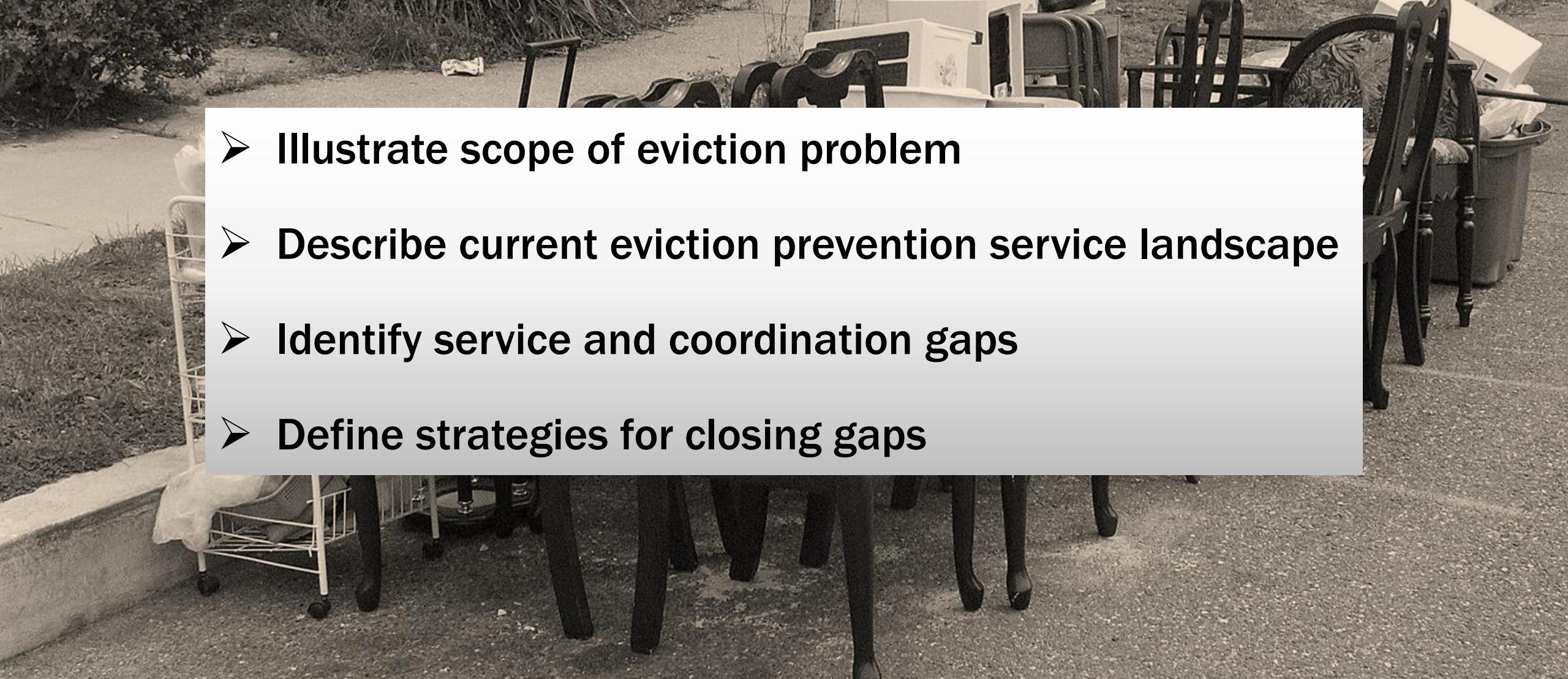


NO PLACE LIKE HOME

*Connecting and Strengthening Eviction
Prevention Services in Milwaukee*



PROJECT PURPOSE



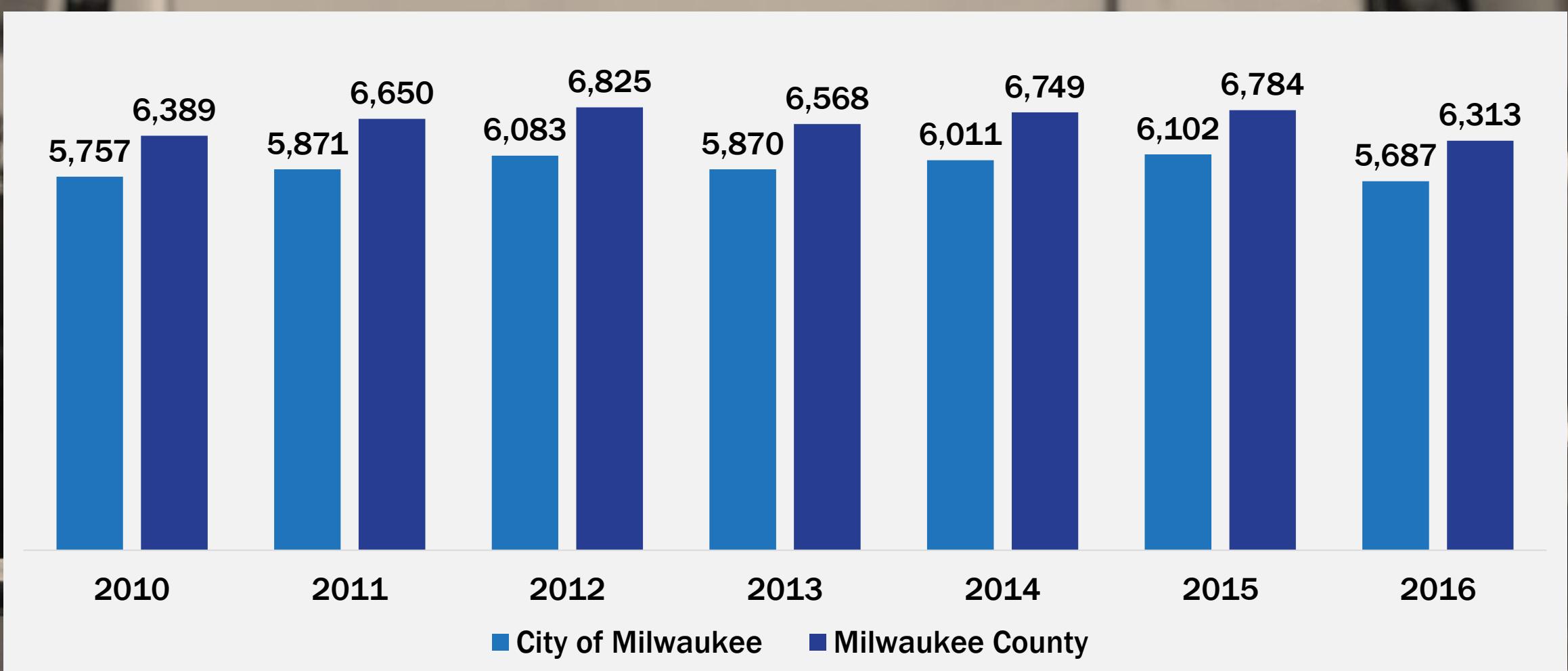
- Illustrate scope of eviction problem
- Describe current eviction prevention service landscape
- Identify service and coordination gaps
- Define strategies for closing gaps

TASK FORCE PARTICIPANTS

Apartment Association of Southeast Wisconsin
City of Milwaukee – City Attorney’s Office
City of Milwaukee – Common Council
City of Milwaukee – Community Dev. Grants Admin.
City of Milwaukee – Dept. of City Development
City of Milwaukee – Dept. of Neighborhood Services
City of Milwaukee – Health Department
City of Milwaukee – Intergovernmental Relations Division
City of Milwaukee – Mayor’s Office
CommonBond Communities
Community Advocates
Friedens Community Ministries
Froedtert Hospital
Housing Authority of the City of Milwaukee
IMPACT, Inc. – IMPACT 2-1-1
Legal Action of Wisconsin
Legal Aid Society of Milwaukee
Local 212 / MATC FAST Fund

Marquette University
Mediate Milwaukee (Metro Milwaukee Mediation Services)
Medical College of Wisconsin
Metropolitan Milwaukee Fair Housing Council
Milwaukee Continuum of Care
Milwaukee County – Clerk of Courts
Milwaukee County – District Attorney
Milwaukee County – Housing Division
Milwaukee County – Office on African American Affairs
Milwaukee Public Schools
Racine Revitalization Partnership
Social Development Commission
StreetLife Communities
United States Attorney’s Office
United Way of Greater Milwaukee and Waukesha County
Urban Economic Development Association of WI (UEDA)
Wisconsin State Public Defender’s Office

