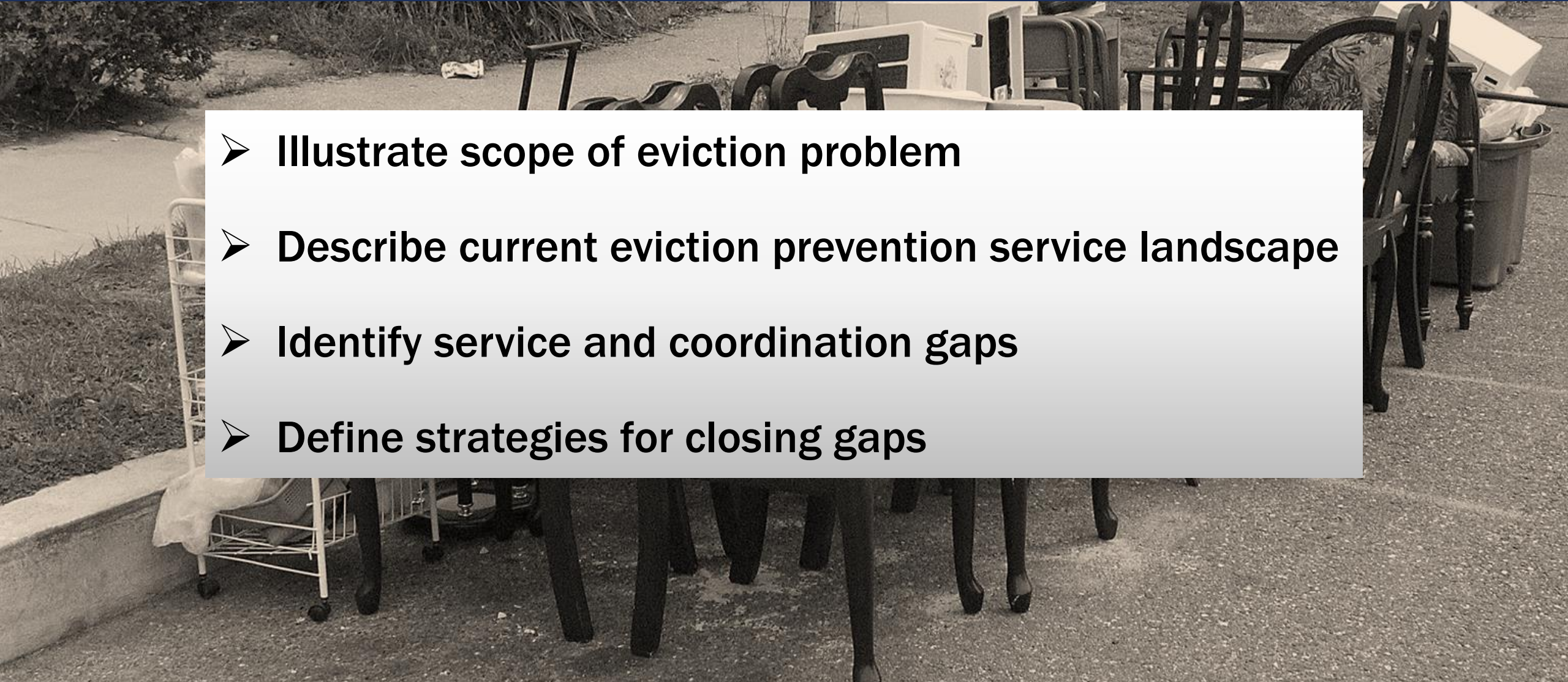


# NO PLACE LIKE HOME

*Connecting and Strengthening Eviction  
Prevention Services in Milwaukee*



# PROJECT PURPOSE

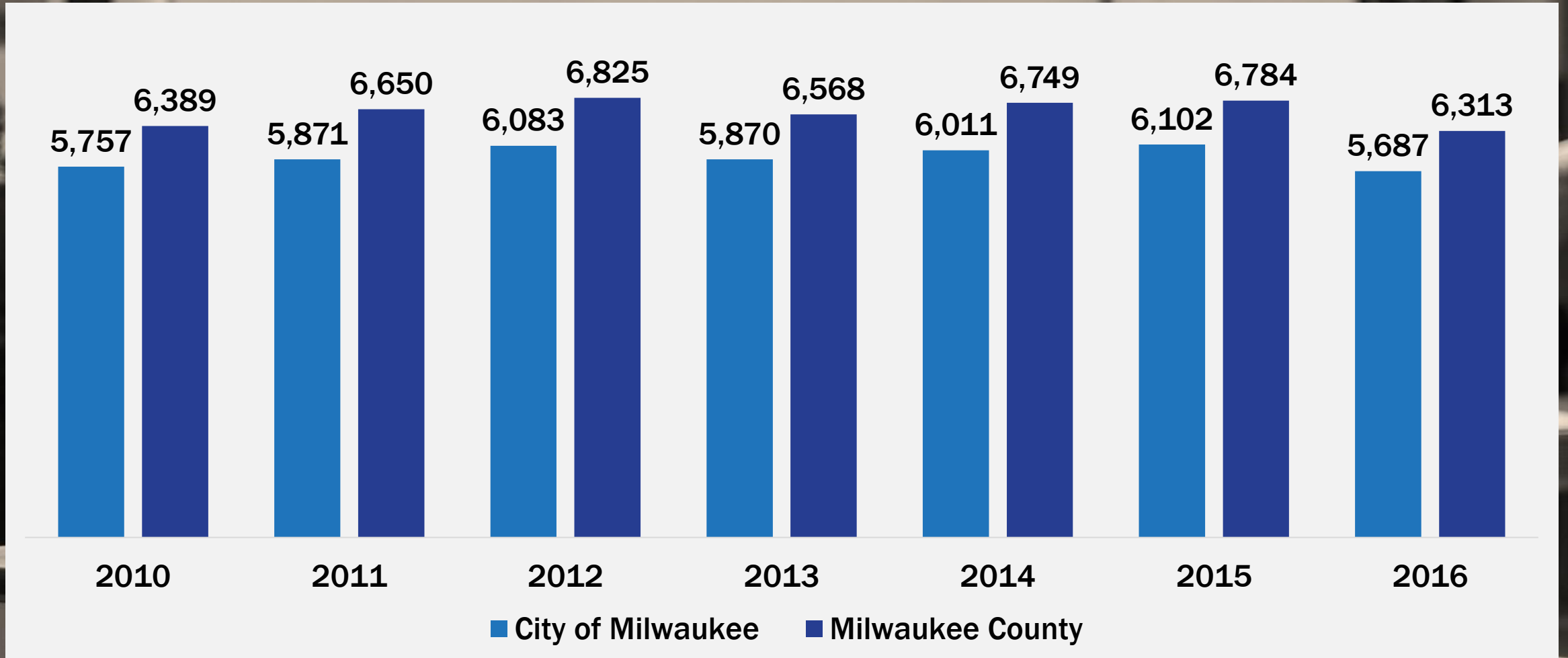
- 
- **Illustrate scope of eviction problem**
  - **Describe current eviction prevention service landscape**
  - **Identify service and coordination gaps**
  - **Define strategies for closing gaps**


