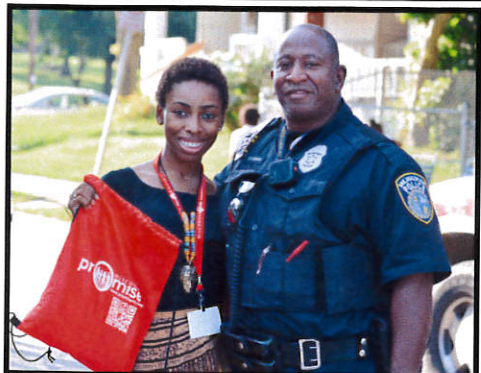
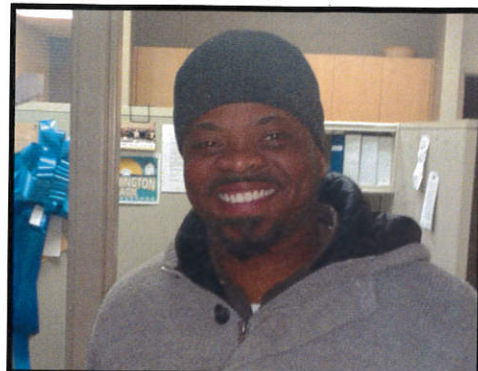


W WASHINGTON PARK PARTNERS
 UNITED METHODIST CHILDREN'S SERVICES
 3940 WEST LISBON AVENUE
 MILWAUKEE, WISCONSIN 53208

ADDRESS SERVICE REQUESTED



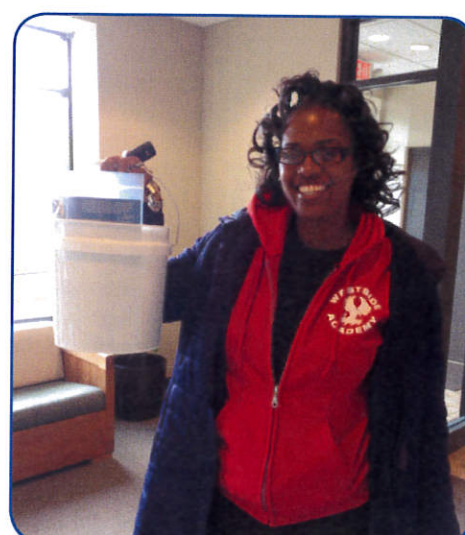
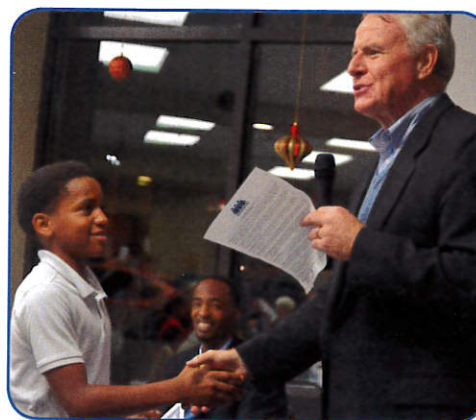
Washington Park Partners
 Program Contact Information
 Phone: 414-344-1818
 Email: phoua.vang@umcs-wi.org
facebook.com/washingtonparkpartners



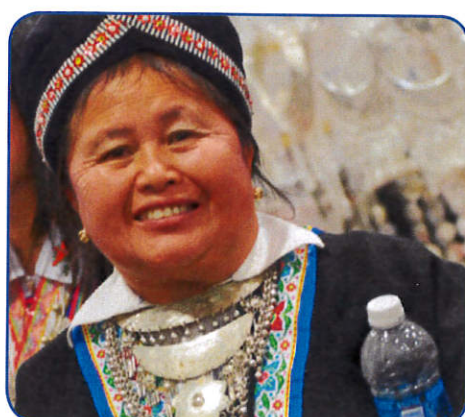
WASHINGTON PARK NEIGHBORHOOD-MILWAUKEE, WISCONSIN

December 2016

WPPP SUSTAINABLE COMMUNITY PLAN 2012-2016



This compilation is dedicated to a neighborhood collaboration past, present, and future; one we appreciate and all work hard to maintain.