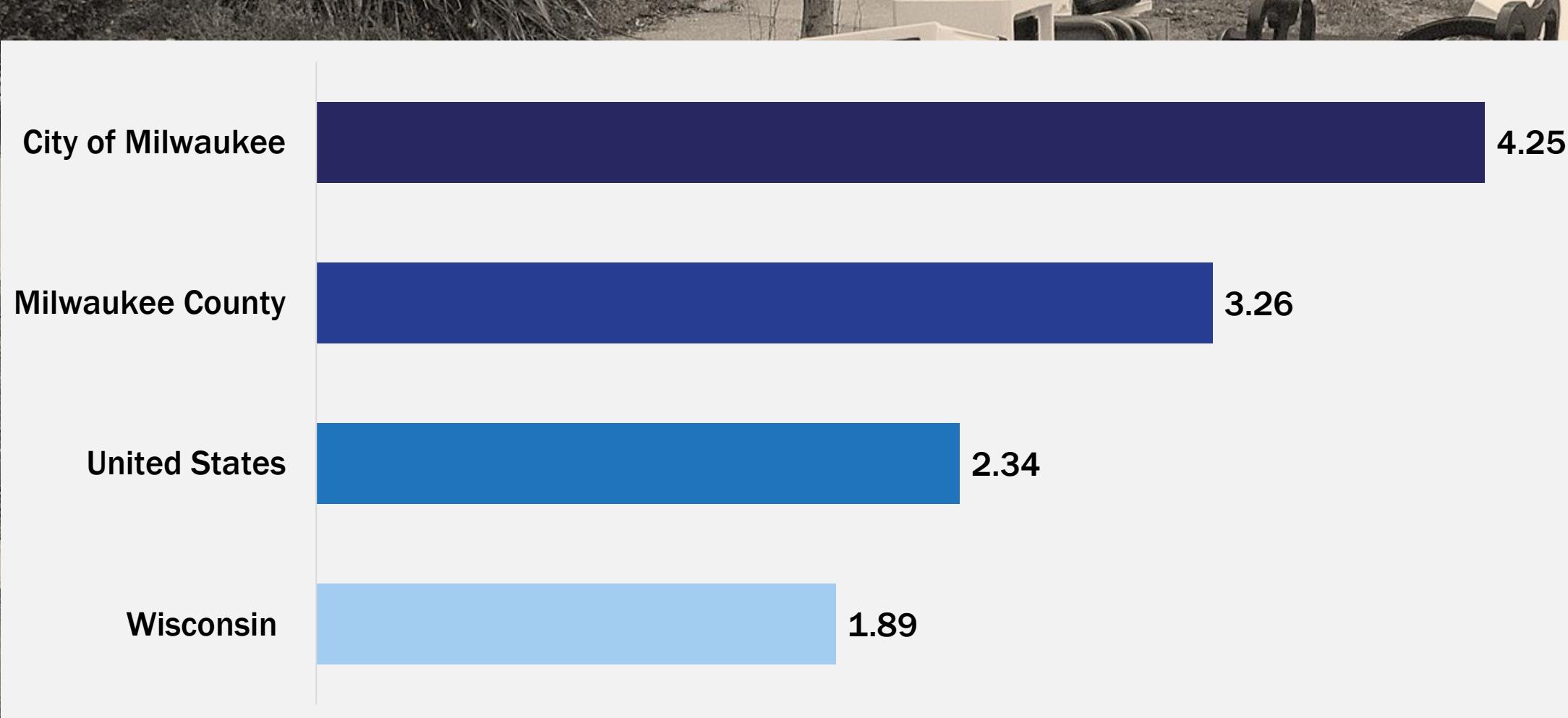
COURT-ORDERED EVICTIONS



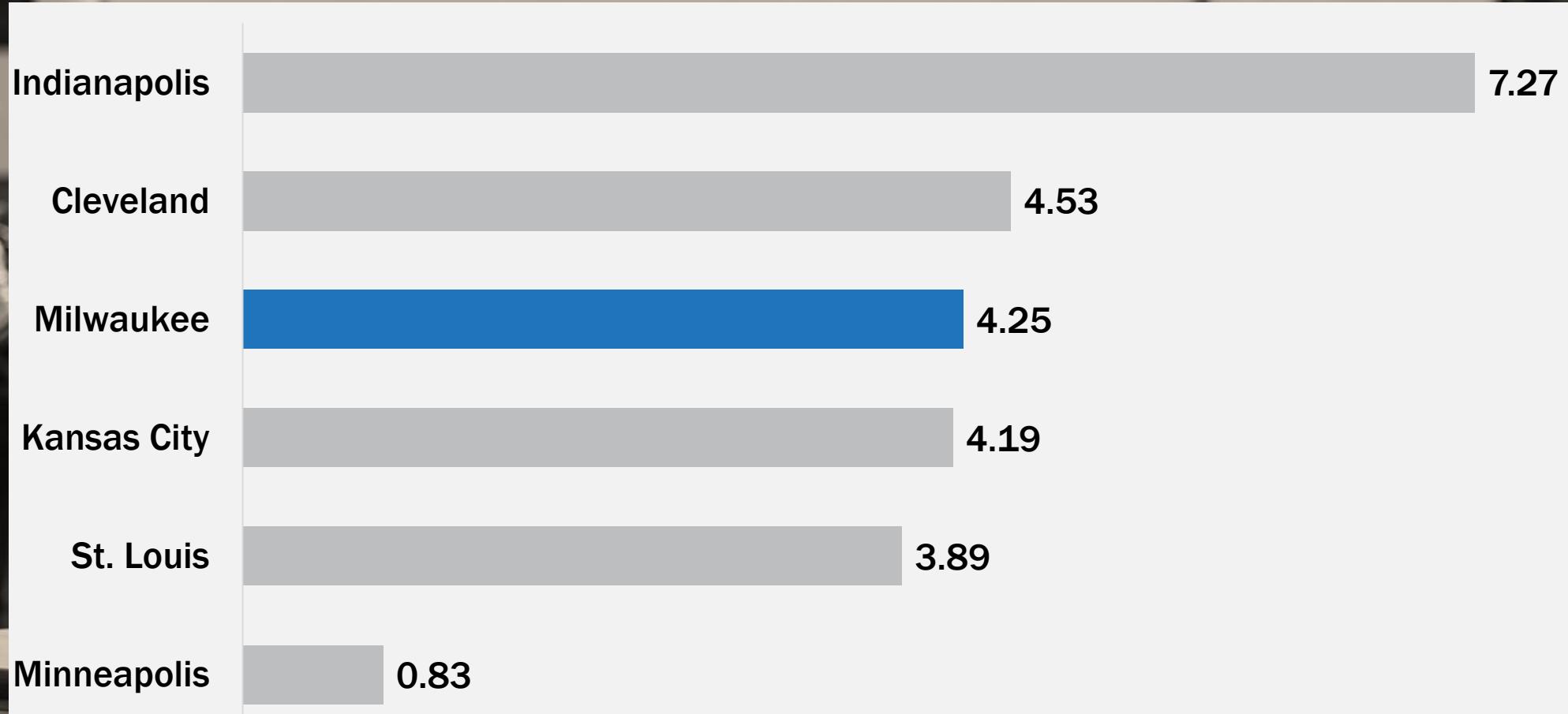
In 2016, roughly **one of every 24** renter households in Milwaukee was evicted. In some census tracts, it was more than **one in 10**.



EVICTION RATE 2016



EVICTION RATE COMPARISON (2016)



CURRENT SERVICE LANDSCAPE

Organization	Primary Eviction Prevention Service Type
City of Milwaukee – Department of Neighborhood Services	Landlord and tenant education
CommonBond Communities	Supportive affordable housing management
Community Advocates	Financial assistance and support for tenants
IMPACT 2-1-1	General information and referral services
Legal Action of Wisconsin	Legal representation for tenants
Legal Aid Society of Milwaukee	Legal representation for tenants
Mediate Milwaukee	Landlord-tenant mediation services
Milwaukee County - Housing Division	Service coordination; Financial assistance

