



City of Milwaukee Healthy Neighborhoods Initiative Progress Report

**Presented to the Community and
Economic Development Committee**

**Alderman Joe Davis, Sr.
Chair**

**Alderman Tony Zielinski,
Vice Chair**

Alderman James N. Witkowiak

Alderman Willie C. Wade

Alderman Terry L. Witkowski

**Staff Assistant
Joanna Polanco**



**Neighborhood Improvement
Development Corporation**
In partnership with the City of Milwaukee

City of Milwaukee Healthy Neighborhoods Initiative Progress Report

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- 3. Loan Pool Status.**
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- 5. Healthy Neighborhoods Foreclosure/Outreach Counselor.**
- 6. Individual group project summaries.**
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1. The vision for the Healthy Neighborhoods Initiative (HNI) focuses on marketing a neighborhood's positive attributes instead of focusing on the problems a neighborhood may be experiencing. Although problems are not overlooked, they are made secondary to communicating and marketing a neighborhood's assets. The Healthy Neighborhoods concentrates on four outcomes:

IMAGE- Healthy Neighborhoods promote a positive image that encourages people to stay, others to move there, and business and government to invest there.

PHYSICAL CONDITIONS- Homes, businesses, streets and parks demonstrate that people are proud of their neighborhood – people take care of their property, and do their part to keep the neighborhood looking great.

MARKET-In Healthy Neighborhoods, home values are strong enough to “get back” investment in maintenance and improvements – and strong enough that homebuyers think buying a home in a healthy neighborhood is a good investment.

NEIGHBORHOOD MANAGEMENT-Neighbors are in control of the future of their neighborhood. Neighbors have fun together and look out for each other – and they feel safe in their neighborhood.

The efforts of the Greater Milwaukee Foundation, the City of Milwaukee Department of City Development, and Healthy Neighborhoods Organizations are creating positive change and new investment in City neighborhoods.

Healthy Neighborhoods Initiative projects are leveraging significant resources for City neighborhoods.

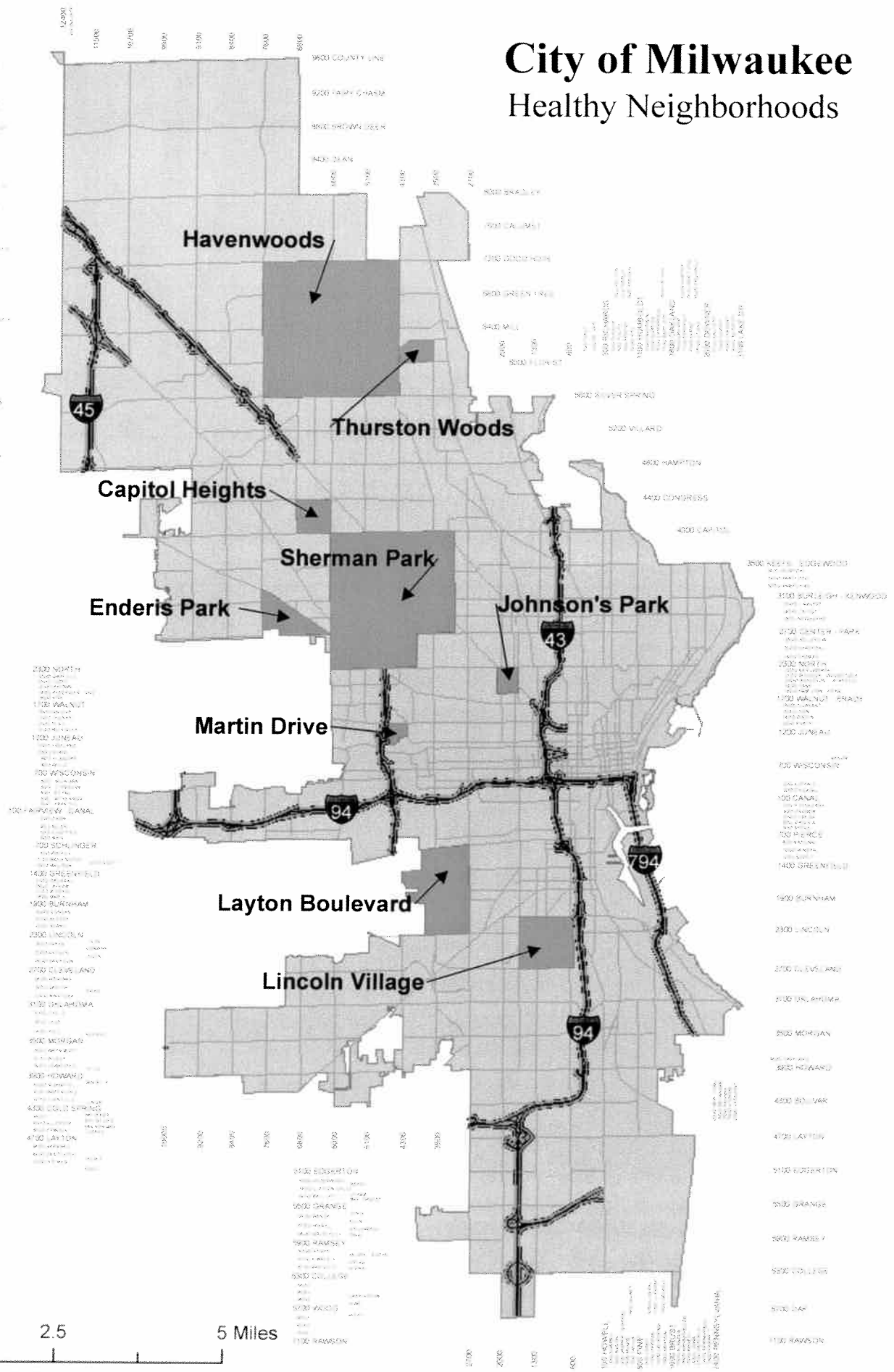
Resident involvement has been, and always will be the key ingredient for success and will result in sustainable neighborhood improvement over time.



The Greater Milwaukee Foundation supports the Healthy Neighborhoods Initiative with an annual investment of \$450,000.00. This unique partnership between The Greater Milwaukee Foundation and the City of Milwaukee has resulted in innovative projects that have involved Milwaukee residents throughout the City.

City of Milwaukee

Healthy Neighborhoods



2. Milwaukee Makeover Project

The Milwaukee Makeover Project is an exciting opportunity for homeowners in the nine HNI neighborhoods to make high quality exterior improvements to their homes. Milwaukee Makeover has recently completed its first project in the Sherman Park neighborhood. It was considered a huge success by all involved and stands as a great model for the Milwaukee Makeover program. After working through the initial challenges of sorting out the program's details and procedures, the Milwaukee Makeover Project is on track to complete several more Milwaukee Makeover projects in 2011. The Milwaukee Makeover is a collaboration between homeowners, local architects/designers, The Greater Milwaukee Foundation, and The City of Milwaukee.

Homeowners

There are currently 32 homeowners participating in the Milwaukee Makeover. Homeowners must apply and submit copies of their current mortgage statement, current homeowner's insurance, 2009 income tax statement, and exterior photos before getting paired with a designer. Participants must follow all the steps laid out below in order to get their rebate. After they meet with their designer, they provide NIDC a copy of the contractor's scope of work/bid before work is started. Once the project is completed and inspected, they receive their rebate.

The homeowners participating are at different stages of completion:

Steps	Number of Homeowners
Step 1-Application and documentation	18
Step 2-Design Phase	9
Step 3-Bid Process	3
Step 4-Project Approval Committee	1
Step 5- Final Inspection and Rebate Payment	1

Architects/ Designers

Currently 21 Milwaukee architects/ designers are involved in the Milwaukee Makeover project. The designers provide *free* services to homeowners participating in the program by going to their residence, discussing design solutions that meet the Milwaukee Makeover guidelines, and providing them with an 11x17 board that includes renderings, elevations, and design plans.

Milwaukee Makeover Staff

Milwaukee Makeover project implementation is augmented by a Milwaukee Makeover Intern who is supported by healthy neighborhood coordinators, NIDC, and the Greater Milwaukee Foundation. The Intern's function is to manage documents submitted from homeowners and act as liaison with local architects and pair them with the homeowners. NIDC responsibilities include sending a Technical Specialist to inspect the home before and after construction work is completed.

Guidelines for Homeowner Participation

What are the requirements for participating in the Milwaukee Makeover Project?

- Participants must be owner occupants of homes within the nine Milwaukee Healthy Neighborhood Initiative neighborhoods;
- The homeowner will need to be current on their mortgage payments and property tax payments and currently have property insurance in force on their property;
- The homeowner must fill out the application form and submit a photo of the front of their home along with an idea of what they might like to do;
- The homeowner agrees to allow the architect or designer to conduct a site visit and to discuss the desired exterior improvements. Homeowners should be clear in voicing what they want at this meeting. The services provided by the designer are at no cost to the homeowner;
- The homeowner will also receive a visit from the technical specialist from the Neighborhood Improvement Development Corporation (NIDC) who will determine if there are any major code/safety concerns;
- The homeowner will implement the design solutions proposed by the designer. More intense design interventions may require more drawings from a contractor for City permit approval, hence quality contractor selection is key;
- Homeowners are expected to remain in their home for a one year period from the date they receive their rebate;
- The work needs to be done within four months after the homeowner receives their renderings.

Welcome to the Milwaukee Makeover Project!

The Milwaukee Makeover Project is an exciting opportunity for homeowners in the nine Milwaukee Healthy Neighborhood Initiative (HNI) neighborhoods to make high quality exterior improvements on their homes.

Project Features:

- Free design consultation from an architect or designer;
- A maximum rebate of \$2,000 based on household income. If your household earns less than 100% of the County Median Income, you can qualify for a rebate of \$2,000. If your household makes between 100% and 120% of County Median Income, you can qualify for a rebate of \$1,500. If your income is above 120%, you may be eligible for a \$500 rebate (see page 2 of guidelines);
- Minimum project cost is \$5,000 if the rebate is used; maximum project cost is \$15,000 – but projects higher than that can be considered on a case by case basis;
- Helps homeowners make exterior property improvements that are directly visible from the street –porches, windows, new doors, new awnings or shutters, permanent landscaping, etc.;
- Possible availability of low-interest financing to fund your improvements. Homeowners can also use their own funds or borrow from their own bank.

Homeowner Benefits:

- Attractive exterior improvements on your house that will add value to your home;
- Participation with other Milwaukee homeowners in an innovative approach to improving your neighborhood;
- If you install ENERGY STAR energy efficient doors and windows you can be eligible for a federal tax credit of up to 30% of the product cost, up to a maximum of \$1,500.