PROGRAM DIRECTOR'S MESSAGE

Dear Community:

Well over nine years ago I was asked to guide a set of 8th graders at International Peace Academy around the subject of the abandoned Esser Paint Factory near North 32nd and West Cherry Streets. This was their backyard. We discussed how its condition impacted their daily lives. Everything was negative. They shared the imagery of grit and gore from dumping or burned or decayed remains of pitbulls from illegal fights. The world surrounding them was often the limits of this neighborhood, extending mainly to school. Influence on their end to change began with the Alderman at the time; Willie Hines, then to Mayor Tom Barrett and eventually the same year they filled a bus and went to the state capital.

Years later in 2012 when I was assigned to organize full time in the 53208 zip code, I intentionally drove to the Esser lot to do a personal follow-up. It was fenced in with the structures razed, and an Environmental Protection Agency sign was posted prohibiting entrance. I had to have walked the length of Cherry from one end to the next in awe, wanting to knock on doors and find these students and tell them *they really did it* -alongside all others who have advocated for many years. Change does not occur overnight.

I have been fortunate to have been a part of this plan, wearing various hats since that very day; learning and hearing multiple perspectives along the way. I have seen change in increments small and large, and they are worth the time and collaboration of partners near and far. My encouragement goes to those who would like to commit to re-visioning. There is truth to the Washington Park Neighborhood being a wonderful place to live, to work and to find peace of mind in. It is worth the patience to celebrate progression from five years prior, and dedication towards what is possible in the present and tomorrow.

Sincerely,

Phoua Vang
Director of Washington Park Partners

WASHINGTON PARK PARTNERS STAFF
George Leutermann -Executive Director UMCS
Phoua Vang -Director Washington Park Partners
Nouchee Thor -Community Organizer NSP Area 11

STEERING COMMITTEE MEMBERS
Ulysses Brown -Resident
Paula Butler -Milwaukee Habitat for Humanity
Gerry Coon -Resident
Angela Pruitt -Resident
Monique Graham -Froedtert Hospital
Lamont Davis -Resident/Community First
Dan Sweeney -Wells Fargo
Terry Evans -Urban Ecology Center
Christopher Boston -LISC Milwaukee
Dave Boucher -Resident/Amaranth Bakery
Latoya Sykes Our Next Generation
Pat Mueller -Resident/Heritage West Properties
Mike Howden -Resident
Rosalind Cox -Resident
Renee Booker -North Avenue BID
Beth Haskovec -Artists Working in Education

NEIGHBORHOOD IMPROVEMENT DISTRICT BOARD OF DIRECTORS
Johanna Jimenez -Chair
Deshea Agee -Co-Chair
C.D. Childs -Secretary
Rosalind Cox -Treasurer
Lamont Davis
Gerry Coon
Oilvia Hogans
Karen Von Rueden
Leah Laven-Wilson
Muhammad Abdul

ADDITIONAL ACKNOWLEDGEMENTS
Alderman Russell Stamper II
Bess Earl
Britney Roberson
Bobby McQuay Jr
Rebia Taylor
Vernon Easley
Heather Morris
Community First
Local Initiatives Support Corporation Milwaukee
Matthew Armbrust
Laquanda Butler
Genita Walker
Victory Garden Initiative
Neighborhood Improvement District Corp.
Mychoua Vang
Derek Reinke
Milwaukee County Office of the District Attorney
Milwaukee Police Department -District 3
Muneer Bahauddeen
Melissa Muller
Milwaukee County Parks
Department of Neighborhood Services
Habitat for Humanity
Community Development Block Grant Admin.
Byrne Criminal Justice Initiative
Express Yourself Milwaukee
Progressive Community Health Center
University of Milwaukee -Buidling Landscapes & Cultures Field School 2014, 2015, & 2016
Tommy Yang
Harley-Davidson Foundation
Milwaukee Metropolitan Fair Housing Council
MyChoice Family Care
Fred Curzan
Department of City Development
Froedtert & the Medical College
Wells Fargo Bank
And all of the unsung heroes



WASHINGTON PARK PARTNERS (WPP)

The mission of the Washington Park Partners is to lead a neighborhood-wide effort of diverse people working together to build a thriving community.

WPP is a growing collaboration of residents, businesses, and agencies. As a concept to initiate community discussions surrounding neighborhood economic development opportunities, and the concern about quality housing options, WPP was introduced about 15 years ago by the Milwaukee chapter of a national nonprofit community redevelopment leader, Local Initiatives Support Corporation (LISC).