NEEDED IMPROVEMENTS

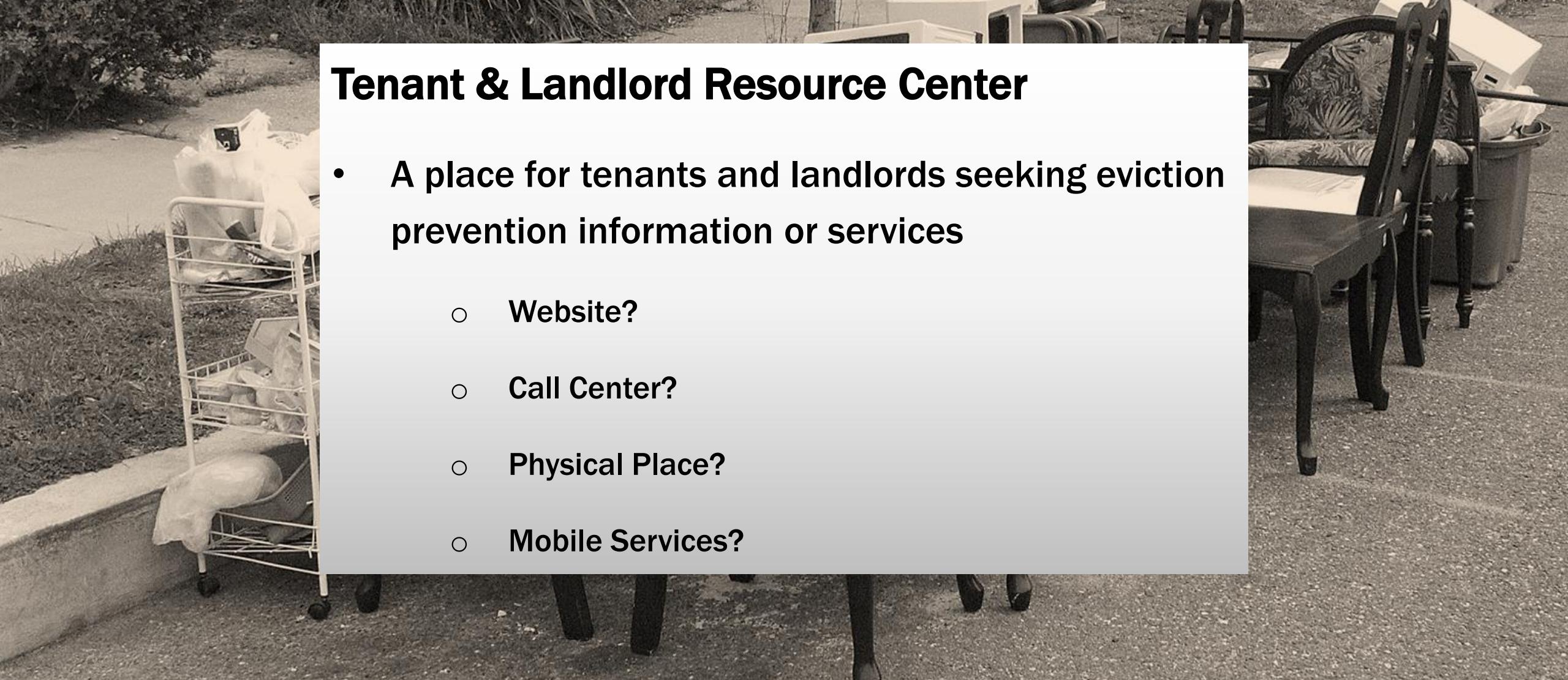


- Better coordination of eviction prevention services into a more cohesive “system.”
- A “front door” for eviction prevention assistance serving both tenants and landlords.
- More financial assistance for temporary situations.
- Increased use of mediation services and expanded capacity for legal representation.
- Information about available resources to renters more consistently and earlier.

CONSENSUS ITEMS

Tenant & Landlord Resource Center

- A place for tenants and landlords seeking eviction prevention information or services
 - Website?
 - Call Center?
 - Physical Place?
 - Mobile Services?



CONSENSUS ITEMS



Mediation

- More consistent process for referring landlords & tenants to Mediate Milwaukee
- Information on termination notices?