We want to offer these guidelines as a way of letting you know what to expect if you are selected for this project.

If I apply, how do I know I will be chosen to participate in the Milwaukee Makeover Project?

The selection of individual homeowners for participation will be influenced by several factors:

- The number of architects or designers available to provide design consultation to homeowners. We hope to attract 40 designers to this project. If we are successful in recruiting that number we can treat 40 properties. If we attract 30 architects or designers we will do at least 30 properties.
- The potential visual impact of your project. If there are more applicants than slots, a committee of staff from the Milwaukee Healthy Neighborhoods Initiative will determine those projects with the most potential impact.

Guidelines for Homeowner Participation

Does my household qualify for the rebate?

# of persons in household:	100% of county median income:
1	\$47,400
2	\$54,200
3	\$69,900
4	\$70,700
5	\$73,100
6	\$78,500
7	\$83,900
8	\$89,400

# of persons in household:	120% of county median income:
1	\$56,880
2	\$65,040
3	\$83,880
4	\$84,840
5	\$87,720
6	\$94,200
7	\$100,680
8	\$107,280

If your household earned at or below the 100% county median income on your 2009 tax statement, your household may apply for the \$2,000 rebate.

If your household earned between the 100% and 120% county median income on your 2009 tax statement, your household may apply for the \$1,500 rebate.

If your household earned above 120% county median income, you may be eligible for a \$500 rebate (a limited number of homeowners in this category may qualify).

The improvements must have a minimum total project cost of \$5,000.

What kind of work can I do under the Milwaukee Makeover Project? Is there work that is ineligible?

The vision of the Milwaukee Makeover Project is to achieve high quality exterior property improvements – work visible from the street – that come out of a design consultation with an architect or designer. These improvements include but are not limited to:

- Replacement of siding;
- New window installation;
- Painting;
- Repair or replace cement walkways approaching the property;
- Front porch improvements, including stairs and railings;
- Decorative lighting for porch and front yard;
- New awnings and or shutters
- Quality exterior doors and screen/storm doors (installation of metal or iron security doors is not recommended);
- Removal of chain link fences;
- Permanent landscaping such as shrubs, hedges, trees, and perennial plants;
- Repair of retaining walls;
- Replacement of gutters
- Decorative crown molding around doors, windows, eaves and soffits;
- Installation of flower boxes with matching crown molding to the house;
- Appropriate house numbers, mailboxes, and door hardware;
- Accessibility ramps.

The following ineligible items include but are not limited to:

- Lawn/porch furniture;
- Flower pots;
- Door bells;
- Ornamental garden elements.

How can I do this project if I don't have the cash on hand?

The HNI is currently working with a local Milwaukee lender to set up a special loan fund to help finance the work being done under the Milwaukee Makeover Project. Homeowners can also use their own banks or credit unions if they so desire. Contractors should be paid with certified checks. We will inform participating homeowners if this loan program becomes operational.

The Greater Milwaukee Foundation, City of Milwaukee, Neighborhood Improvement Development Corporation, HNI, and Designers are not liable for contractor/homeowner disputes, incomplete work and/or substandard work, warranties of work, or damage to property. The homeowner agrees by signing the Milwaukee Makeover application to absolve the above from these liabilities. If your project is not completed and/or fails to adhere to project guidelines, no rebates will be applied to your project.

Guidelines for Homeowner Participation

How do I find a contractor? Will HNI get a contractor for me?

You are responsible for finding your own contractor.

The contractor must be licensed with the City, have liability insurance, and if any work involving lead remediation is anticipated, be certified by the State of Wisconsin to perform such work.

Tips for Finding a Contractor:

- Ask neighbors, friends and family for recommendations of contractors they have used and liked.
- The bid process is a learning experience. Get three written bids for substantial improvements like painting, siding, roofing, porch replacement, or retaining walls. Each bid should clearly describe the work to be completed and the details of payment. Never select a contractor just because they offer the lowest bid. (Going cheap is not always good!)
- Proposals, business cards and invoices of contractors should have a street address.
- Check with the Better Business Bureau at (414) 847-6000 or <http://search.bbb.org/> to see if the contractor has any complaints registered.
- Make sure that all financial terms and work to be done are completely understood and clearly stated in writing before signing any contract.
- Be sure that there is an approximate "START" and "FINISH" date in writing that includes the ability for you to "Void" the contract if work is not started or completed in a timely fashion.
- Request a "Lien Waiver" when making your final payment to assure that you will not be held liable for third-party claims for non-payment.

What happens if the contractor does not perform the work correctly?

If the contractor does not perform the work correctly you have an option of not paying him/her. But the contractor also has an option to take action against the homeowner. HNI, NIDC, Greater Milwaukee Foundation, and the City of Milwaukee are not liable for nor involved in mediating homeowner/contractor disputes.

How will this process work?

1. Local HNI groups will provide information about the Milwaukee Makeover Project and recruit participants.
2. Potential participants will submit an application that provides basic information about what they might like to do as well as a picture of the exterior of their home. They will also be asked if they will likely require financing for their project. Homeowners must include with the application proof that they are current on their mortgage, are carrying current homeowners insurance, and their 2009 income tax statement if they will be seeking the rebate.
3. A committee of HNI leaders, the Project Approval Committee, may review all the applications from each neighborhood and may rank them on proposed impact.
4. Approved applicants will be matched with a participating architect or designer. If there are not sufficient designers for participating homeowners, the Committee will assign designers to those projects that have the greatest impact for visual change.
5. On a verified date between homeowner and designer, a designer will conduct a site visit in which the homeowner must be present in order to discuss desired exterior improvements. The homeowner should be clear in voicing his/her thoughts on these improvements. Photos and exterior measurements may be taken at this time.
6. A. After the site visit, the designer will work on the agreed upon solution at his/her workspace within the following two weeks. The designer will then provide a 24x36 sheet to the Milwaukee Makeover Project that details and notates the proposed improvements and recommended materials. A copy will be provided to the homeowner.
B. At a time and location to be determined (which may fall before or after construction), a presentation will be held with homeowners, designers, and other interested parties to display, discuss, and celebrate the proposed improvements.

(continued on next page)

Guidelines for Homeowner Participation

How do I get the rebate from my Healthy Neighborhood?

When the work is done, the homeowner will provide to NIDC the following documentation:

1. Documentation that your real estate taxes are current and documentation that you are current on your mortgage.
2. Inspection report from the technical specialist that there are no hazardous conditions that would compromise an exterior improvement treatment. We...and you...don't want to improve the outside of your house if there are hazardous conditions inside.
3. Documentation of payment to the contractor.
4. A copy of your homeowner's insurance.
5. A form signed by the homeowner and the technical specialist that says the work is complete.
6. The license numbers of the contractor(s) performing the work.

Projects will be rejected for reimbursement if this documentation is not complete.

Can I still participate if I do not want to use the rebate from HNI? Can I still get the free design consultation from the architect?

Yes.

How will this process work? (continued from previous page)

7. Participating homeowners will coordinate and receive a property inspection visit from the NIDC technical specialist to make sure there are no major code or safety issues.
8. The homeowner, with the sheet provided by the designer, will solicit contractor bids and select a contractor. Contractors will need to carry liability insurance and workmen's compensation and be licensed with the City. If any painting is involved, the contractor must be certified to do lead remediation work according to recent State of Wisconsin guidelines.
9. Upon completion of work the homeowner will submit receipts and other materials. The homeowner will receive a final inspection visit from the NIDC technical specialist to make sure the work has been complete per contract agreement and is up to specs. He/she will approve the work in place and contractor draws. He/she will also determine if the necessary documentation exists for the rebate.
10. Application for rebate is submitted and homeowner awaits reimbursement.

**Note: order of process may be subject to change*

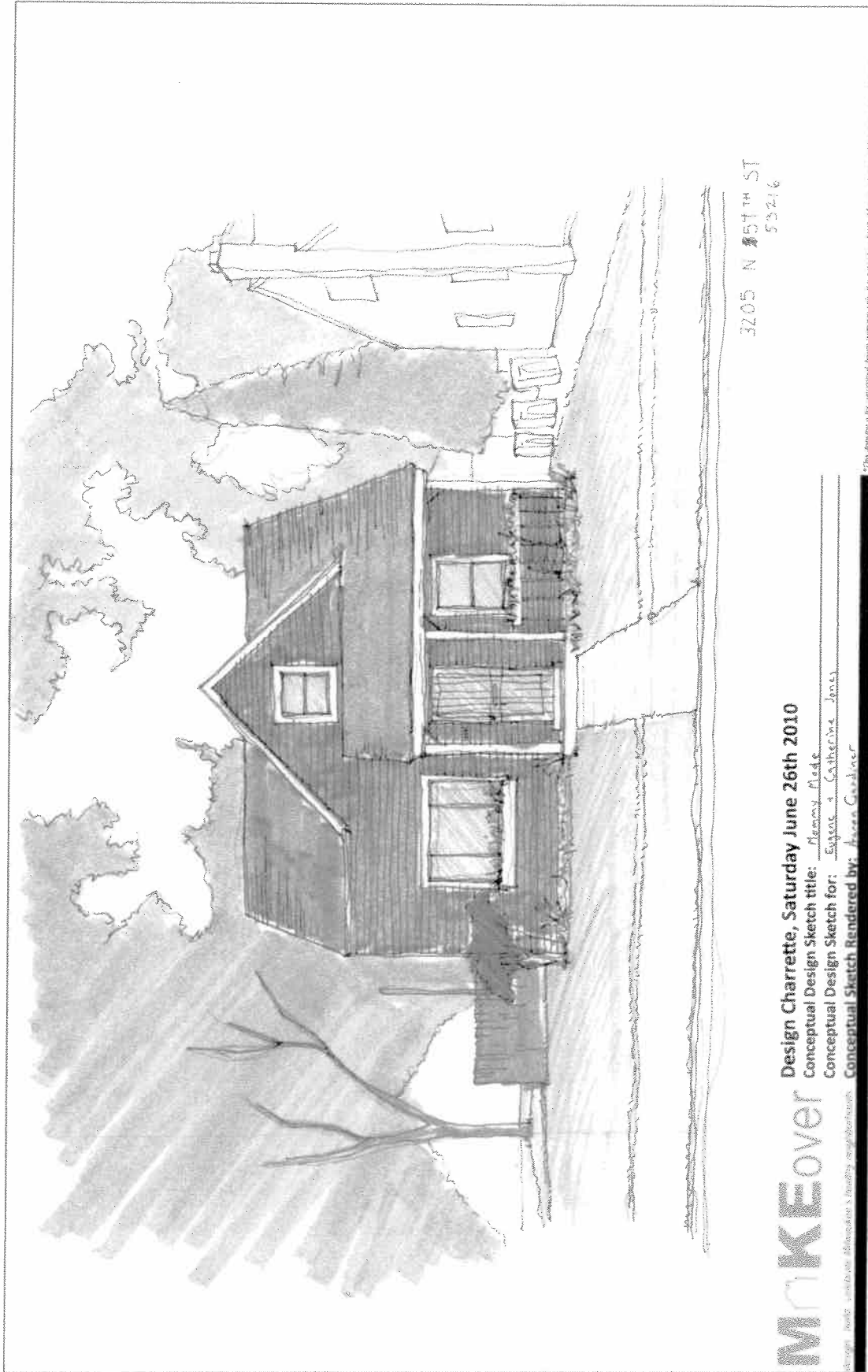
Questions about the Milwaukee Makeover Project can be directed to:

Justin Ballweg
Milwaukee Makeover Project Intern
MKEover@gmail.com

I am still interested...what do I do first?