Located on the City of Milwaukee's West Side in the 53208 zip code, the WPP boundaries are North 31st Street to WI-175 and West Meinecke Avenue to West McKinley Boulevard. While this collaboration predominantly services the redevelopments within the Washington Park and Historic Walnut Hill Neighborhoods, there is inclusion of residents and partners or some geographic portions of the Martin Drive; Metcalfe Park; Uptown Crossings; Washington Heights; and Sherman Park Neighborhoods.

United Methodist Children's Services (UMCS) a 501c3 first volunteered to convene WPP by partnering with LISC and the rest of the WPP collaboration to initiate plans to redevelop support to residents from grassroots levels and to engage them. This happened during a nationwide economic downturn and foreclosure crisis during and around the year 2010. UMCS was a strong choice to turn to in its own timely expansion of \$17 million worth of affordable housing units in the neighborhood.

The collaboration rejuvenated once again, reached a milestone peak on May 1, 2010 when approximately 100 partners came together to brainstorm and identify potential neighborhood preservation and redevelopment opportunities. Seven themes emerged, inspiring action committees and a steering committee to guide by preparing detailed plans to be served by partners for following initiatives: **Arts & Culture; Education; Health & Wellness; Housing; Business & Jobs; Park; and Safety.**

After many years of genuine efforts and shared commitments and engagement of a multitude of partners we close on our first five years of the Sustainable Community Plan on December 31, 2016. WPP acknowledges those who have championed strategies in 2010-2011, and the teams who have activated plans and projects from 2012-2016.

This report briefly lays out how the plan was fused with financial support by the Neighborhood Improvement District (NID), a neighborhood-based philanthropic giving system. The NID provided support to over 110 sustainable projects within our collaboration including several dozens of commercial and residential repair and expansion projects since 2013. Learn about those outcomes and a couple of the stories where foundation has already been laid to move forward in to the future.

You are invited to RE-VISION the new Sustainable Community Plan with us. #WPPMKE

SUSTAINABLE COMMUNITY PLAN (SCI)

VIEW FULL PLAN HERE: [HTTP://PROGRAMS.LISC.ORG/MILWAUKEE/IMAGES/NEIGHBORHOODS/ASSET_UPLOAD_FILE438_14644.PDF](http://PROGRAMS.LISC.ORG/MILWAUKEE/IMAGES/NEIGHBORHOODS/ASSET_UPLOAD_FILE438_14644.PDF)

Originally scheduled to launch in 2011, the Sustainable Community Plan underwent an additional two years of professional consultation and preparation in order to become a figure model for community engagement and to ensure there was a strategy to follow.

The Sustainable Community Plan has been considered a flexible LIVE work document in which has inspired conversations and discussions about how to resolve community concerns, or how to increase engagement, and promote strong services and site-based assets. When appropriate in timing and in resources, diverse partners came to the table with skills and abilities supportive to development of plans and project implementation.

In a year the average number of meetings held in-neighborhood were about 90. That is equal to 8 committees meeting about actual plan points at least once a month, for a little over an hour each, and in about 5 years that accumulates to 600 hours of voluntary planning. This number excludes the voluntary hours put into initial planning of the Sustainable Community Plan. From each committee between 2013-2016 when the specific goals of the plan were being covered, there would be more than the median count of 27.5 projects implemented per year. This number excludes the fact that a good number of these projects were a series or sessions. Projects in which counted as series were not limited to, but included Police Meet & Greets in the form of ice cream socials on neighborhood blocks, Resident Appreciation Breakfasts, Entertainment Series at the Washington Park Bandshell, Cooking Demonstrations throughout the neighborhood, and Financial Literacy Peace Courses or Farmers' Market Fridays outside of Amaranth Bakery.

Alongside the plan itself, borrowing additional strength from other larger strategies in order to accomplish greater needs such as increased safety, the plan has partnered with Habitat for Humanity to increase homeownership rates throughout the neighborhood since 2012. Habitat for Humanity has also lent strategies to increase responsibility of investor owners by developing the Washington Park Landlord Compact. The Byrne Criminal Justice Innovation Grant (BCJI), a community-policing strategy to improve safety was also implemented in 2013 until 2015 to help the neighborhood crime decrease. For a historically high rate of violent crimes, Washington Park Neighborhood saw a 21% decrease between 2013-2015 in part I crimes compared to other neighborhoods surrounding or citywide. Residents were engaged in safety strategies in which developed innovative opportunities to get to know one another as well as to increase connection and reporting to Police.