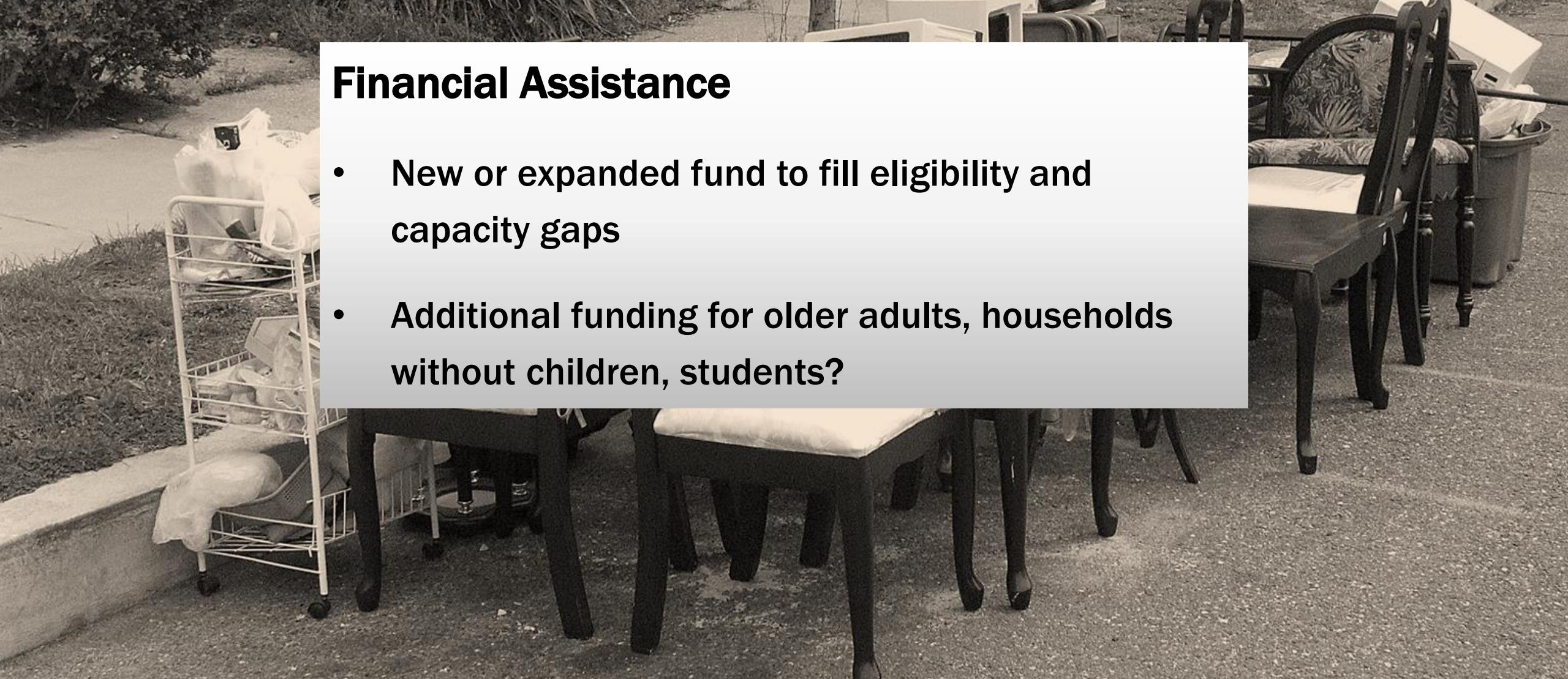
Legal Representation

- Expand Eviction Defense Project to 5 days/week
- Increase capacity for *full representation*

CONSENSUS ITEMS

Financial Assistance

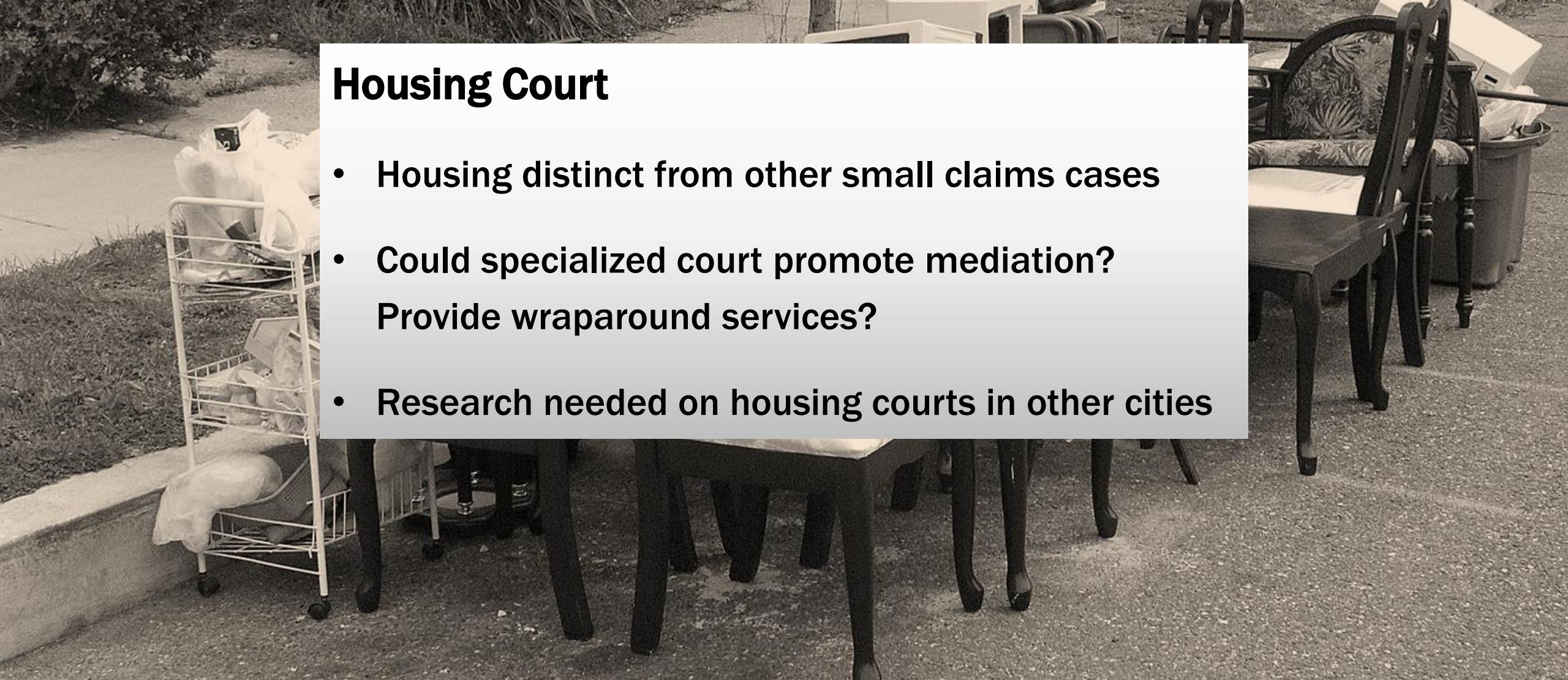
- New or expanded fund to fill eligibility and capacity gaps
- Additional funding for older adults, households without children, students?