Fill out the application form and submit it along with the other requested materials to:

Milwaukee Makeover Project
P.O. Box 90636
Milwaukee, WI 53209



3205 N 15TH ST
53216

Design Charrette, Saturday June 26th 2010

Conceptual Design Sketch title: Memory Made

Conceptual Design Sketch for: Eugene & Catherine Jones

Conceptual Sketch Rendered by: Aileen Gardner

MAKEover

Design, build, restore, transform a family neighborhood.

This drawing is for conceptual design purposes only. It is not to be submitted for permits or used for construction purposes.



Before

Milwaukee Makeover Project: 3205 North 54th Street



After

3. Healthy Neighborhoods Loan Pool Status

A small loan fund to finance the exterior home improvements was always a key component in the Milwaukee Makeover Project. In early 2009, the Greater Milwaukee Foundation was approached by Legacy Redevelopment Corporation (LCR), a Community Development Financial Institution (CDFI), who had an interest in working with the Healthy Neighborhoods Initiative. LRC provided the Initiative with a solid lending partner and loan fund administrator.

Fundamentally we are looking to raise a loan fund of approximately \$750,000. Local lenders would make an investment into the fund at a 3% interest rate for a ten year term. Loans would be made to individual homeowners at 4% for a maximum ten year term. We anticipate the average loan size to be from \$5,000 to \$10,000. The Greater Milwaukee Foundation is proposing to support the operating costs for Legacy to administer the fund. Some of the resources (approximately \$100,000) that have been allocated to NIDC for the Healthy Neighborhoods Initiative would be used as a loan loss reserve, providing protection against lender loss.

We made presentations to the following banks:

- M&I Bank
- US Bank
- Wells Fargo
- PNC
- Pyramax

We have also submitted materials to Guaranty Bank and have requested a meeting. We also made a presentation to LISC staff but the LISC credit committee turned down our request, indicating they thought this was something the banks should do.

As of this date only Pyramax has declined commitment. At the same time, none of the banks have made a commitment, despite their positive response to the Milwaukee Makeover Project. Some concern was raised about a possible connection between Legacy Bank and Legacy Redevelopment Corporation – but these concerns were addressed by Sue Eick.

We are asking Wells Fargo to convene the lenders to whom we have made presentations to determine how or if we will be able to proceed.

(Submitted by Mike Shubert, consultant to the Greater Milwaukee Foundation)

4. Healthy Neighborhoods Home Tours

The purpose of the annual Healthy Neighborhoods Home Tours is two-fold: to generate interest and home buyer demand, and to increase awareness of the HNI among home buyers. Expected outcomes are that more homes will be sold (emphasis on foreclosures) to owner occupants and that the general public's awareness of the Healthy Neighborhoods Initiative, its programs, and organizations will increase.

225 potential first-time homebuyers attended the tours on "How to Buy a Foreclosed Property" workshops in 2010. All participants received a bag of resource materials that contained all the City Neighborhood Stabilization Program product information, a "listings" booklet that contained full page pictures and descriptions of 'featured tour properties' and all of the listings available in that neighborhood. Housing Resources, Inc. will be tracking home sales resulting from the HNI Home Tours for a twelve-month period and will submit the final numbers to both the Greater Milwaukee Foundation and NIDC.

(Submitted by Housing Resources, Inc.)



HRI home tours brought prospective home buyers into the healthy neighborhoods.



At least two REOs or foreclosed properties were included on each tour.

5. Healthy Neighborhoods Foreclosure Outreach/Counselor

The HNI hired a Foreclosure Outreach/Counselor, Iris González, who will work directly with the nine HNI coordinators. Foreclosure workshops and direct door to door outreach to at risk home owners are among the activities planned for 2011.

Ms. González provided the following brief bio:

“Iris González has been with Select Milwaukee since March of 2009. Prior to taking on the HNI Outreach Specialist role, Iris worked for nearly 2 years as a homeownership preservation counselor meeting with families and helping them assess their situation. She has over 6 years experience in legal collections and worked as Lead Analyst at an area law firm that handles foreclosures for the entire state of Wisconsin. She is bilingual in English & Spanish and is a graduate of the Latino Non-Profit Leadership Program through UWM’s Roberto Hernandez Center. Iris is also pursuing her undergraduate degree at Marquette University and has completed her NeighborWorks Counseling Training and Certification. Iris is passionate about helping people and it is her personal mission to use her extensive legal experience to educate homeowners about their rights and help them avoid foreclosure.”

The HNI Foreclosure Outreach/Counselor position is jointly funded by the City of Milwaukee and the Greater Milwaukee Foundation.

Urban Economic Development Association (UEDA)

REQUEST FOR PROPOSALS

(RFP No. 1)

Foreclosure Outreach Specialist

July 26, 2010

General Information

The Urban Economic Development Association (UEDA) acts as the lead convening agency for the Milwaukee Homeownership Consortium (the "Consortium") which was launched by Mayor Tom Barrett in May of 2009. The purpose of the Consortium is to *"to preserve and promote sustainable neighborhoods by encouraging and maintaining homeownership through effective education and counseling."* Multiple stakeholders have partnered to bring new resources to this effort, and to market the services provided by Consortium members as being vital, reliable and adhering to a high standard of integrity. The goal is to ensure that the related investments made by the nonprofit, public and private sectors of this community will continue to promote sustainable homeownership and stabilize, sustain and grow Milwaukee neighborhoods.

UEDA's role for the Consortium includes assisting in the formation of the Consortium's membership, purpose, structure, funding and activities. Additionally, UEDA is providing administrative staff support to the Consortium, and facilitating regular communications among Consortium members, partners and the community regarding its activities.

UEDA has been provided a grant by the City of Milwaukee and the Greater Milwaukee Foundation (GMF) designated for use in funding a **Foreclosure Outreach Specialist** primarily focused within the Healthy Neighborhoods identified by the GMF. The Healthy Neighborhoods approach highlights a neighborhood's positive attributes. Although challenges are not overlooked, they are made secondary to communicating and marketing a neighborhood's assets. The Healthy Neighborhoods approach concentrates on four outcomes – image, market, physical conditions and neighborhood management. Additional information on the Health Neighborhoods initiative is available at: www.mkedcd.org/housing/nidc/HealthyNeighborhoods.html.

The goal of this award is to use a targeted approach to reach out to homeowners facing foreclosure to increase their awareness of resources and options available to them with the goal of early intervention and successful foreclosure mitigation outcomes. This position will work in collaboration with the Milwaukee Homeownership Consortium, lenders, servicers and other key partners to support and enhance existing efforts, and to implement additional innovative strategies for foreclosure outreach and intervention.

SCOPE OF SERVICES

UEDA is seeking to contract with an organization to serve as administrator and coordinator of a Foreclosure Outreach Specialist to work in the City of Milwaukee with primary emphasis in the Healthy Neighborhoods target areas. The funding award calls for the administration of one (1) full-time qualified Foreclosure Outreach Specialist as a new position and addition to current staff. This person will provide foreclosure outreach and education, thereby increasing the number of homeowners receiving foreclosure mitigation information, resources and achieving successful foreclosure mitigation outcomes. (See attached Job Description).

The specific goals for this initiative are to:

- Utilize new and innovative approaches to reach homeowners at risk of foreclosure that will complement existing foreclosure outreach efforts in the community.
- Proactively deliver information and resources to homeowners within Healthy Neighborhoods and other key target areas.
- Collaborate with lenders, servicers, the Milwaukee Foreclosure Mediation Program, the City of Milwaukee, Healthy Neighborhood agencies and other key partners to deliver resources and achieve successful foreclosure intervention outcomes in the community.
- Utilize a sound plan for evaluation of outcomes to measure the success and effectiveness of outreach and intervention strategies for individual homeowners and neighborhoods.

I. Eligibility Requirements

Non-profit agencies are eligible to apply. You are invited to respond to this RFP if your agency is located in the City of Milwaukee and you agree to adhere to the National Standards for Homeownership and Foreclosure Education by nonprofit housing counseling agencies. The Agency that receives this funding award cannot charge clients a fee for their services. Applicants whose existing contracts with the City of Milwaukee and/or Greater Milwaukee Foundation are not in good standing will not be considered for a contract. Agencies not eligible include those that have had a City of Milwaukee and/or the Greater Milwaukee Foundation contract terminated for default; are currently debarred and/or have been issued a final determination by a City, State or Federal agency for performance of a criminal act, abridgement of human rights or illegal/fraudulent practices.

II. Contract Specifications

A performance contract will be issued to the successful bidder. The selected provider will be expected to meet outcome objectives as determined by the City of Milwaukee and Greater Milwaukee Foundation and stated in the attached Job Description. Failure to perform can result in termination of the contract.

Respondents selected for funding must agree to submit quarterly reports to UEDA in a format prescribed by the funding agencies. Where agency is already utilizing a reporting format with another funding source, that format may be considered if it meets the needs of this grant. Respondents must also agree to keep internal records on all program activity and respond within reasonable timeframes to requests for additional information on said activities as these arise. Reporting is an important component of this award in order to identify and share best practices. A final evaluation report will also be required within thirty days of contract end.

Any agency or organization receiving funding from the City of Milwaukee and the Greater Milwaukee Foundation agrees not to discriminate against any employee, client or applicant for employment or services on the basis of age, race, religion, color, disability, physical condition, sex, national origin or ancestry, arrest or unrelated conviction record, sexual orientation, military/veteran status or military participation. This provision shall include, but not be limited to all employment situations and selection for services.

Any restrictions on the use of data contained within the applicant's proposal must be clearly stated in the proposal itself. The City of Milwaukee is bound by the Wisconsin Public Records Law, and as such, all of the terms of its agreements are subject to and conditioned on the provisions of Wis. Stat. 19.21, et seq. The selected applicant is obligated to assist the City in retaining and producing records that are subject to Wisconsin Public Records Law.