Other additional strategies included partnership through Community Development Block Grant Administration by supporting and allowing on-street Community Organizers to connect with residents. Throughout the years even prior to funding, this strategy of reaching residents door-to-door has increased participation from an initial 30 individuals or households to about 400 the next year, then 700, and at its maximum nearly 1200 in service. These relationships were beyond a one-time exchange of conversations and has served as opportunities to engage residents where they have felt comfortable and capable. Washington Park Partners as a collaboration unlike many traditional neighborhood associations has operated with a set of staff consultants to aid the more technical or time consuming processes including teaching residents to design project plans, work with budgets, understand complex processes involved with helping individuals or groups to access local resources to fix homes, develop entrepreneurial experiences, and to promote the plan and connect new partners.

Like many intensive strategies, this plan requires financial support in order to connect results. While there have been many resources strategized to support the plan including sponsorship of staff and professionals to carry out the goals with residents, WPP shares the community's most public budget, the Neighborhood Improvement District which was implemented in 2013 and remains to support the neighborhood objectives year after year. Our report breaks down what the Neighborhood Improvement District (NID) is, who guides it and how it is fused with the Sustainable Community Plan to support the plan's outcomes.

WPP graciously thanks all who have supported the plan. All contributions of time, labor, resources, expertise and more -are equally valuable.

NEIGHBORHOOD IMPROVEMENT DISTRICT (NID)

A formal handbook of a Neighborhood Improvement District can be found online as developed by the State of Wisconsin or via request from Washington Park Partners program staff alongside formal Operating Plans between 2013-2017. A breakdown of the history of developing the Neighborhood Improvement District and how it is guided to support the Sustainable Community Plan is as follows.

In 2012, the WPP collaboration's concern over sustainability of plan goals led to development of the Neighborhood Improvement District, which is an annual a tax assessment of \$50 per unit (not to exceed \$500 for any multi-unit commercial-residential mixed property or residential property). More than 2,400 potential parcels and an even greater number of units within the parcels are pooled together then dedicated to the Washington Park Neighborhood. The NID Board as a requirement of this process, is developed as a governing body to ensure that all funds will be administered appropriately. Annual elections and decisions are made by eligible tax-paying property owners to decide who as a Board of Directors are appropriate. Between 2013 and 2016 there has been a consistent election on an annual basis to determine leadership. Leadership consists of 100% owner occupants or owner-investors from within the boundaries who are also being taxed with no other exceptions for Directors. The NID Board of Directors has established the guidelines to initiate support of its own goals and those of the Sustainable Community Plan though both are legally seen as separate entities.

SUSTAINABLE COMMUNITY PLAN GOALS

1 ARTS & CULTURE -Inform and invite our Washington Park Neighbors and Greater Milwaukee to experience many opportunities of artistic and cultural expression in our neighborhood.

2 EDUCATION -Improve educational opportunities by supporting existing education oriented organizations and broadening the network of organizations working on education.

3 HEALTH & WELLNESS -Improving quality of life for the Washington Park Neighborhood by addressing root causes, advocacy, and education.

4 HOUSING -Evaluate neighborhood housing quality and address problem properties, decrease the number of vacant units, and lots, and ensure rental housing is for the benefit of the community; support homeowners and leverage housing as an opportunity for jobs.

5 BUSINESS & JOBS -Increase access to job opportunities for residents through strengthening partnerships, promoting entrepreneurship, and establishing policies for sustainable business growth.

6 PARK -Market Washington Park's amenities, programs, and events; expand recreational opportunities through infrastructure improvements; and support maintenance of park or safety and ecology

7 SAFETY -Improve public safety through engaging residents, collaborating with Milwaukee Police Department, coordinating community improvement projects and developing model area strategies.