# 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

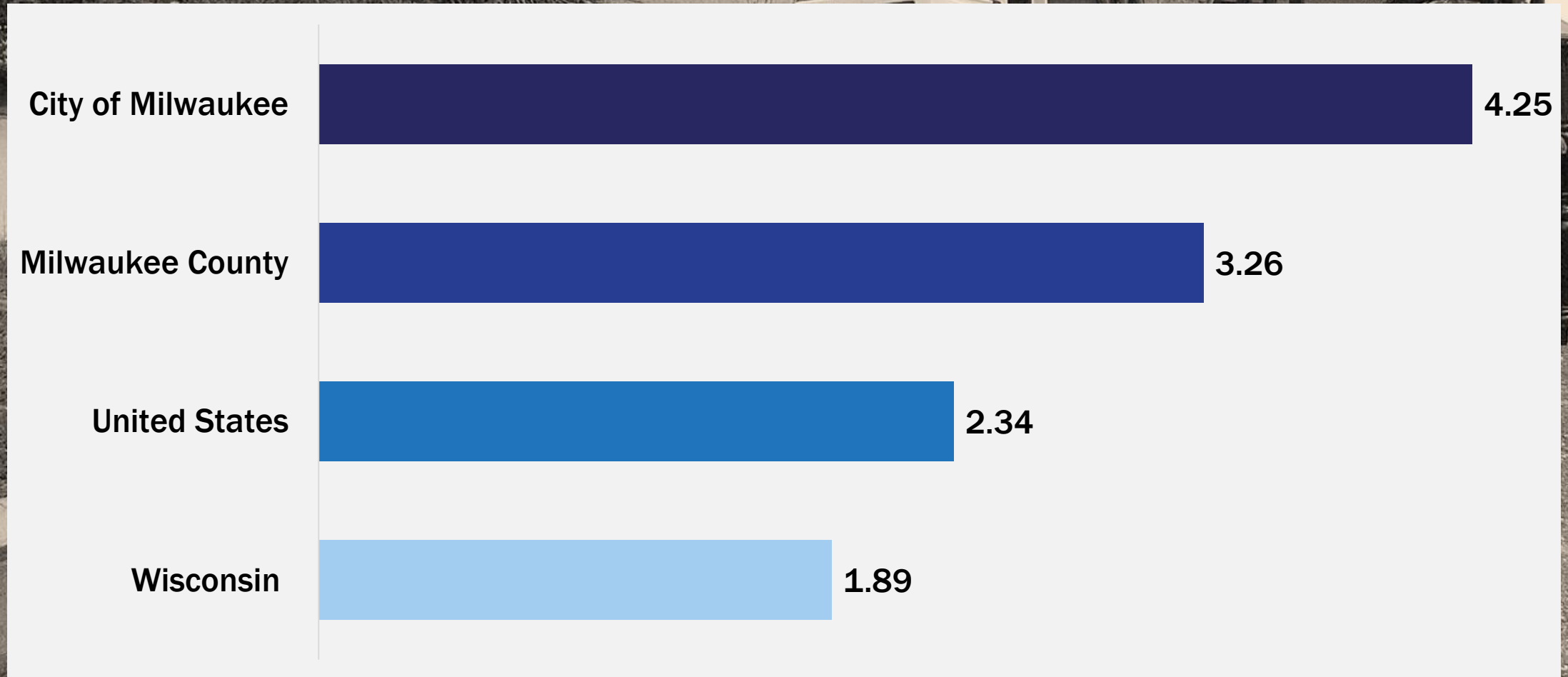
# COURT-ORDERED EVICTIONS



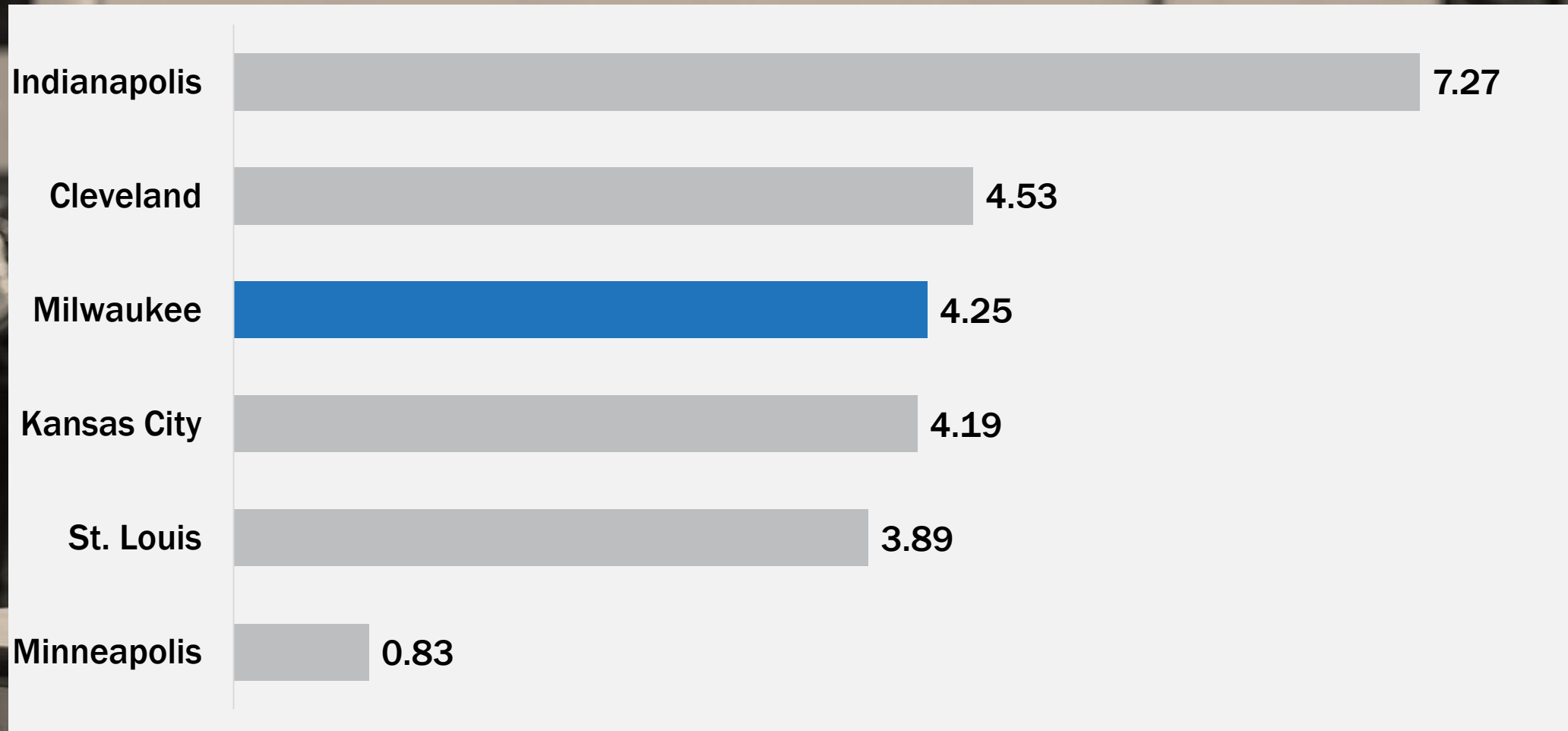


In 2016, roughly **one of every 24** renter households in Milwaukee was evicted. In some census tracts, it was more than **one in 10**.

