

Anti-Displacement Neighborhood Preference Policy



ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods
Surrounding Downtown Milwaukee



City of Milwaukee
Department of City Development

February 2018



Recommendations:

1. Educate and engage residents on displacement and related issues
2. Monitor local market conditions and adapt strategies as needed
3. Assist existing homeowners to retain their homes
4. Help existing neighborhood renters become homeowners

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Recommendations:

5. **Preserve existing affordable rental housing and protect tenants at risk of displacement**
6. **Prioritize affordable and mixed-income housing in neighborhoods at-risk of displacement**
7. Preserve neighborhood character and build community wealth

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Specific Strategies:

- Utilize TIF and other City resources to create new affordable and mixed-income housing
- Pursue a Preference Policy for existing residents at risk of displacement

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“Utilize TIF and other City resources to create new affordable and mixed income housing”



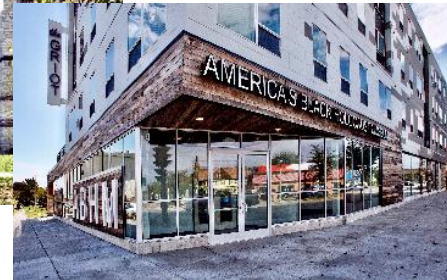
Seven04 Place



*Welford Sanders
Historic Lofts*



*Garfield School
Apartments / The Griot*



ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

“Pursue a Preference Policy for existing neighborhood residents at-risk of displacement in new developments receiving City financial assistance”



Prioritize Choice



Promote Equity

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Policy Details:

- Designate 20% of affordable units in eligible developments receiving city assistance for prioritization of existing neighborhood (zip code) residents
- Preference at initial lease-up and throughout period of affordability

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Fair Housing Review:

- Statistical testing was conducted to ensure proposed policy has no disparate impact based on race or national origin
- Proposed geography and percentage of designated units informed by testing

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Geography:

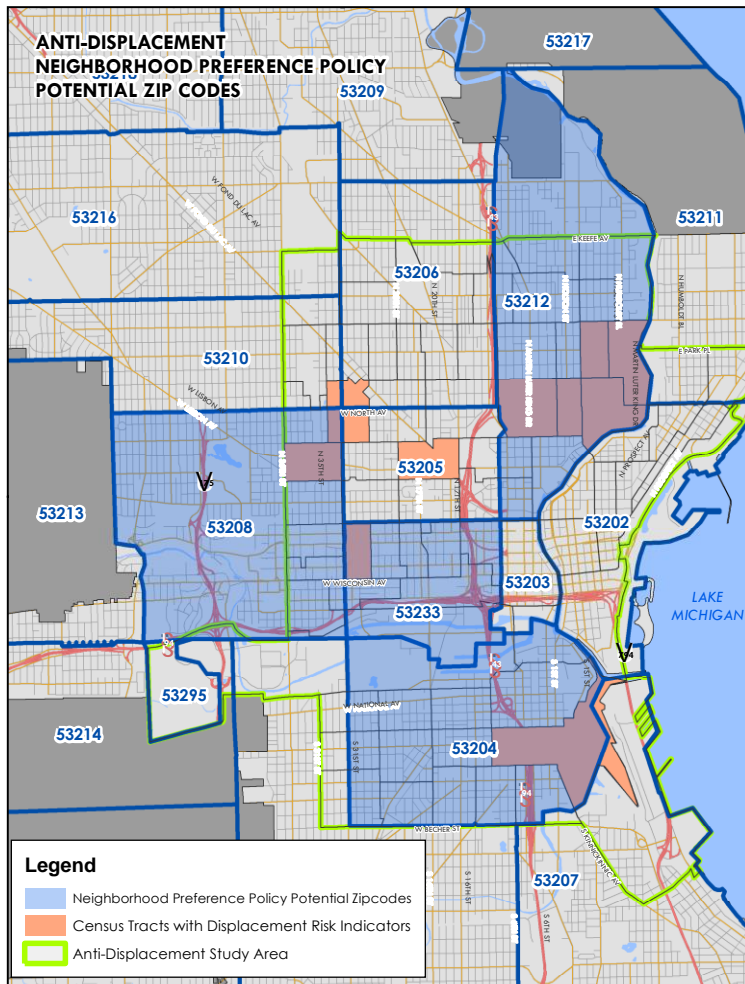
- Zip codes containing census tracts identified by Anti-Displacement Plan; and
- Zip codes where testing indicates policy will not result in a disparate impact based on race

53204

53208

53212

53233



Geography:

53204

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Outreach

- City of San Francisco Housing staff
- Local developers
- Milwaukee Metropolitan Fair Housing Council

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Next Steps / Implementation

- DCD / CDGA / City Attorney's Office to develop program implementing regulations
- Include requirements within development agreements on covered projects
- Three year "pilot" implementation phase