Any copyright material authorized by the City of Milwaukee and the Greater Milwaukee Foundation or distribution of material developed through this agreement will acknowledge the use of the City of Milwaukee and the Greater Milwaukee Foundation funds.

III. Funding Award

Under this RFP, the successful applicant will receive a total of \$63,000 to fund one (1) full-time Foreclosure Outreach Specialist as a newly created position which will allow the addition of staff. UEDA will act as the fiscal administrator for funding including disbursements to awarded agency and collection of all required reporting for both the City of Milwaukee and the Greater Milwaukee Foundation. Award payments will be made monthly based on expense reports submitted by respondent. The contract period will begin the date the position is filled and end the same date the following year.

IV. Proposal Content /Evaluation Criteria

Cover Sheet

The enclosed Cover Sheet is the first page of the application. Utilize the form provided or replicate the form ensuring all information is provided. An authorized signature is required to qualify the applicant for consideration.

Narrative

This section must not exceed 5 typewritten pages and will be evaluated using the following criteria:

1. **Program Plan:** Provide a comprehensive plan describing the strategies for foreclosure outreach and programming, including a clear vision of how these activities fit within the identified position goals and desired outcomes. Include any innovative or new strategies you will be utilizing to achieve the desired outcomes for the position. (25 Points)
2. **Collaboration:** Describe how you will collaborate with key partners including the Milwaukee Homeownership Consortium, lenders, servicers, and others. List the organization and/or institutions with which your organization currently collaborates with and provide an example of this work. (25 Points)
3. **Program Evaluation:** Develop and describe the comprehensive process by which project success will be identified, monitored, measured, and reported. (20 Points)

4. **Staff Qualifications and Organization Capacity:** Describe experience with foreclosure program services to low-moderate income clients, and demonstrate your organization's commitment to working with low-moderate income and diverse populations. Provide proposed staff qualifications along with the advertising and participant recruitment strategy of the services that will be provided. (20 Points)
5. **Budget:** Provide a one (1) page line-item budget and a one (1) page narrative detailing expected costs associated with proposal. This section must not exceed two (2) type written pages. (10 Points)

Attachments

Applicants will provide the following information, limited to one (1) page each, not to exceed three (3) pages in total:

1. A current roster of the board of directors and their affiliations.
2. A list of the names, titles, and degrees/certifications of staff members who would be involved in this project and a brief description of their role.
3. Current agency-wide budget for current operating year.

References

Applicants will provide the names and contact information of at least three (3) business-related references. The references should include Organization Name, Contact Person, Title, Address, Phone, and E-mail address. This list is not counted in the page limitation and should only be attached to the original.

Application Format and Checklist

(Please follow the following application format):

- Number all pages beginning with the Cover Sheet and ending with the Budget page.
- Must be typewritten.
- Fax and e-mail copies will not be accepted.
- Submit: One (1) original and five (5) copies of the entire submission to:

Urban Economic Development Association (UEDA) of Wisconsin
2212 North Dr. Martin Luther King Drive
Milwaukee, WI 53212
Attn: Foreclosure Outreach Specialist

(Please incorporate the proposed checklist)

- ☐ Cover Sheet with Authorized Signature(s)-The cover sheet should be the first page of the proposal.
- ☐ Narrative- Not to exceed five (5) typewritten pages.

- ☐ Budget- Not to exceed two (2) typewritten pages (including one (1) page line-item budget and one (1) page budget narrative description).
- ☐ Attachments- Not to exceed three (3) typewritten pages.
- ☐ Reference List-Three (3) references listing the Organization Name, Contact Person, Title, Address, Phone, and E-mail address.

All materials should be sealed in one (1) envelope. All responses must have 2010 Foreclosure Outreach Specialist RFP#1 printed on the front of the envelope and must be physically received at UEDA headquarters by Monday, August 16, 2010 at 12:00 P.M. CST.

V. Questions and Contact Information

In an effort to remain neutral and fair to all interested parties, all correspondence regarding this RFP must be conducted through mail or e-mail by Tuesday, August 10, 2010 by 4:00 P.M. Phone calls regarding this RFP will not be accepted. All questions received and subsequent answers in regards to this RFP will be made available by e-mail request to: Kristi@uedawi.org

VI. Basis For Award of Contract

Proposals will be evaluated by representatives from the Greater Milwaukee Foundation, the City of Milwaukee, the Milwaukee Foreclosure Mediation Program and UEDA. Proposals will be judged on complete responses to the criteria listed in Section IV. Respondents may be requested to meet with the review team to discuss their proposals.

Attachments: Cover Sheet
Quarterly Reporting Requirements
Job Description

COVER SHEET

**Request for Proposals
Urban Economic Development Association
Foreclosure Outreach Specialist Position**

Organization Name: _____

Contact Person: _____

Title: _____

Phone: _____ Ext.: _____ Fax: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Website: _____ E-mail: _____

Social Security or Federal ID Number: _____

Agency Statement of Certification

This proposal has been duly authorized by the governing body of the proposed. The proposed activities, dates, availability of resources, staff, cost, and all statements made are true and correct.

Authorization Name/Title:

(Date) _____ (Signature) _____

Quarterly Reporting Requirements

Foreclosure Outreach Specialist Position

1. Identify foreclosure outreach activities for the quarter
2. Report the number of homeowners referred for further assistance and where (examples; nonprofit housing counseling agency, Milwaukee Foreclosure Mediation Program, other)
3. Describe collaboration/outreach with partners (identify agencies) for quarter
4. Provide analysis of home owners contacted (mortgage delinquency, foreclosure filed, type of resolution, etc.)
5. Provide narrative description of challenges and/or opportunities to be considered in outreach efforts.
6. Current reporting system by agency may be utilized if above items are incorporated

Job Description:

Healthy Neighborhoods Foreclosure Prevention Outreach Specialist

Role:

The role of the Healthy Neighborhoods Foreclosure Prevention Outreach Specialist is to identify and engage homeowners at risk of foreclosure or already in foreclosure early in the process, with emphasis placed on those homeowners living within the identified Healthy Neighborhoods Initiative, in order to provide comprehensive foreclosure counseling and mitigation options to these homeowners. In addition, this position will be responsible for building alliances with key partners in order to develop and assist in best practices for loss mitigation strategies.

Outcomes:

Compliment the efforts of existing foreclosure intervention counseling efforts and provide directed, preemptive foreclosure intervention outreach at the neighborhood level thereby increasing the number of homeowners achieving successful loss-mitigation outcomes.

Key Activities:

In order to achieve the outcomes outlined above, the Specialist will need to develop strategies to identify, reach, and refer and follow-up with appropriate homeowners at risk of foreclosure. Measurement tools will need to be established to monitor progress. The Specialist will be required to work in collaboration with the Healthy Neighborhood Partners, the Milwaukee Homeownership Consortium, the City of Milwaukee and other key partners to coordinate strategy.

- Develop written materials for distribution to homeowners.
- Build relationships and collaborate with neighborhood groups, the City and other key partners critical to the foreclosure intervention process.
- Conduct individual meetings and focus groups to reach appropriate households.
- Plan, organize and facilitate foreclosure intervention outreach events aimed at providing information and resources to assist homeowners at risk of foreclosure.
- Assist in designing and conducting foreclosure prevention education classes.
- Link eligible homeowners to the Milwaukee Foreclosure Mediation Program.
- Maintain accurate records on all outreach efforts, homeowners assisted/referred and individual homeowner outcomes.
- Provide services and maintain a minimal caseload of individual clients Specialist serves directly.

Successful Candidate Key Attributes:

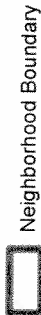
- Outcome focused.
- Able to manage relationships to achieve results.
- Self-starter and able to work without substantial direction.
- Able to work around obstacles and challenges.
- Ability to engage diverse people and build trust in difficult circumstances.
- Creative, with an ability to identify and follow-up on opportunities to create results.
- Able to understand and embrace the different neighborhood dynamics in order to effectively engage residents and maintain positive working relationships with both residents and neighborhood partners.

Successful Candidate Basis Skills and Requirements:

- In-depth knowledge of the home buying, mortgage lending, bankruptcy and foreclosure process.
- In-depth knowledge of the range of resources and solutions available to homeowners at risk of foreclosure or already in the process of foreclosure.
- Training and/or experience in providing counseling or foreclosure mitigation helpful.
- Familiarity with mortgage rescue scams.
- Excellent oral and written communication skills.
- Experienced public speaker with the ability to engage diverse audiences.
- Familiarity with word processing and contact management software.
- Reliable personal transportation with insurance.
- Able to work weekends and evenings with a flexible schedule.
- Ability to speak and understand Spanish is highly desirable.
- Bachelor's Degree from an accredited university or college.

Healthy Neighborhood Capitol Heights

Land Use



Residential

- Single Family
- Duplex
- Multi-Family
- Condominiums

Commercial

- Commercial
- Mixed Commercial and Residential

Manufacturing, Construction, and Warehousing



Transportation, Communications, and Utilities



Public and Quasi-Public

- Public Parks and Quasi-Public Open Space
- Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings