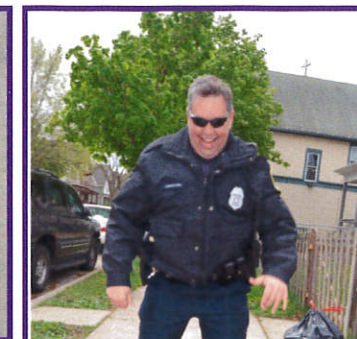
WASHINGTON PARK NID GOALS

1 ASSISTANCE TO HOMEOWNERS -Continue operation of a grant fund ("Grant Fund") to provide assistance to homeowners of single family homes and duplexes in the WP NID Area to make modest grants (e.g. \$500 - \$7,500 each) to home owners in the area to make the following improvements to their properties: energy efficiency improvements, repairs to increase water efficiency, repairs to the structural condition of the property (including roof repairs), safety improvements (including lighting, fencing and garages) and repairs to increase the curb appeal of property ("Improvements").

2 JOB DEVELOPMENT -Support pre-qualified contractors. In order to qualify, a contractor must be located in the City of Milwaukee and agree that 50% of the contractor's workforce be from the WP NID Area for all improvements paid for from the Fund. Additionally, provide support to organizations doing Commercial Revitalization within the WP NID Area.

3 FUND COMMUNITY PROJECTS -Sustain the following committees of the Washington Park Partners sustainable community effort: Steering Committee, Arts & Culture, Education, Health & Wellness, Housing, Safety, Business and Jobs, and the Park. Each Committee shall develop a work plan that includes community improvement project. Projects will be funded, to the extent funds are available, by action of the WP NID Board of Directors.

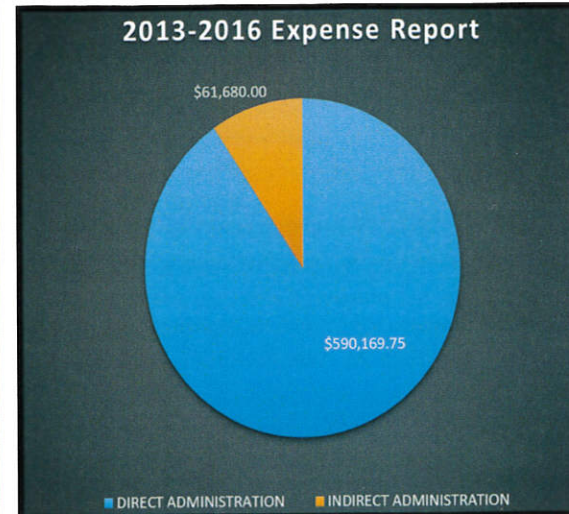
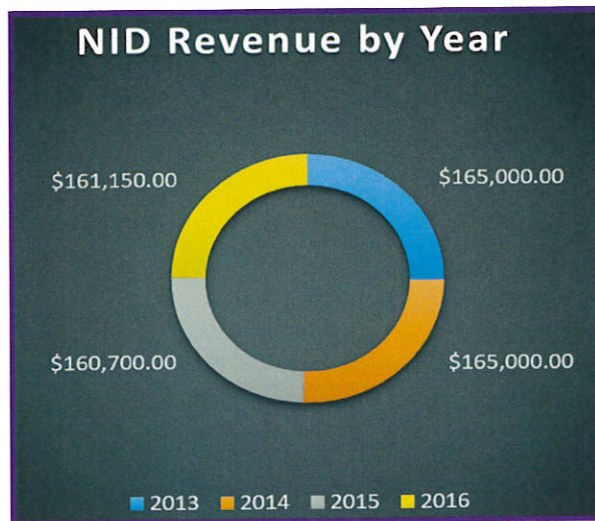
4 CREATE AND IMPLEMENT SUSTAINABLE COMMUNITIES PLAN -Update the WPP Sustainable Communities Plan and provide funds for a Sustainable Communities Coordinator to implement the plan.