# EVICTIION RATE 2016



# EVICTION RATE COMPARISON (2016)

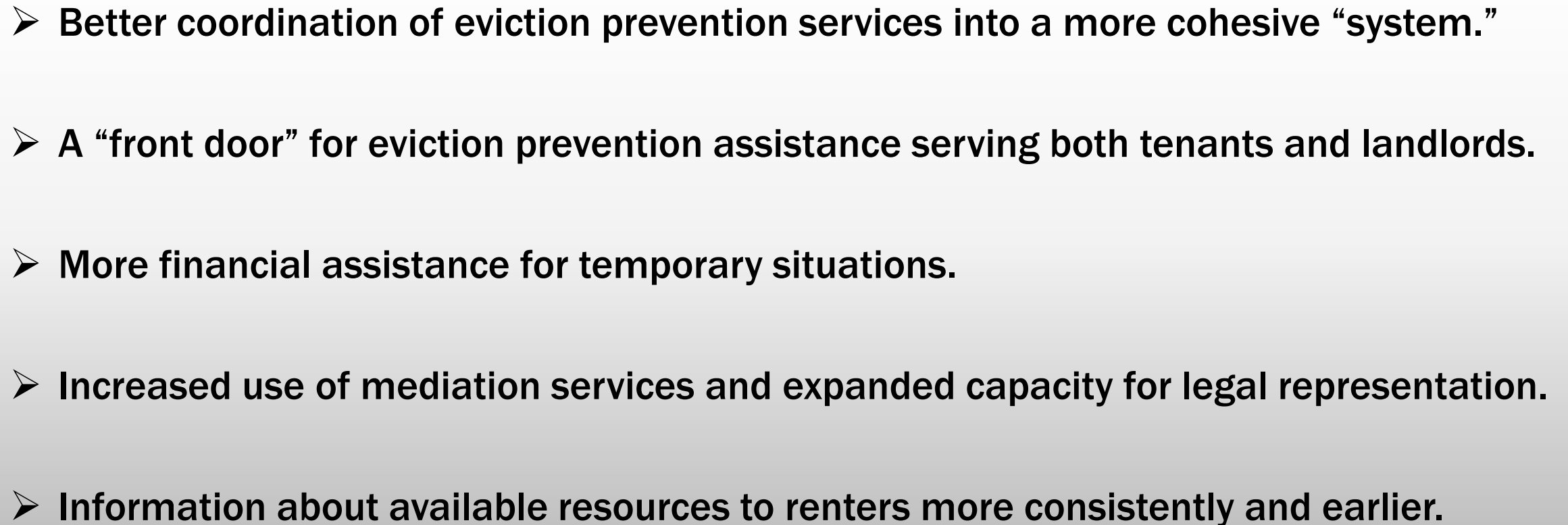


# CURRENT SERVICE LANDSCAPE

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?

