk@waunatona.net, with as much advance notice as possible.

PR26 reports

	Office of Community Planning and Development	DATE: 02-19-26
	U.S. Department of Housing and Urban Development	TIME: 11:08
	Integrated Disbursement and Information System	PAGE: 1
	PR26 - CDBG Financial Summary Report	
	Program Year 2025	
	WAUWATOSA , WI	

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	988,733.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	35,278.68
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,024,011.68

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	788,472.16
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	788,472.16
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	172,485.34
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	960,957.50
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	63,054.18

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	788,472.16
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	788,472.16
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	153,134.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	153,134.00
32 ENTITLEMENT GRANT	988,733.00
33 PRIOR YEAR PROGRAM INCOME	32,620.92
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,021,353.92
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.99%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	172,485.34
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	172,485.34
42 ENTITLEMENT GRANT	988,733.00
43 CURRENT YEAR PROGRAM INCOME	35,278.68
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,024,011.68
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.84%

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	6	1658	7070792	Carmelite	03B	LWC	\$125,000.00
					03B	Matrix Code	\$125,000.00
2024	6	1656	7025658	Lutheran Home	03P	LWC	\$37,079.00
2024	6	1656	7046112	Lutheran Home	03P	LWC	\$104,514.00
2024	6	1656	7070745	Lutheran Home	03P	LWC	\$38,393.00
2024	6	1657	7029175	Luther Manor	03P	LWC	\$88,783.04
2024	6	1657	7038725	Luther Manor	03P	LWC	\$12,615.00
2024	6	1657	7052344	Luther Manor	03P	LWC	\$39,895.96
					03P	Matrix Code	\$321,290.00
2025	3	1662	7072035	Eras Senior Network	05A	LWC	\$25,865.00
2025	3	1665	7093433	Senior Center	05A	LWC	\$79,212.00
					05A	Matrix Code	\$105,077.00
2025	4	1666	7075681	Life Navigators	05B	LWC	\$24,907.00
2025	4	1667	7073964	Vision Forward	05B	LWC	\$6,774.00
					05B	Matrix Code	\$31,681.00
2024	5	1651	6982767	Tosa Cares	05W	LWC	\$7,099.00
2025	5	1664	7079976	Tosa Community Food Pantry	05W	LWC	\$4,777.00
2025	5	1670	7093814	Tosa Cares	05W	LWC	\$4,900.00
					05W	Matrix Code	\$16,776.00
2022	7	1632	6990416	Community First	14A	LWH	\$7,200.00
2022	7	1632	7010951	Community First	14A	LWH	\$7,200.00
2024	7	1659	7015627	Housing Rehabilitation	14A	LWH	\$229.00
2024	7	1659	7018299	Housing Rehabilitation	14A	LWH	\$67.90
2024	7	1659	7021148	Housing Rehabilitation	14A	LWH	\$26,480.00
2024	7	1659	7025289	Housing Rehabilitation	14A	LWH	\$24,475.00
2024	7	1659	7026606	Housing Rehabilitation	14A	LWH	\$67.90
2024	7	1659	7027134	Housing Rehabilitation	14A	LWH	\$19,254.00
2024	7	1659	7034362	Housing Rehabilitation	14A	LWH	\$9,600.00
2024	7	1659	7035416	Housing Rehabilitation	14A	LWH	\$33.95
2024	7	1659	7040048	Housing Rehabilitation	14A	LWH	\$11,515.00
					14A	Matrix Code	\$106,122.75
2024	7	1660	7033154	Housing Rehabilitation Administration	14H	LWH	\$2,805.95
2024	7	1660	7044942	Housing Rehabilitation Administration	14H	LWH	\$2,566.70
2024	7	1660	7054030	Housing Rehabilitation Administration	14H	LWH	\$1,968.74
2024	7	1660	7072035	Housing Rehabilitation Administration	14H	LWH	\$979.02
					14H	Matrix Code	\$8,320.41
2024	8	1655	6988791	WWBIC	18C	LWC	\$40,000.00
2025	8	1668	7118999	WWBIC	18C	LWC	\$34,605.00
					18C	Matrix Code	\$74,605.00
Total							\$788,472.16