CONSENSUS ITEMS

Housing Court

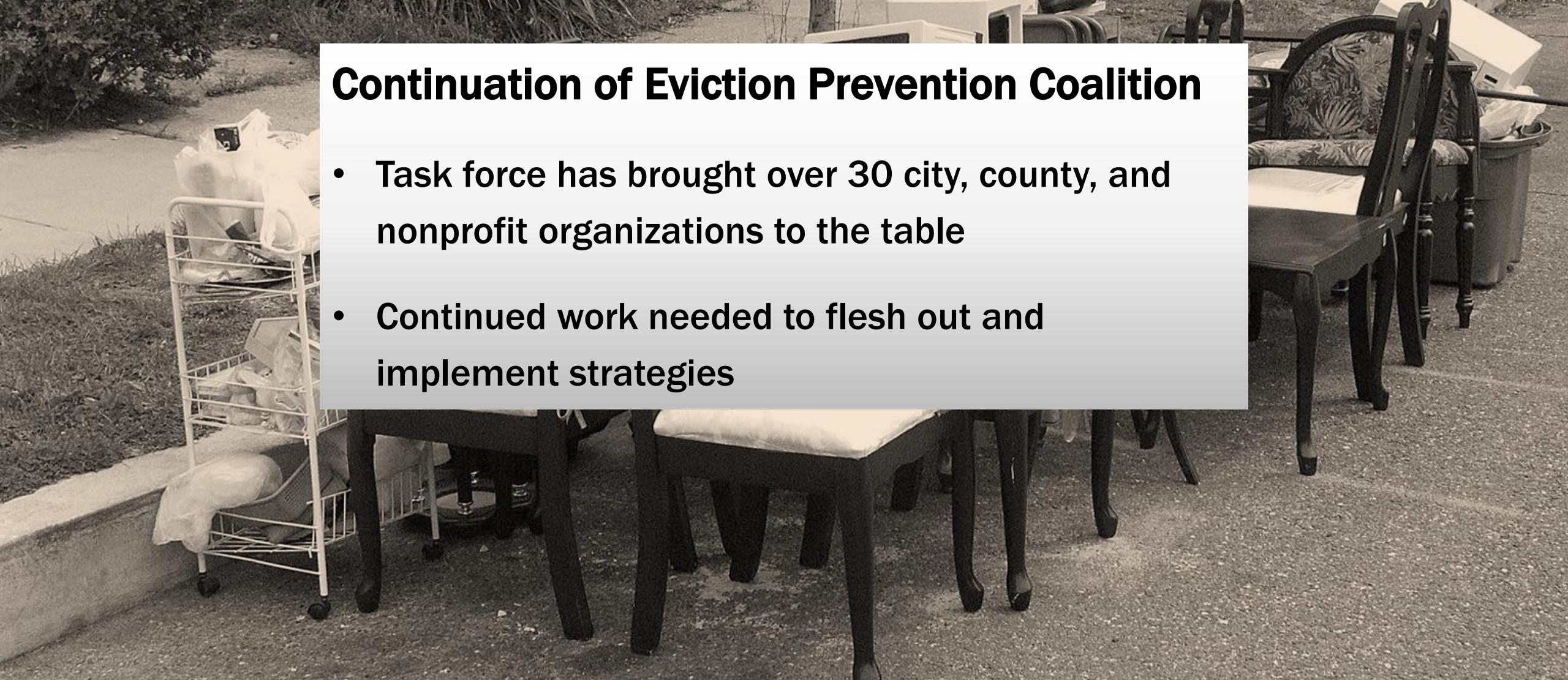
- Housing distinct from other small claims cases
- Could specialized court promote mediation?
Provide wraparound services?
- Research needed on housing courts in other cities