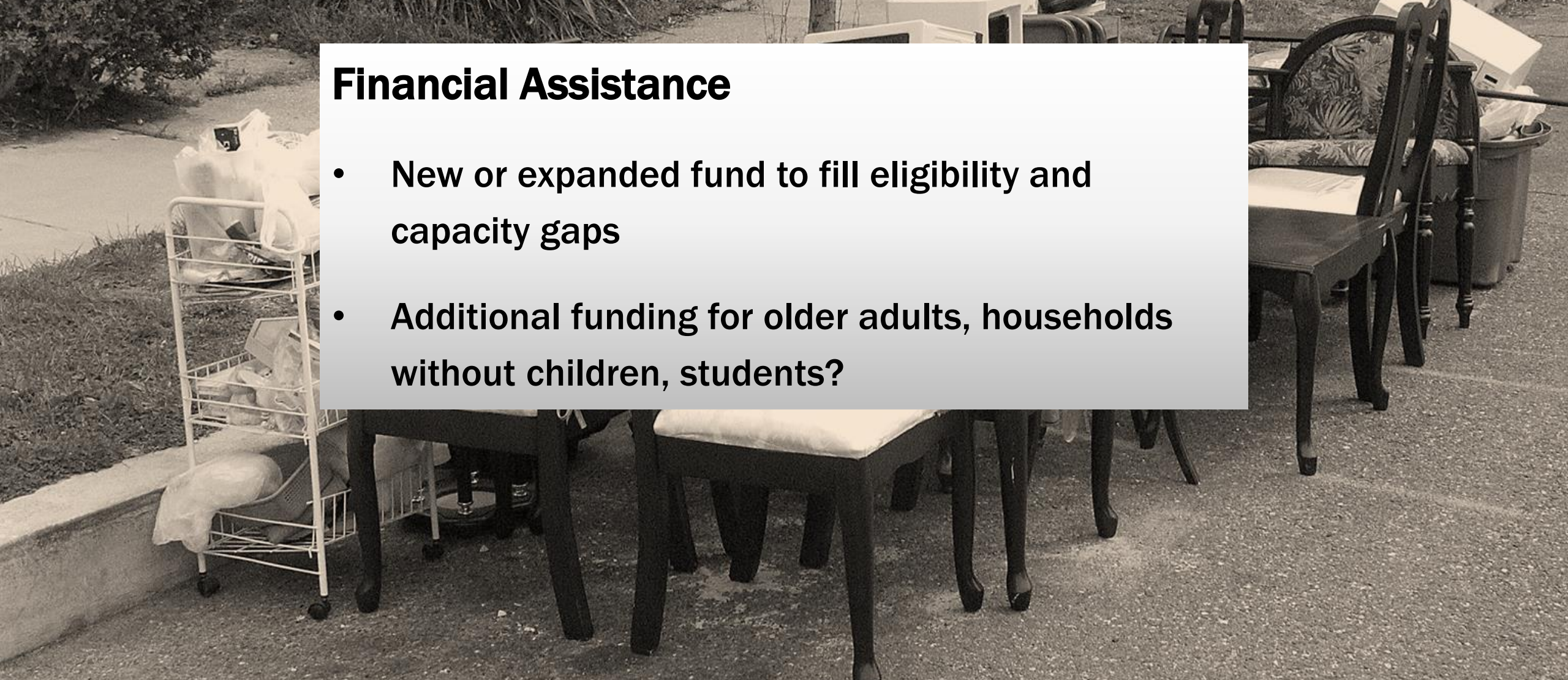
## Legal Representation

- 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

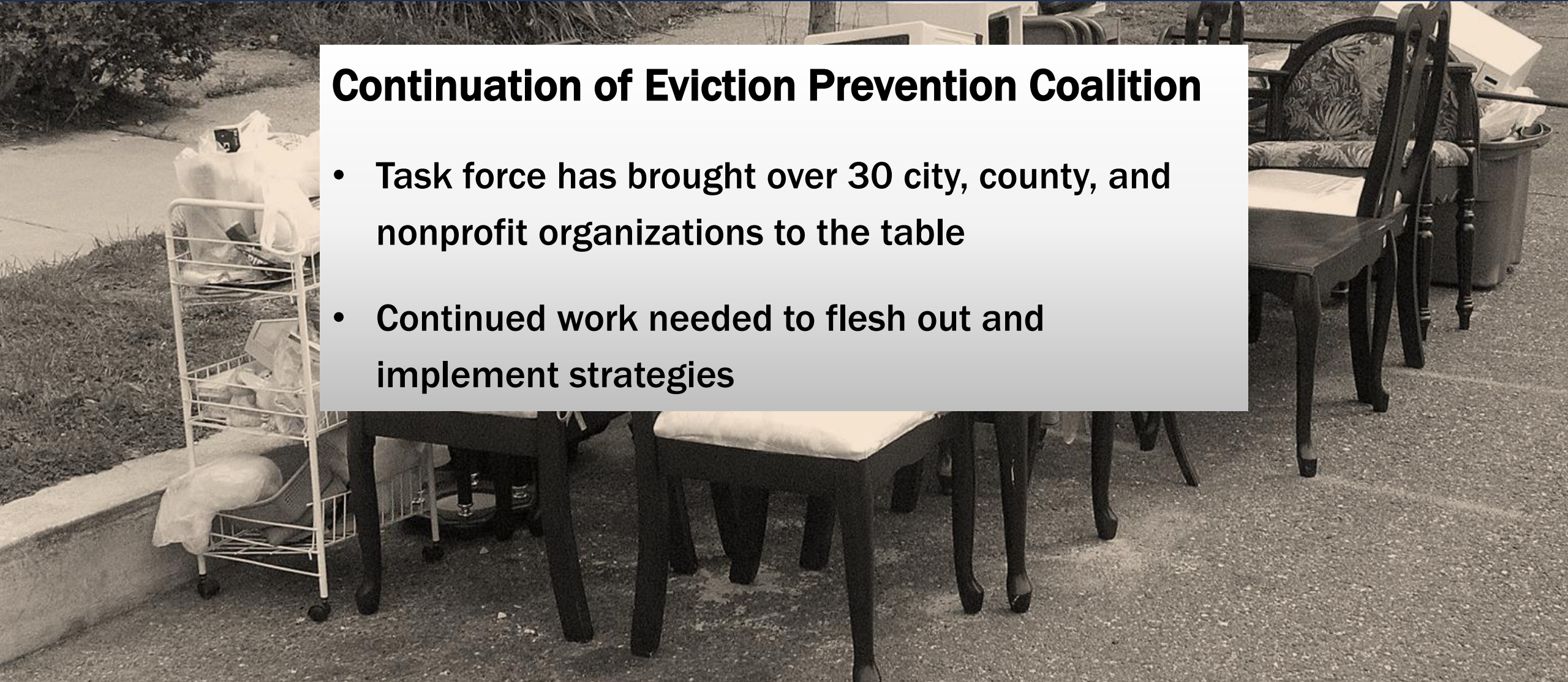
## Housing Court

- 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

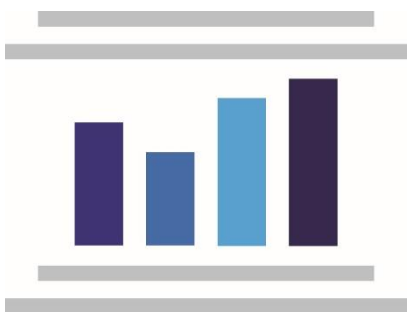
## **Continuation of Eviction Prevention Coalition**

- 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



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# POLICY FORUM

[WISPOLICYFORUM.ORG](http://WISPOLICYFORUM.ORG)