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2025	3	1662	7072035	No	Eras Senior Network	825MC550010	EN	05A	LWC	\$25,865.00



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR25 - CDBG Financial Summary Report
Program Year 2025
WAUWATOSA, WI

DATE: 02-19-26
TIME: 11:08
PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2025	3	1665	7093433	No	Senior Center	B25MC550010	EN	05A	LMC	\$79,212.00
								05A	Matrix Code	\$106,077.00
2025	4	1666	7075681	No	Life Navigators	B25MC550010	EN	05B	LMC	\$24,907.00
2025	4	1667	7073964	No	Vision Forward	B25MC550010	EN	05B	LMC	\$6,774.00
								05B	Matrix Code	\$31,681.00
2024	5	1651	6982767	No	Tosa Cares	B24MC550010	EN	05W	LMC	\$7,099.00
2025	5	1664	7079976	No	Tosa Community Food Pantry	B25MC550010	EN	05W	LMC	\$4,777.00
2025	5	1670	7093814	No	Tosa Cares	B25MC550010	EN	05W	LMC	\$4,500.00
								05W	Matrix Code	\$16,376.00
				No	Activity to prevent, prepare for, and respond to Coronavirus					\$153,134.00
Total										\$153,134.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2023	1	1637	6979305	Comprehensive Plan	20		\$25,015.35
					20	Matrix Code	\$25,015.35
2024	1	1649	6977479	Project Administration	21A		\$5,579.37
2024	1	1649	6978501	Project Administration	21A		\$23.86
2024	1	1649	6994050	Project Administration	21A		\$2,208.32
2024	1	1649	6994786	Project Administration	21A		\$4,050.00
2024	1	1649	6996682	Project Administration	21A		\$375.00
2024	1	1649	7002368	Project Administration	21A		\$26.40
2024	1	1649	7012304	Project Administration	21A		\$23,438.81
2024	1	1649	7021639	Project Administration	21A		\$6,900.32
2024	1	1649	7021814	Project Administration	21A		\$650.00
2024	1	1649	7031538	Project Administration	21A		\$26.40
2024	1	1649	7031964	Project Administration	21A		\$1,350.00
2024	1	1649	7033154	Project Administration	21A		\$9,070.78
2024	1	1649	7044942	Project Administration	21A		\$6,214.78
2024	1	1649	7052344	Project Administration	21A		\$5,000.00
2024	1	1649	7054030	Project Administration	21A		\$5,393.31
2024	1	1649	7072035	Project Administration	21A		\$3,749.13
2024	1	1649	7074283	Project Administration	21A		\$4,316.48
2024	1	1649	7082494	Project Administration	21A		\$7,579.41
2024	1	1649	7089104	Project Administration	21A		\$6,614.95
2024	1	1649	7089789	Project Administration	21A		\$26.40
2024	1	1649	7093505	Project Administration	21A		\$4,094.78
2024	1	1649	7093814	Project Administration	21A		\$776.25
					21A	Matrix Code	\$96,964.75
2024	2	1650	6978422	MNFHC	21D		\$9,065.24
2025	7	1669	7083880	MNFHC	21D		\$36,540.62
2025	7	1669	7092005	MNFHC	21D		\$4,079.77
2025	7	1669	7117484	MNFHC	21D		\$819.61
					21D	Matrix Code	\$50,505.24
Total							\$172,485.34