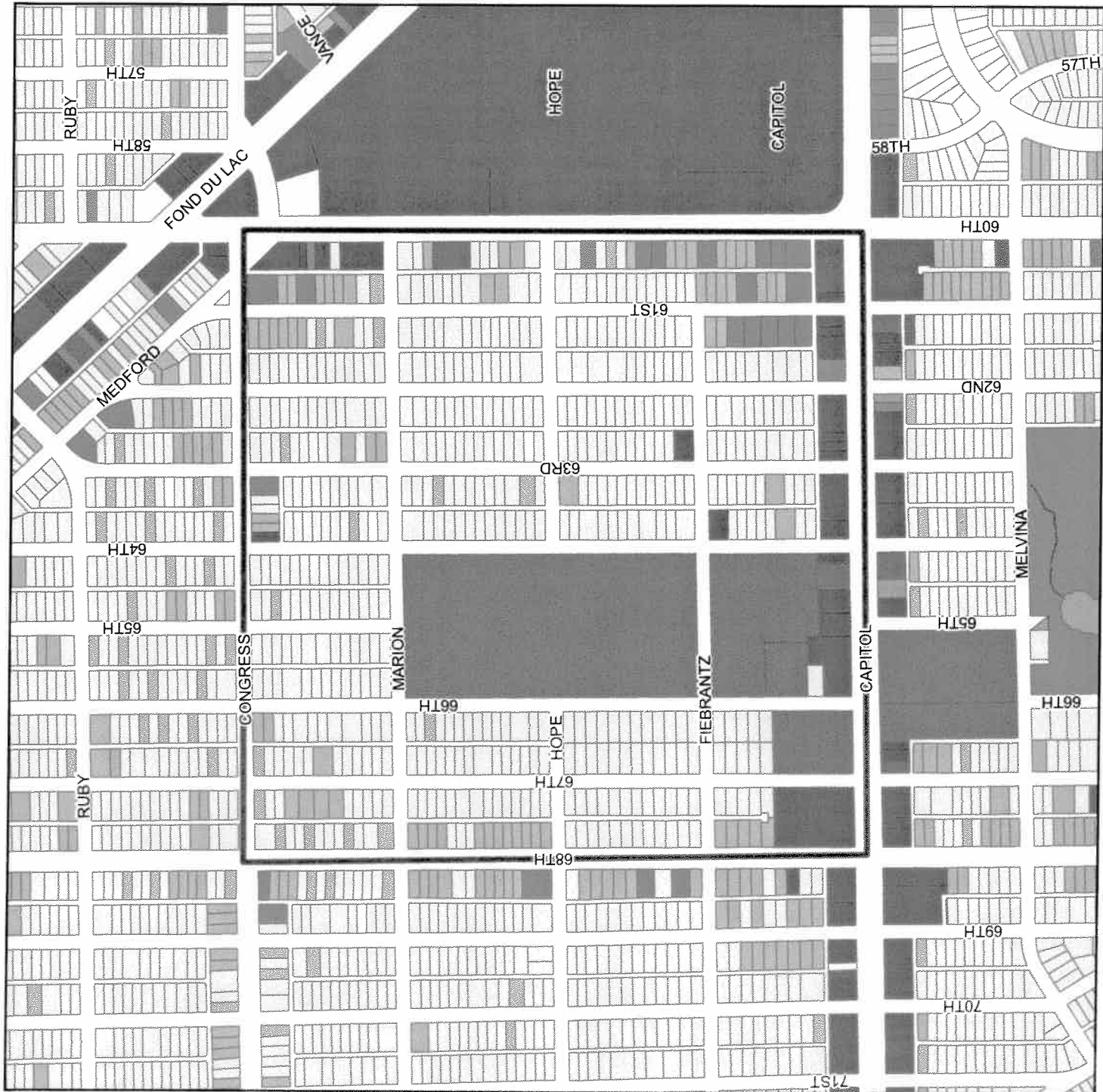
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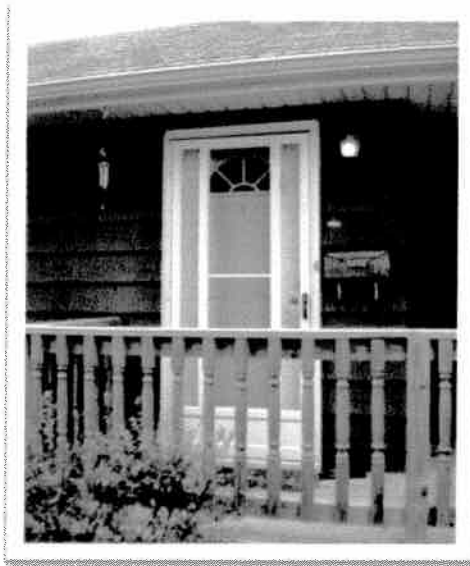
6. Capitol Heights Healthy Neighborhood

In response to a splurge of burglaries last summer, Capitol Heights' designed a 2010 project that will greatly improve security within the neighborhood. Working with the Capitol Heights committee, an intern, and NIDC, coordinator Antoinette Vaughn is implementing this project which will offer fifty Capitol Heights Healthy neighborhoods residents security lights, new garage address numbers, and decorative address plates for a participation fee of \$25.00.

According to Ms. Vaughn-*"Currently we are waiting for residents to pay their \$25 fee. We have received 2 checks thus far. After phone calls made this past weekend, I suspect that we should receive quite a few more within the next week or so. I have an electrician lined up waiting to do the installs. We do need to get affidavits, so as the residents hand in their \$25, we will pay for the affidavits. As the applications come in we will see if anyone is interested in the other items (address plaques and garage number)."*

In January 2010, Capitol Heights wrapped up its Winterization Project. Reports submitted by Capitol Heights Healthy Neighborhood indicate the \$12,667.60 NIDC grant encouraged the 27 participants to complete over \$60,000 of home improvement projects.

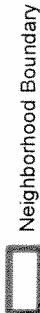
(Submitted by Antoinette Vaughn)



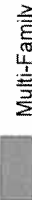
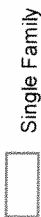
New energy efficient doors and windows were popular upgrades-the improvements enhance the neighborhood while saving money for project participants.

Healthy Neighborhood Enderis Park

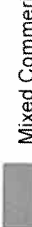
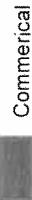
Land Use



Residential



Commercial



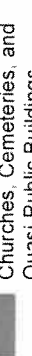
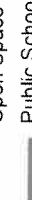
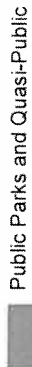
Manufacturing, Construction, and Warehousing



Transportation, Communications, and Utilities



Public and Quasi-Public



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6. Enderis Park Healthy Neighborhood

NIDC approved an ambitious project submitted by the Enderis Park Neighborhood Association (EPNA) to improve two City owned parcels. The grant will support the first phase of improvements at the corner of W. Hadley and 72nd and at 67th Street, W. Emery, and N. Hartung. Neighborhood landscape architects have donated design services valued at \$5,430 for the improvements; when completed the total value of improvements to the parcels will exceed \$49,000. Enderis park residents held a fund raiser and contributed toward the required match for the project.

Enderis Park resident Michael Daun-*"Much thanks for your help in making sure that we had the necessary info in our proposal. With this \$2,500 Healthy Neighborhood Initiative grant, DPW 'in kind' assistance and our own neighborhood labor and cash (\$1,570 cash contributions to date, \$2,000 by mid January), Phase I funding for the 67th & Hartung Triangle Park Project will be complete. We plan to start construction on this Phase (southern end of the Park) this spring. Thanks again, you've just made my Christmas merry!"*

In 2010, EPNA also completed a four phase project that saw improvements in the four areas comprising the Enderis Park Healthy Neighborhood: Lenox Heights, Enderis East, Alameda, and Enderis Park. Neighborhood signage, a professional video, sidewalk landscaping at the neighborhood Sentry, a pocket park at 6204 W Appleton, and upgrades of the Enderis Park gateway marker were among the improvements that residents implements.



(L) Enderis Park gateway marker-residents improved and maintained the surrounding landscaping.

(R) The improved landscaping along Lisbon greatly enhanced the appeal of the neighborhood.

Healthy Neighborhood Havenwoods

Land Use

Neighborhood Boundary

Residential

Single Family

Duplex

Multi-Family

Condominiums

Commercial

Commercial

Mixed Commercial and Residential

Manufacturing, Construction, and Warehousing

Transportation, Communications, and Utilities

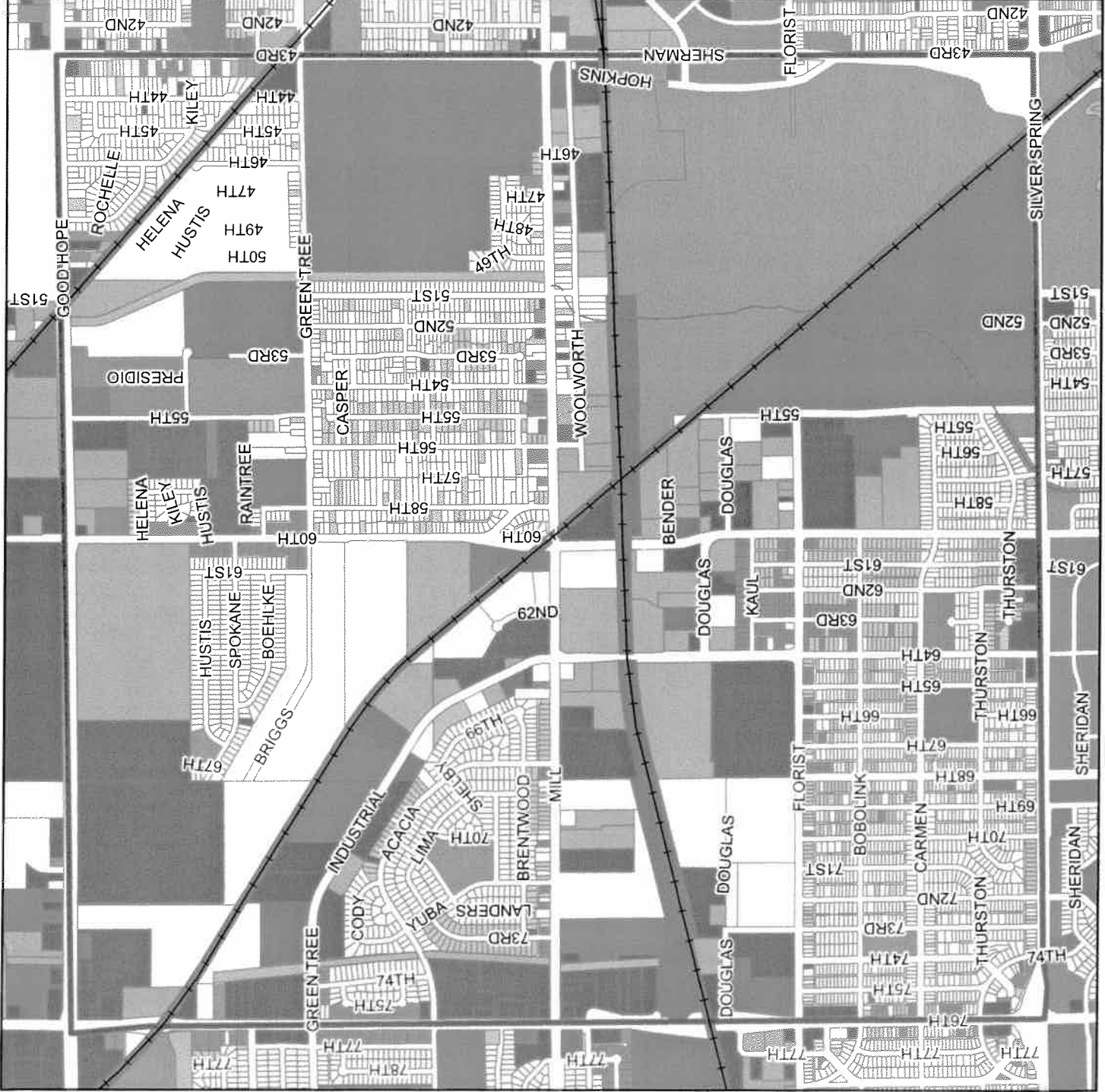
Public and Quasi-Public

Public Parks and Quasi-Public
Open Space

Public Schools and Buildings,
Churches, Cemeteries, and
Quasi-Public Buildings

Vacant Land or Recent Taxkey Change

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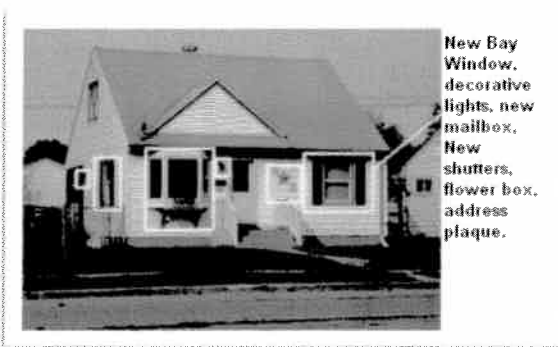
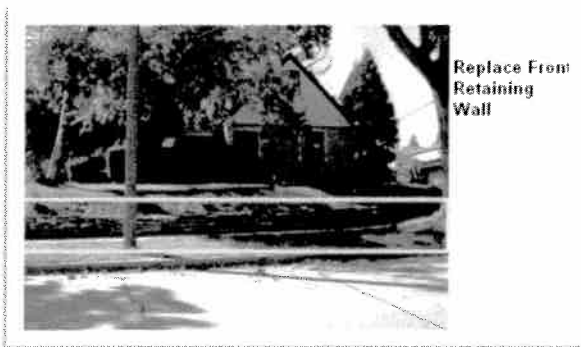
6. Havenwoods Healthy Neighborhood