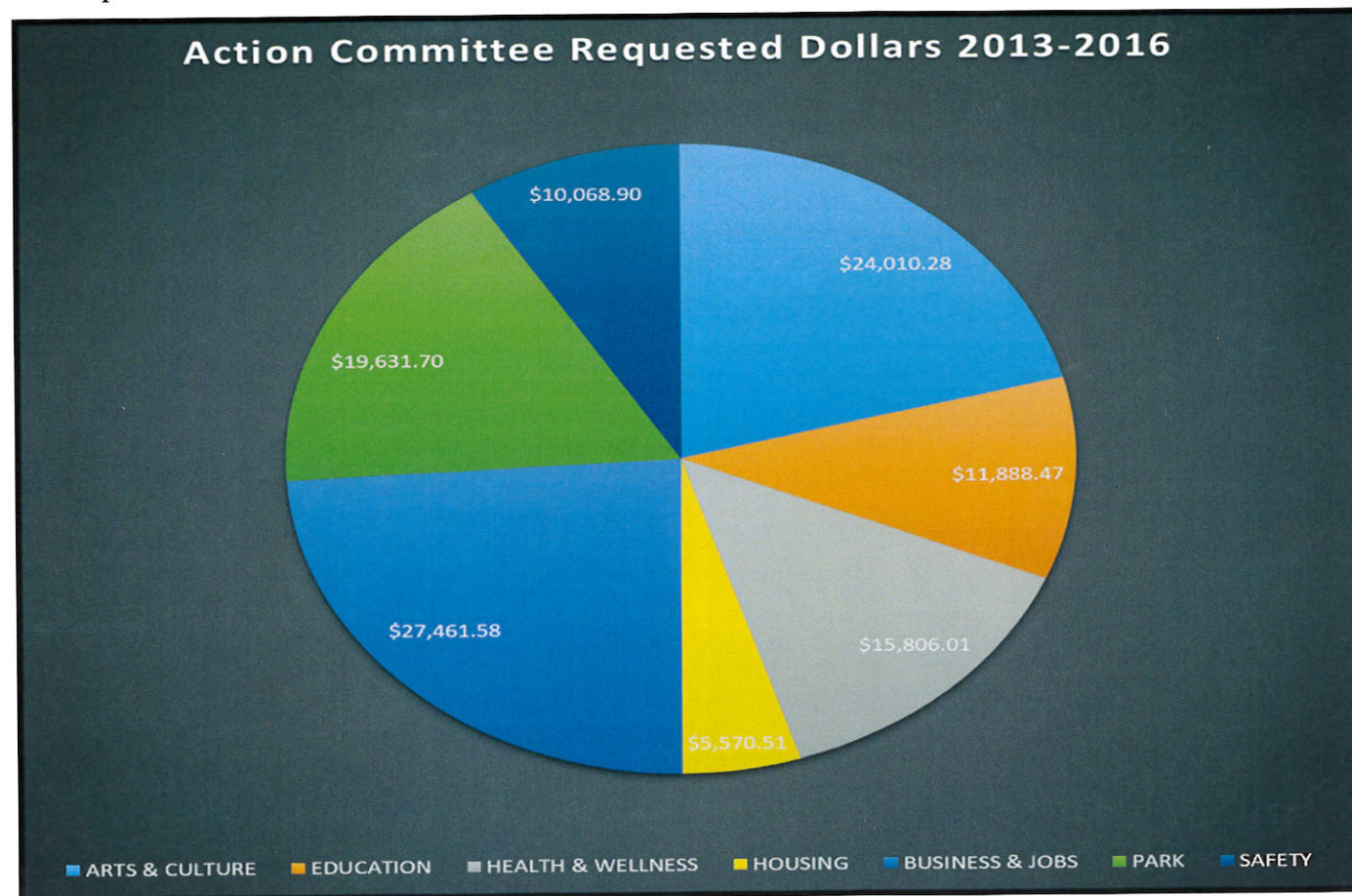
Breaking down the \$651,850 budget from 2013-2016

These two figures project the Washington Park NID Operating Plan Revenue schedules from year 2013 to 2016.

It also projects the expected allocation of dollars to contract direct administration (working on the plan and projects) and indirect management of the program funds (audits, accounting).



The figure below represents the actual dollars requested to date from the seven action committees. The leveraged amounts to complete projects total \$35,988.34 from external non-NID Sources, bringing the total current project costs prior to close of the plan to \$150,425.79. Proposal processes are facilitated with WPP staff and reviewed and voted upon by action committee members or the NID Board.



At current Washington Park Partners is closing out the plan at the end of December 31, 2016 with a number of expected projects and events to be completed in the first quarter of the 2017 new year. While each Fiscal Year begins January 1, the annual NID Board elections, orientation, and training allow time to execute familiarity with the NID operating budget, time to fill contract slots, and general programming requests begin in the 2nd quarter of the year. WPP also spends the first quarter planning annual outcomes.