CONSENSUS ITEMS

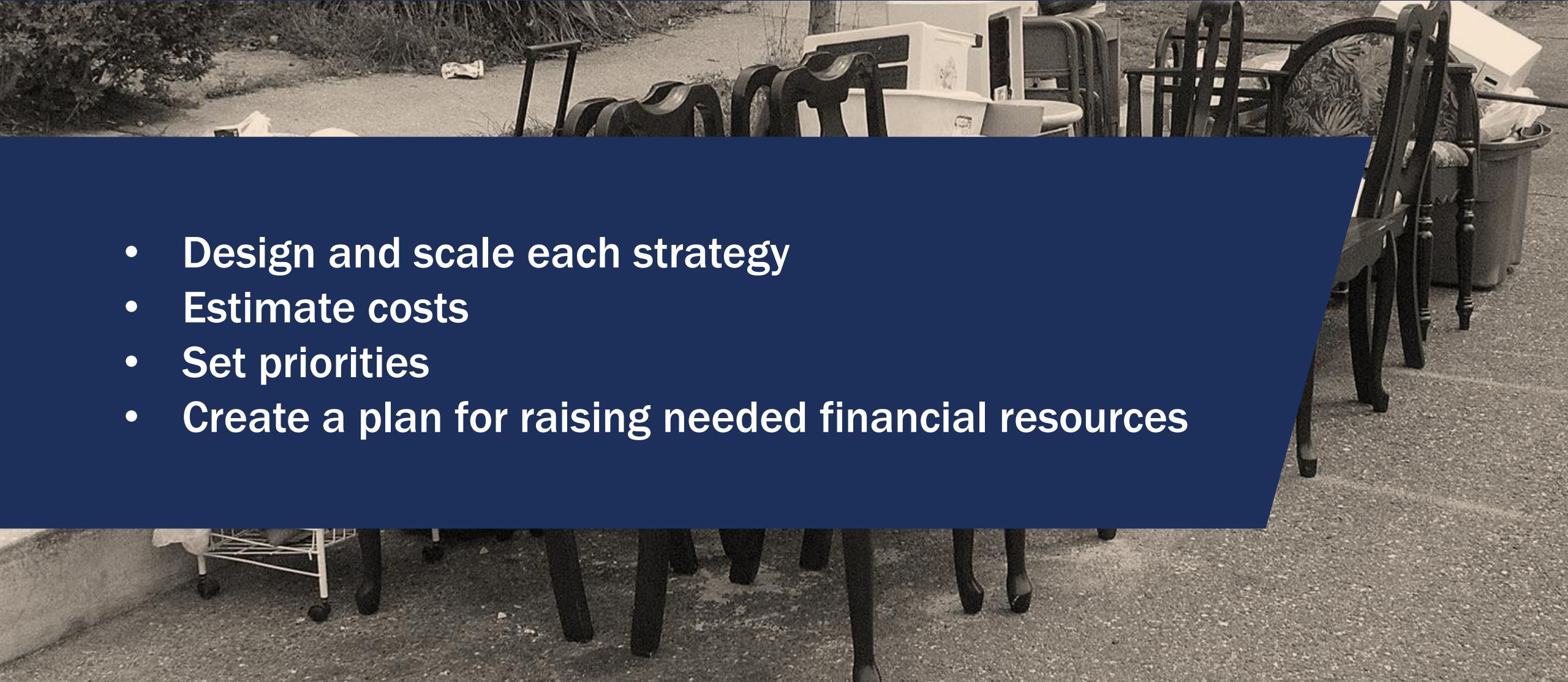
Continuation of Eviction Prevention Coalition

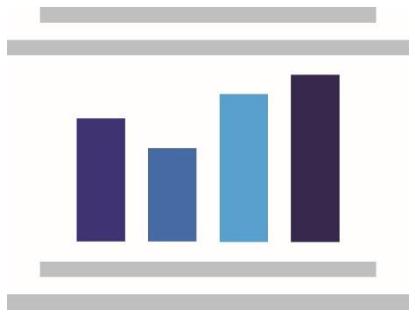
- Task force has brought over 30 city, county, and nonprofit organizations to the table
- Continued work needed to flesh out and implement strategies



NEXT PHASE

- Design and scale each strategy
- Estimate costs
- Set priorities
- Create a plan for raising needed financial resources





WISCONSIN

POLICY FORUM

WISPOLICYFORUM.ORG