Havenwoods Economic Development Corp. (HEDC) 2010 efforts focused on Thurston Street from North 68th to North 70th. Seven homeowners participated in a curb appeal project designed to give the neighborhood an improved perception and engage residents. The grant award of \$2,861 leveraged \$8,096.26 of improvements. Retaining walls were rebuilt, drafty windows and doors were removed and replaced with energy efficient doors and windows, and new landscaping installed.

A second project underway will see neighborhood identity signs placed along Thurston Street in the same neighborhood. A local graphic artist designed the signs, which will be installed by the Department of Public Works. Together these projects have solidified relationships throughout the neighborhood—both resident to resident and resident engagement with HEDC.

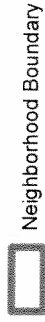


These examples from the Lighthouse project epitomize the HNI-neighborhood investments making an impact on the perception of a neighborhood.

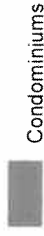
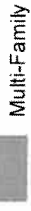
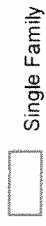


Healthy Neighborhood Layton Boulevard

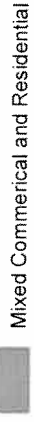
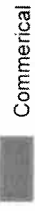
Land Use



Residential



Commercial



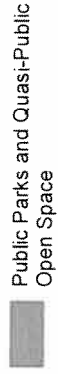
Manufacturing, Construction, and Warehousing



Transportation, Communications, and Utilities



Public and Quasi-Public



Vacant Land or Recent Taxkey Change



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6. LAYTON BOULEVARD WEST NEIGHBORS, INC. HEALTHY NEIGHBORHOOD

For 2010, Layton Boulevard West neighbors completed two projects:

Alley Lighting and Graffiti Busters-The purpose of these projects was to increase safety in the LBWN neighborhoods through resident involvement and action. Increased lighting in the alleyways in several blocks will reduce the incidence of vandalism and loitering. Getting neighbors involved in actively removing, covering up, and reporting graffiti will give law enforcement and city officials extra help in combating quality of life crimes and will encourage residents to take responsibility for their properties. The desired outcomes for both projects are to encourage neighbors to be responsible for securing their own surroundings and to work together in cooperation to tackle issues facing their community. All too often residents simply allow crime to happen in their neighborhoods without acting on it because they believe it is someone else's responsibility to deal with such things. The goal of both of these projects was to get neighbors working together to build their own capacity for managing their neighborhoods. By the end of the project block groups will be formed or strengthened and networks of neighbors will be developed to efficiently respond to neighborhood issues as they arise.

Burnham Park Community Garden. The purpose of the garden project was to establish a number of raised garden beds in Burnham Park to be managed and maintained by neighborhood residents. The establishment of a community garden will give neighbors a place to grow vegetables and flowers in a communal space. The garden will also allow neighbors to be active participants in the day to day activities in Burnham Park and have some impact on the park, a space that was previously out of their realm of influence. The desired outcomes of the garden project are mostly focused around capacity building in the neighborhood, but some tangible outcomes will result as well. The building and maintenance of the garden will help develop leadership and organization skills among residents. Development of the garden will bring neighbors together from different sides of the park that have not interacted previously. Operating a shared public space will require some residents to take a leadership role and will require all participants to organize to complete the tasks at hand. Once the garden is established it will be used as a tool for teaching residents about sustainable urban agriculture, proper nutrition, and shared responsibility for a public space. Neighborhood residents will have an opportunity to learn and put into action these various skills, with an emphasis on youth involvement and education.

(Submitted by Layton Boulevard West Neighbors)



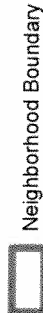
Neighbors worked together to build the beds.



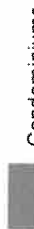
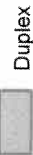
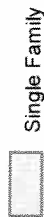
Growing food for the family- as a family!

Healthy Neighborhood Lincoln Village

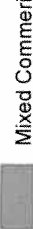
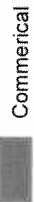
Land Use



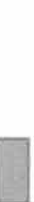
Residential



Commercial



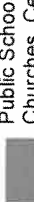
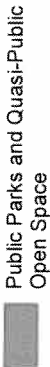
Manufacturing, Construction, and Warehousing



Transportation, Communications, and Utilities



Public and Quasi-Public



Vacant Land or Recent Taxkey Change



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6. Lincoln Village Healthy Neighborhood

For 2010 Urban Anthropology, lead agency for the Lincoln Village Healthy neighborhood, implemented Beautiful Blocks III. Beautiful Blocks encourages residents to invest in their properties by making small but impactful home improvements. Six residents participated in 2010 with a total of \$11,874 in improvements completed.

On a recent NIDC visit to the neighborhood surrounding Kosciusko Park, the results of the series of Beautiful Blocks projects was evident. The perception was that of a well maintained neighborhood, with residents taking pride in their homes and community.

Urban Anthropology continued to publish the Lincoln Village Voice, their local newsletter distributed to residents within the Lincoln Village Healthy Neighborhood.



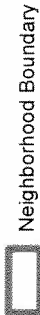
2515 S. 5th before and after photos-small improvements make a big impact on the perception of a neighborhood.



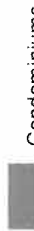
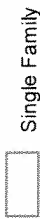
2141 S. 10-A new color and gate add a lot of class for a modest cost.

Healthy Neighborhood Martin Drive

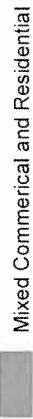
Land Use



Residential



Commercial



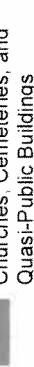
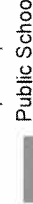
Manufacturing, Construction, and Warehousing



Transportation, Communications, and Utilities



Public and Quasi-Public



Churches, Cemeteries, and Quasi-Public Buildings



Vacant Land or Recent Taxkey Change



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6. Martin Drive Healthy Neighborhood

The Martin Drive Healthy Neighborhood saw improvements at several locations throughout the neighborhood.

The 2010 “Book Ends” project had a dramatic impact for the entire Martin Drive Healthy Neighborhood, with major landscaping projects bolstering both the eastern and western extremities of the neighborhood. NIDC received a \$15,000 grant from Milwaukee Metropolitan Sewage District as leverage for the City of Milwaukee Healthy Neighborhoods Initiative funds. The 36th to 37th/McKinley project eliminated a major neighborhood eyesore and matches the existing landscaping on the south edge of McKinley from 37th west to 38th. Improvement highlights included:

- Removal of existing fence and installation of a 5', black chain link fence.
- Removal of unused concrete side walk and installation of new curb and gutter.
- Grading to improve drainage and removal of weeds and 'dead' plants.
- Installation of landscaping to match the Harley-Davidson property to the immediate west.
- Utilization of low maintenance species and mulching.



(L) 37th/McKinley-The old sidewalk was removed. (R) Juneau at 46th Street-the rubbish and overgrowth was cleared for new plantings.

The 46th/Juneau project similarly transformed a stretch of City property on the south side of Juneau/46th Street. Improvement highlights included

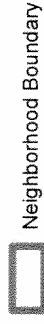
- Removal of weeds and 'dead' plants.
- Installation of landscaping.
- Utilization of low maintenance species and mulching.

Community garden improvements-In 2009, Martin Drive residents carved out a beautiful community vegetable and flower garden and gathering place on the corner of 45th & Vliet as a Healthy Neighborhoods project. In 2010, the garden was expanded; neighborhood youths were involved in building 2 cedar raised vegetable beds, 3 cedar/wire trellises, a wooden composter and several gutter gardens in the front beds.

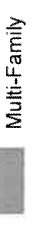
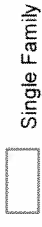
Blooming Blocks Pride Project-Twelve to fourteen Martin Drive Block Reps on each block reached out to their neighbors to find participants. Fifty plus residents received flats of flowers on June 12, 2010. Some neighbors shared with those who did not register in time. Four residents went in separate vehicles to pick up the flowers and deliver the flowers to residents. All in all 70 residents were involved in this project.

Healthy Neighborhood Sherman Park

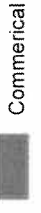
Land Use



Residential



Commercial



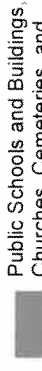
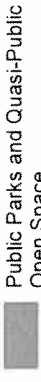
Manufacturing, Construction, and Warehousing



Transportation, Communications, and Utilities



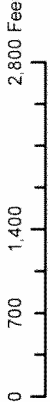
Public and Quasi-Public



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6. Sherman Park Healthy Neighborhood

Sherman Park Community Association (SPCA) completed three project components in 2010.

SPCA collaborated with residents on the “53rd Street Field of Dreams Project”. The baseball diamond located at 51st/Keefe was in, according to some neighbors, a ‘dilapidated’ state of repair. Working as a team, neighbors planted flowers along baselines and in the tree line. New benches and a foul ball safety fence complemented the regrading of the field by MPS. The improvements not only rejuvenated the field, but brought neighbors together building lasting bonds that will:

- Encourage neighborhood youths Health and wellness as they utilize the field.
- Increase social capital by encouraging sustainable inter-neighborhood alliances.
- Provide a sense of pride and confidence within the community.
- Bring ownership and accountability to the neighborhood.