PR26 - Activity Summary by Selected Grant

Date Generated: 02/19/2026

Grantee: WAUWATOSA

Grant Year: 2025

Formula and Competitive Grants only

Total Grant Amount for CDBG 2025 Grant year B25MC550010 Grant Number = \$988,733.00														
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
WI	WAUWATOSA	2025	B25MC550010	Administrative And Planning	21A		1661	No	Open	\$156,306.00	\$0.00		\$156,306.00	
WI	WAUWATOSA	2025	B25MC550010	Administrative And Planning	21D		1669	No	Completed	\$41,440.00	\$41,440.00		\$41,440.00	\$41,440.00
				Total Administrative And Planning						\$197,746.00	\$41,440.00	4.19%	\$197,746.00	\$41,440.00
WI	WAUWATOSA	2025	B25MC550010	Economic Development	18C	LMC	1668	No	Completed	\$34,605.00	\$34,605.00		\$34,605.00	\$34,605.00
				Total Economic Development						\$34,605.00	\$34,605.00	3.50%	\$34,605.00	\$34,605.00
WI	WAUWATOSA	2025	B25MC550010	Public Improvements	03P	LMC	1663	No	Open	\$128,535.00	\$0.00		\$128,535.00	
WI	WAUWATOSA	2025	B25MC550010	Public Improvements	03P	LMC	1671	No	Open	\$158,198.00	\$0.00		\$158,198.00	
				Total Public Improvements						\$286,733.00	\$0.00	0.00%	\$286,733.00	\$0.00
WI	WAUWATOSA	2025	B25MC550010	Public Services	05A	LMC	1662	No	Completed	\$25,865.00	\$25,865.00		\$25,865.00	\$25,865.00
WI	WAUWATOSA	2025	B25MC550010	Public Services	05A	LMC	1665	No	Completed	\$79,212.00	\$79,212.00		\$79,212.00	\$79,212.00
WI	WAUWATOSA	2025	B25MC550010	Public Services	05B	LMC	1666	No	Completed	\$24,907.00	\$24,907.00		\$24,907.00	\$24,907.00
WI	WAUWATOSA	2025	B25MC550010	Public Services	05B	LMC	1667	No	Completed	\$6,774.00	\$6,774.00		\$6,774.00	\$6,774.00
WI	WAUWATOSA	2025	B25MC550010	Public Services	05W	LMC	1664	No	Completed	\$4,777.00	\$4,777.00		\$4,777.00	\$4,777.00
WI	WAUWATOSA	2025	B25MC550010	Public Services	05W	LMC	1670	No	Completed	\$6,774.00	\$6,774.00		\$6,774.00	\$6,774.00
				Non CARES Related Public Services						\$148,309.00	\$148,309.00	15.00%	\$148,309.00	\$148,309.00
				Total 2025						\$667,393.00	\$224,354.00	22.69%	\$667,393.00	\$224,354.00
				Grand Total						\$667,393.00	\$224,354.00	22.69%	\$667,393.00	\$224,354.00

CAPER Notice

USA TODAY CO.

***LocalIQ**

P.O. Box 630848 Cincinnati, OH 45263-0848

AFFIDAVIT OF PUBLICATION

Deyanira Navales
City Of Wauwatosa
7725 W North Ave
Wauwatosa, WI 53213-1720

STATE OF WISCONSIN, COUNTY OF BROWN

I hereby state that I am authorized by Journal Media Group to certify on behalf of Journal Sentinel Inc, publisher of Community Newspapers, public newspapers of general circulation, printed and published in the city and county of Milwaukee; and that an advertisement of which the annexed is a true copy, was printed and published in the MIS-North NOW in the issues dated:

02/25/2026

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 02/25/2026

Legal Clerk

Notary, State of Wis. County of Brown

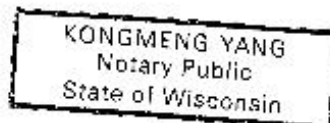
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Page 1 of 2

OFFICIAL NOTICE

The City of West Athens has announced a 2026 General Election to be held on Tuesday, November 3rd, 2026 at 7:00 AM.

For more information, please visit the City's website at www.westathensga.gov.

Sincerely,
Mayor
West Athens, Georgia

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