Neighborhood Housing Highlights

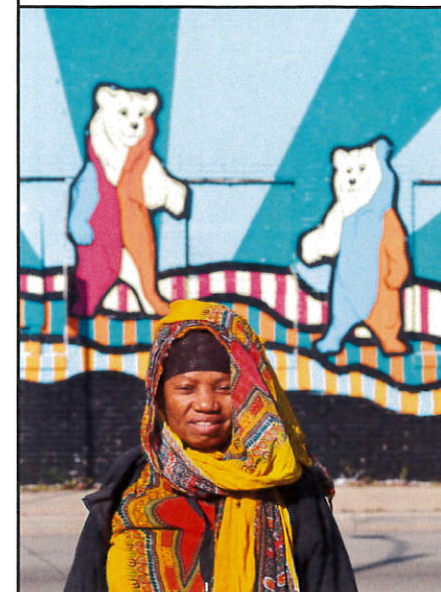
Between 2012 to 2016 the City of Milwaukee acquired 177 properties. 80 properties within this area were sold by the City of Milwaukee for a total of \$237,281. New values of the same properties are assessed at \$2.6 million. 40 properties were demolished. 23 homes were gutted and rehabbed through Gorman and Gorman. 57 Neighborhood Improvement District Home renovation and repair grants were awarded since 2013, totaling \$394,842 by the direct administration and program support of Community First and an additional \$123,572 of homeowner contributions and other funds were leveraged to complete these projects. WPP developed a Green Team in 2015 of residents learning contracted services and getting paid to do minor home repairs to 15 homes in the neighborhood with Wells Fargo and Froedtert volunteers. Habitat for Humanity Milwaukee also continues to build new homes and rehab properties into 2017.

Lead residents from the WPP collaboration Pat Mueller, Angela Pruitt and Rosalind Cox worked together to put together a Groundwork Milwaukee award winning garden tour in 2015. We discovered there were over 20+ gardens (exclusive of the ones in backyards) in our neighborhood. From WPP connections, there are an estimated 100 households who garden if not in the neighborhood, elsewhere in the city.



3044 West Lisbon Avenue

After a near \$7,000 investment by the WPP Arts & Culture Committee and BCJI to have artists John Kowalczyk and Jeff Redmon paint this site (which stood on the City of Milwaukee's list to be razed), resident brothers from the neighborhood Saul & Genaro Ruiz have purchased the property and plan on turning it into their contracting site and offices. The Ruiz brothers have been actively investing and repairing commercial and residential properties in the Washington Park Neighborhood. Saul is excited to hire more residents to mentor and start supporting renovations to the site in 2017.



110 projects & counting. **\$150K+** spent on project events & supplies alongside contracting local labor of artists/artisans, entrepreneurs, entertainers, chefs, educators, students & more. **Thousands** engaged. **One neighborhood** within a 1/2 mile by 1/2 mile radius and with an estimated 10K population. WPP has said collectively, **"WE ARE THE CHANGE"**.

RE-VISION with us in 2017 #WPPMKE

Charles Carmickle is an enthusiastic resident, always ready to promote positivity. Each year he volunteers his time to organize as large of a block party as he can for all of the city at Washington Park. This summer a resident raised it up to WPP that witnessing his full trust in youth to lead onstage in artistic expression is something that should begin happening on a community based level.



After many sessions of offering studio art sessions to residents, countless hours developing her own portfolio, and offering time and nurture to our community, Genita Walker is living a long determined goal to be back in college full time. She is enrolled in Art Therapy at Mount Mary College and has been connecting all of her experiences and personal journey into her renewed sense of self and leadership.

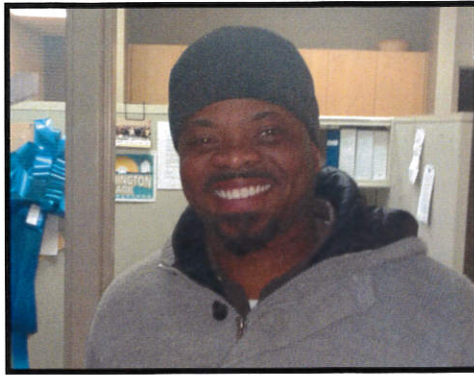
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