In 2008-2009, SPCA implemented the DIY Curb Appeal program. Demand for the program was so great from Healthy Neighborhoods residents a third round of DIY projects was approved for 2010. The 18 2010 DIY projects again brought noticeable improvements and demonstrated homeowners remained confident to invest in the Sherman Park healthy Neighborhood.

SPCA continued to publish “*Sherman Park Today*”. The vibrant local newspaper is an excellent source of communicating events and resources available to Sherman Park Healthy Neighborhood residents.

(Submitted by SPCA)



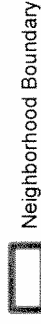
Residents planted flowers in the Ball Park as part of the project, which was covered by several local media outlets.



The DIY home improvement projects demonstrate the confidence residents have to invest in their neighborhood.

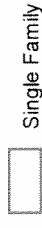
Healthy Neighborhood Thurston Woods

Land Use

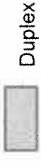


Neighborhood Boundary

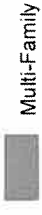
Residential



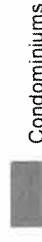
Single Family



Duplex

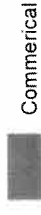


Multi-Family



Condominiums

Commerical



Commerical



Mixed Commerical and Residential

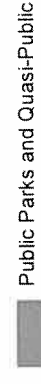
Manufacturing, Construction, and Warehousing



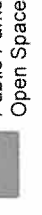
Transportation, Communications, and Utilites



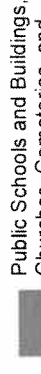
Public and Quasi-Public



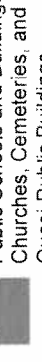
Public Parks and Quasi-Public



Open Space



Public Schools and Buildings,



Churches, Cemeteries, and

Quasi-Public Buildings

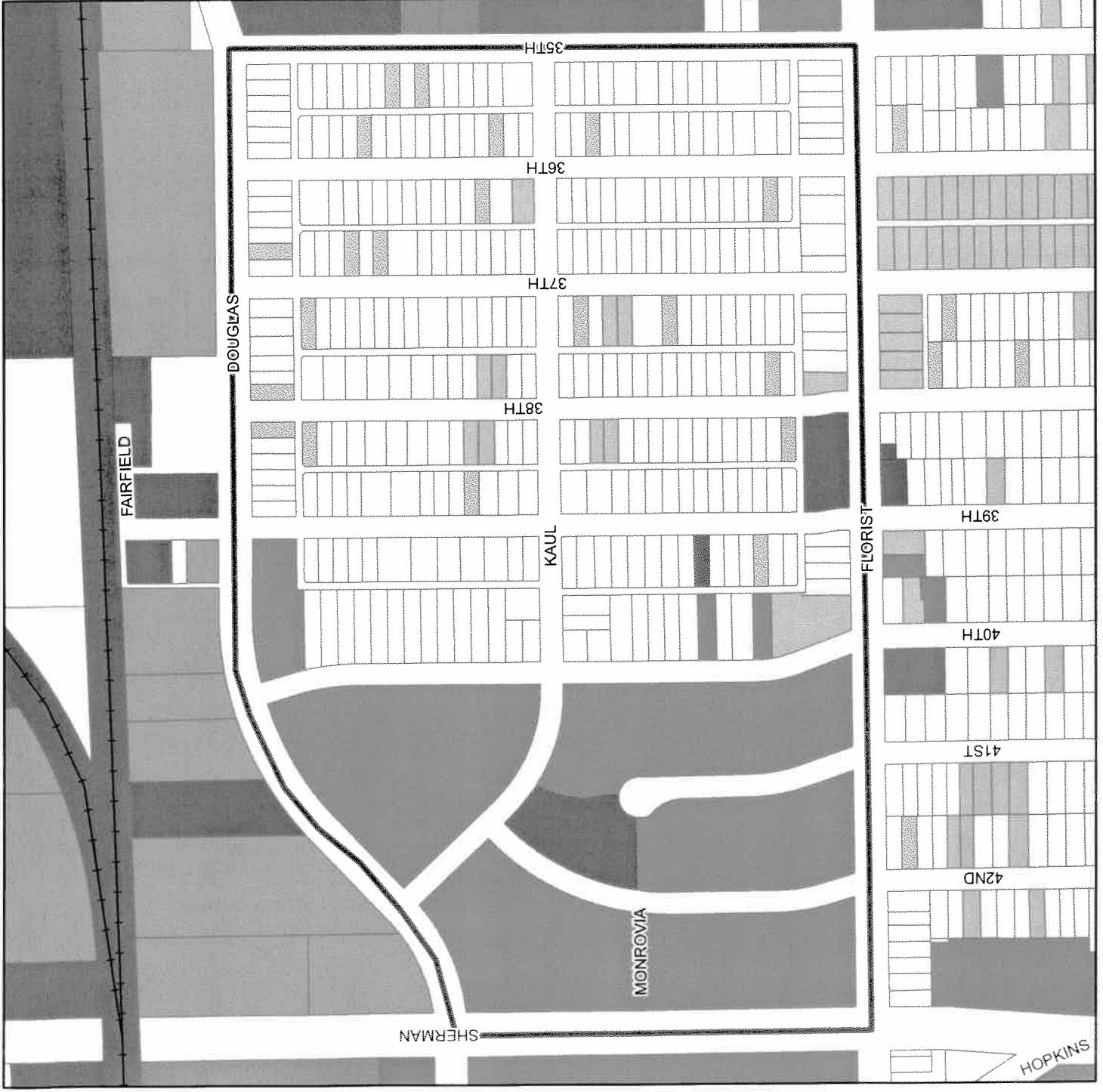
Vacant Land or Recent Taxkey Change



Produced By
Department of City Development Information Center, AT
Project File
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Map File
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Generated: 29-Dec-2010, Scale = 1:6,522



0 175 350 700 Feet



Thurston Woods Healthy Neighborhood

The Thurston Woods Gateways Initiative was designed to celebrate neighborhood identity with residents, business owners, and visitors to the Thurston Woods neighborhood by conducting the following activities:

- Installing 24 banners and up to 32 flags with the neighborhood logo;
- Installing up to 36 American flag upon request of the homeowner;
- Distributing one “Proud to Live in Thurston Woods” license plate cover to each household;
- Hosting a neighborhood festival in August to celebrate the installations and encourage additional participation.

The major outcome of the Thurston Woods Gateways Initiative is a stronger sense of place for resident and visitors. Through the installation of flags and banners in strategic locations throughout the neighborhood, the Initiative directly addresses two of the HNI objectives: improving the physical condition of both private property and the public right-of-way, and promoting standard of neighborhood identity. Homeowners who chose to place flags at their residences now share a connection, built a stronger bond to the neighborhood, and made a small but significant investment in the façade of their property.

(Submitted by Agape Community Center)



The banners were installed on busy thoroughfares.



Homeowners proudly displaying their flag.



City of Milwaukee ***DEPARTMENT OF*** ***CITY DEVELOPMENT***

NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION, NIDC, 809 N. Broadway



NIDC

Community Improvement Projects



Community Improvement Project (CIP) grants were available citywide in 2010. CIP grants are for \$2,000.00 and require a dollar for dollar match.



Grant activities stimulated resident engagement and supported sustainable projects within a small geographic area.



Community Improvement Projects were completed throughout the City.

Neighborhood Improvement Development Corporation (NIDC)

Community Improvement Project

2010 Guidelines and Procedures

Matching \$2,000.00 grants are available for sustainable projects that engage residents and physically enhance a neighborhood . Projects should be limited geographically to maximize impact on a neighborhood, and be easily identified as significant improvements on the appearance of the neighborhood.

Project Proposals

Organizations must submit the attached application to NIDC for approval. Applications should, at a minimum, include the following:

- A comprehensive narrative of project goals and neighborhood benefits.
- A detailed budget of expenditures.
- A time line for implementation and completion
- A list of all leveraged funds with commitment letters and project partners.

Projects may not begin without NIDC approval. NIDC will enter into a cooperation agreement with each recipient detailing their project and the eligible use of City funds. At the project's conclusion, a final report with a photo CD of project accomplishments is required.

General Guidelines

- No City funds are to be used for project administration .
- NIDC releases funds on a reimbursable basis. In order to receive reimbursement for project costs, original receipts for project expenditures must be submitted. On an exception basis, NIDC may issue third party checks.
- The City of Milwaukee logo should be included on flyers, applications, literature, brochures, letters, and promotional materials relating to all projects.
- Projects must abide by their approved time line.

Procedure

1. Submit completed project application to NIDC.
2. NIDC staff reviews proposal; NIDC staff meet with organizations submitting project.
3. Upon project approval, NIDC will provide notification authorizing project implementation and a cooperation agreement for signature.
4. NIDC will follow all agreed upon payment schedules, issuing reimbursement within 10 working days of receiving original receipts and/or invoices.
5. Upon completion of project, a complete narrative summary of the project accompanied by a photo CD should be submitted to NIDC.
6. NIDC issues final payment upon successful completion of all project guidelines and procedures.

Project: Bay View Hide House Gardens
Partner: Bay View Community Association
Cost: \$1,000.00
Leverage: \$12,039.00

Bay View Community Association developed the garden across from a new WHEDA project. The garden was a huge success, with dozens of Bay View residents participating. This project was the winner of the "Sheppard Express Community Project of the Year" award.



The Hide House gardens evolved into the biggest garden project supported by NIDC. The garden is located at the NW corner of the Deer Place and Burrell St intersection.

Project: Washington Heights Community Garden
Partner: Milwaukee Urban Gardens/neighborhood residents.
Cost \$1,527.31
Leverage \$1,527.31

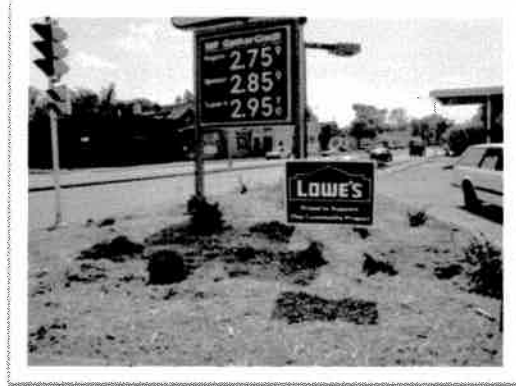
Residents in Washington Heights transformed a vacant lot into a vibrant neighborhood 'plaza'-the garden not only prospered with growing food but served as communal gathering place. The site of the garden formerly had a nuisance property that the residents worked to close and have raised.



Washington Heights Community Garden is not just a garden, but a neighborhood gathering place. The project is located at 2111 N 49th Street.

Project: Nehemiah Project Volunteers
Partner: Multi-Cultural Urban Suburban Emerging Leaders Volunteers
Cost: \$500.00
Leverage: \$2,204.48

Nehemiah Project volunteers did projects in the Uptown Crossing TIN, Bishop's Creek TIN, and Martin Drive Healthy Neighborhood the week of June 21, 2010. The volunteers were students attending evening community leadership classes at Cardinal Stritch; a chaperone/instructor accompanied the students. Projects included rebuilding the Mobil Station garden at Hopkins/Hampton, installing garage numbers, placing new mulch at Marcus DeBack Park, mulching trees in Foundation Park, and doing a small landscape project for a disabled resident whose niece was newly enlisted in the military.



Garden Improvements at the Hopkins/Hampton Mobil station. The owners of the 24 hour station voluntarily closed from 12 AM to 5 AM in cooperation with MPD to assist with the crime reduction strategy being implemented as part of a special District 7 initiative. In response to the positive cooperation, NIDC worked with the station owner to improve a long neglected garden located at the front corner of the station.



(L)The crew working on the garage numbers in Bishop's Creek TIN; (R) Bishop's Creek resident (I) and his niece who recently enlisted in the U.S. Army. The Nehemiah volunteers personally chose this project and left a 'prayer letter' with the niece.

Project: 6th and Howard Community Gardens
Partner: The Garden District Association
Cost: \$2,000.00
Leverage: \$2,700.00

These gardens are on a strip of once barren Milwaukee Co. property. This is the first phase of the garden; plans call for more garden beds, benches, and eventually a bike trail. A local contractor donated grading and soil delivery services.



Neighbors designed and implemented the gardens; plans call for a bike trail to be built in the future next to the gardens.

Project: Walnut Hill Urban Sanctuary
Partner: Amaranth Bakery
Cost: \$2,000.00
Leverage: \$6,509.00

Working with fellow community members, the Amaranth Bakery converted a vacant lot at 3309 W. Lisbon into a communal garden and neighborhood concert venue. Concerts will begin in 2011, featuring local musicians.



A local artist designed the front fence posts (L), the plaza in the garden with host music concerts.

Project: Town of Lake Gateway Marker/Landscaping
Partner: Town of Lake neighborhood Association
Cost: \$1996.34
Leverage: \$1996.34

Located at 6th and Howard, the gateway sign welcomes drives into the Town of Lake neighborhood. Local residents are maintaining the landscaping around the sign.



The distinctive sign is surrounded by landscaped beds of flowers.

Project: Selig Field Enhancement
Partner: COA Youth and Family Centers
Cost: \$2,000.00
Leverage: \$2,855.00

COA completed enhancements at Selig Field, located at 2320 W. Burleigh. The infield was refurbished, new benches installed, and commercial picnic tables for outdoor eating provided.



(L)The Selig infield was refurbished, and new picnic tables allow fans to enjoy food at the field.

Project: Kilbourn Park Gardens
Partner: Riverwest Neighborhood Association
Cost: \$2,000.00
Leverage: \$2,000.00

The Riverwest Neighborhood Association organized a coalition consisting of Milwaukee Urban Gardens, COA Youth and Family Centers, YMCA CDC, Milwaukee Water Works, and the Riverwest Health Initiative to expand the already successful Kilbourn Park Gardens. The expansion included putting gardens into a long neglected section of the park; some of the food grown in the gardens is used by a local food pantry and half way house.



(L) Getting ready to start the expansion, the expansion helped spruce up a neglected corner of the Park.

Project: Murray Hill Neighborhood Signs
Partner: Murray Hill Neighborhood Association
Cost: \$2,288.00
Leverage: \$2,288.00

The Murray Hill Neighborhood Association worked to develop a unique sign. Fifty signs were manufactured and 45 were placed throughout the neighborhood. The Association celebrated the signs at November 6th event which featured cake and refreshments for participants.



Murray Hill Neighborhood Association sign unveiling-dozens of residents attended and a raffle was held for prizes donated by local businesses.

Project: Bishop's Creek Observation Area
Partners MMSD, WI DOC, MPD, Boy Scout Troop 55, Genesis, DPW, NIDC, Milw. Co. DA
Cost: \$1,863.41
Leverage: \$12,005.00

This MMSD property was overgrown and posed a safety threat to the neighborhood-it was so dense homeless individuals were living within the brush. MMSD paid their contractor to do the initial clearing with the understanding that NIDC and MPD would be responsible to remove the exposed trash and litter. The clearing/cleaning exposed the natural beauty of the MMSD property. Phase three was a Boy Scout Troop 55 Eagle Scout service project which developed the site into an observation and picnic area. The once dormant safety hazard was turned into a prized neighborhood asset.



Over **130 hours of community service** were completed to clean the site; residents expressed thanks for removing the safety hazard from the neighborhood. The 4600 block of N 35th is much improved.



Troop 55 put in new mulch and will facilitate installation of steps and a seating area.



Alderman Wade at the site congratulating Troop 55 on their efforts.

Project: Block Stabilization Project
Partner: Dominican Center for Women
Cost: \$1,500
Leverage: Projected \$7,500-in progress

The Dominican Center for Women (DCW) hosts monthly housing meetings for community residents. During discussions at these meetings, residents expressed the desire to complete small home improvements which would enhance the appearance of their neighborhood and alleviate building code. The DCW has a revolving loan pool which offers residents 0% financing on small home repairs; Amani TIN residents who take out a \$1,000 loan for home repairs would receive a \$500 grant as a supplement to cover repair expenses.

- *Participants income limited to 80 %< county median
- *Rehab work completed by licensed contractors
- *Rehab work completed by lead certified contractors
- *DCW staff monitors rehab work, approves payments

Project: 24th Street Lighting Project
Partner: 24th Street Investment Club/Dominican Center for Women
Cost: \$1,959.85
Leverage: \$2,159.85

Nine residents formed a group called "The Investment Club" collaboratively designed this neighborhood project for 2900 N. 24th street and 3000 N. 24th place. The project participants had security lights installed on their residences, installed new lockable mailboxes, and address numbers in the front of their homes. The group has been meeting since December 2009 planning the project; "The Investment Club" considers improved lighting to be a critical improvement both for neighborhood safety and to make their neighborhood more appealing to potential new home owners. The project also facilitated lighting a gangway between a local business and an abandoned boarded house. The new commercial lights provide additional security for the neighborhood-the business owner states the new lights had immediate results, dislocating away potential criminal activities.



The 24th Street Investment Club's project made the neighborhood safer and more appealing to residents.

Project: Vacant Lot 'Pop Up' Art Gallery
Partner: Dominican Center for Women
Cost: \$500.00
Leverage: \$1,500.00

A City owned vacant lot at 2469 W. Locust is being transformed into a neighborhood art gallery. On February 1, 2011, the gallery will officially open with a special Black History Month. This exhibition created by Dominican Center for Women clients, will feature portraits of famous African American Women.



A special pre-view exhibit of Holiday Art, produced by neighborhood children, opened in December.

Community Improvement Projects

UR0461001xx

\$30,000

<u>Projects</u>	<u>Budget</u>	<u>Expenditures</u>	<u>Balance</u>	<u>Amount Leveraged</u>	<u>Project #</u>
Bay View Hide House Community Garden	\$2,000.00	\$1,000.00	\$1,000.00	\$12,039.00	UR046100110
Milwaukee Urban Garden	\$1,527.31	\$1,527.31	\$0.00	\$1,527.31	UR046100111
Nehemiah Volunteer Project	\$500.00	\$303.60	\$196.40	\$2,204.48	UR046100112
Garden District Association	\$2,000.00	\$2,000.00	\$0.00	\$2,700.00	UR046100113
Amaranth Bakery	\$2,000.00	\$2,000.00	\$0.00	\$6,509.00	UR046100114
TOLNA	\$2,000.00	\$1,996.34	\$3.66	\$1,996.34	UR46100121
COA	\$2,000.00	\$2,000.00	\$0.00	\$2,855.00	UR046100123
Riverwest	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	UR046100115
Bishop's Creek MMSD observation	\$1,863.41	\$1,863.41	\$1,863.41	\$15,895.00	UR046100122
Buffum Light project	\$0.00	\$0.00	\$0.00		
Dominican Center for Women-BSP	\$1,500.00	\$500.00	\$1,000.00	\$7,500.00	UR046100116
Dominican Center for Women-lights	\$1,959.85	\$1,425.00	\$534.85	\$1,959.85	UR046100117
Murray Hill Signs	2,288.00	\$2,288.00	\$0.00	\$2,288.00	UR046100119
Lincoln Heights	\$0.00	\$0.00	\$0.00		UR046100118
Dominican Center for Women Pop up Art	\$ 500.00			\$1,500.00	UR046100124
SPCA 40th Street lights	\$840.00			\$840.00	UR046100125
Hadley Street Neighborhood Lights	\$1,500.00			\$1,500.00	
IN:SITE Temporary Art	\$2,500.00			\$2,500.00	
McKinley Fence	\$ 100.00	\$100.00	\$0.00	\$295.00	UR046100120
	<u>\$27,078.57</u>	<u>\$17,140.25</u>	<u>\$4,598.32</u>	<u>\$66,108.98</u>	

Neighborhood Group Projects

<u>Projects</u>	<u>Budget</u>	<u>Expenditures</u>	<u>Balance</u>	<u>Amount Leveraged</u>	<u>Project #</u>
Agape Community Center	\$5,000.00	\$5,000.00	\$0.00	\$6,174.80	UR046100311
Urban Anthropology	\$5,185.00	\$3,600.00	\$1,585.00	\$9,474.00	UR046100312
Layton Boulevards West	\$1,570.00		\$1,570.00	\$2,337.55	
Layton Boulevards West	\$2,300.00		\$2,300.00	\$1,245.00	
Enderis Park	\$5,000.00		\$5,000.00	\$6,995.00	
Sherman Park	\$2,750.00	\$2,500.00	\$250.00		UR046100313
Sherman Park	\$2,250.00	\$2,250.00	\$0.00	\$13,053.33	UR046100316
Martin Drive	\$10,000.00	\$8,330.15	\$1,669.85	\$18,980.00	UR046100310
Johnsons Park			\$0.00		
Havenwoods	\$2,139.00		\$2,139.00		UR046100314
Havenwoods (lighthouse)	\$2,861.00	\$2,009.19	\$851.81	\$8,096.26	UR046100315
Capital Heights	\$4,650.00	\$814.75	\$3,835.25	\$4,650.00	UR046100317
Total	\$43,705.00	\$24,504.09	\$19,200.91		

Budget Remaining

\$1,295.00

\$72,005.94

UR0461003xx