



2001-2005 SUMMARY OF HOUSING ACCOMPLISHMENTS

**CITY OF MILWAUKEE
COMMUNITY DEVELOPMENT GRANTS ADMINISTRATION**

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Funds Provided by the U.S. Dept. of Housing & Urban Development

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Introduction

As a Participating Jurisdiction (PJ) and entitlement community, the City of Milwaukee-Community Development Grants Administration (CDGA), receives annual funding allocations from the Federal government to fund activities to address the following three (3) National Objectives of the U.S. Department of Housing and Urban Development (HUD):

- ❖ **Principally benefits low/moderate income persons**
- ❖ **Prevents or eliminates slum or blight**
- ❖ **Addresses an urgent need or problem in the community (e.g., natural disaster)**

Many activities conducted are under the direct control and supported by the following Federal entitlement funds which are administered by the Community Development Grants Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Stewart E. McKinney Emergency Shelter Grants (ESG), Housing Opportunities for Persons with AIDS (HOPWA) and American Dream Downpayment Initiative (ADDI)**. Other Federal and State funds used for activities include Weed & Seed, the High Intensity Drug Trafficking Areas (HITDA), the Gang Reduction Initiative and the Juvenile Accountability Block Grant, among other resources.

Geographic Distribution: The geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the Community Development Block Grant Target area which is made up of three(3) Neighborhood Revitalization Strategy Areas(NRSA's) which encompass Eighteen Neighborhood Strategic Planning Areas. The HOPWA funds cover the four-County Milwaukee Metropolitan Statistical Area comprised of: Milwaukee, Waukesha, Ozaukee and Washington counties.

In 2005, the City of Milwaukee submitted a 2005-2009 Five-Year Consolidated Plan as required by the U.S. Department of Housing and Urban Development. The Consolidated Plan details four broad strategies to address community development within the scope of the HUD National Objectives.

- ❖ **Create jobs through aggressive economic development**
- ❖ **Revitalize neighborhoods by targeting resources to make a clear and measurable impact**
- ❖ **Eliminate barriers to employment by working in partnership with community stakeholders**
- ❖ **Create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents.**

The long-term outcomes expected from these strategies are:

- ❖ **Reduced Crime**
- ❖ **Increased Property Values**
- ❖ **Increased Economic Vitality**
- ❖ **Improved Neighborhood Quality of Life**

Housing and Community Development: High Priority Objectives

The Community Developments Grants Administration(CDGA) has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent housing and economic opportunity for all residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and access to community social services.

The City undertook activities as stated in the Housing Strategy in the *Five Year Consolidated Plan*. These activities included expanded homeownership opportunities and access to affordable housing for all residents, the elimination of blighted structures, the sale and redevelopment of vacant lots, property surveys, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also funded programs to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

Other activities included expanding efforts to assist public housing and Section 8 residents move to private market unsubsidized housing and better training, advocacy and mediation services for landlords and tenants. The City's objectives to address these issues included placing households in either Section 8 or public housing units as turnover occurs and substantially rehabilitation of rental units through the Rent Rehabilitation program.

These strategies have all helped to link job creation to the City's housing development efforts, expanded access to new resources for neighborhood development and improved the coordination of housing and neighborhood efforts with other human service and economic development initiatives.

Persons with special needs as well as the homeless are an important concern for the City as they strive to bring value to neighborhoods. Some of the activities undertaken include coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems.

Lead-based paint hazards and their abatement continued to be a high priority for the City of Milwaukee. To that end, the following actions were undertaken: continuous evaluation of lead abatement methods, grants/loans to assist homeowners and landlords in removing lead hazards, collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, education and training for homeowners, landlords and tenants regarding lead poisoning prevention and securing city, state and federal funding to finance lead hazard reduction activities.

The City's ***Public Housing Improvement Strategy***, formulated in conjunction with the Consolidated Plan, notes the following strategies for its residents including: efforts to provide opportunities for resident participation through economic development programs, home ownership programs and supportive services offered through drug elimination grants and economic development and supportive services (ED/SS) grants at all its public housing developments. Residents are also directly involved in the evaluation of program outcomes and in the determination of the level of satisfaction with facilities and services offered by the Housing Authority. Other initiatives include the Housing Authority's commitment to expand their efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing and the portability of residents who wish to relocate to other communities outside the city.

The Community Development Grants Administration continued to promote policies and employ strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City approached planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City also continued to investigate programs and supported initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. Funding allocations are designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

Affirmatively Furthering Fair Housing

The Community Development Grants Administration completed a Fair Housing Impediments Study in 2005, in accordance with Sections 104(b) (2) and 106(d)(5) of the Housing and Community Development Act of 1974, as amended which requires that CDBG grantees certify that they will affirmatively further fair housing. The City's Community & Economic Development Committee, which is the oversight body for the use of Federal funds, held a public hearing on the study on *November 29, 2005*. Representatives of the Metro Milwaukee Fair Housing Council led a detailed discussion on the major components of the study. Committee members stated their intentions to initiate a task force to work on implementing certain recommendations outlined in the study.

The following is a summary of impediments identified in the Fair Housing Impediments Study:

a. Summary of Impediments:

- ❖ Institutional and governmental policies and regulations which affect income and housing
- ❖ Non-coherent Federal housing mandates and Federal and State transportation policies

- ❖ Lack of enforcement mechanism for complaints of discrimination
- ❖ Lack of housing units accessible to persons with disabilities
- ❖ Overcrowded housing
- ❖ Lack of affordable housing supply
- ❖ Cuts in funding to Section 8 Housing Choice Voucher Program
- ❖ Lack of a Regional Housing Strategy or Plan
- ❖ Attack on the Community Reinvestment Act (CRA)
- ❖ Suburban policies (NIMBYism, impact fees, exclusionary zoning codes, exclusionary public housing or Section 8 Rent Assistance vouchers, inadequate public transportation).
- ❖ Social class, racial and cultural barriers
- ❖ Housing and employment discrimination
- ❖ Residential segregation
- ❖ Inadequate income
- ❖ Racial disparities in mortgage lending
- ❖ Insurance redlining
- ❖ Racial steering
- ❖ Appraisal practices

b. Actions underway to overcome the effects of impediments identified in the study.

The City of Milwaukee funds multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods and reduce barriers to affordable housing. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

Annual Review of Lending Practices by City Comptroller

The Milwaukee Common Council adopted legislation requiring the City Comptroller to prepare an annual report on lending practices by area financial institutions. Besides focusing on residential lending practices, the review also compared lending patterns by race and income and compares the racial loan denial rate for Milwaukee with forty-nine other large metropolitan areas in the country. Recommendations were

provided for improving residential lending in those areas of the City where homeownership is lowest and annual reviews of the progress that City departments have made in implementing prior report recommendations. This report was distributed to community-based organizations, lenders and others to help facilitate action on the recommendations.

Fair Housing Programs

The **Metropolitan Milwaukee Fair Housing Council (MMFHC)** works to affirmatively work toward integrated housing patterns by providing: fair housing/ fair lending presentations, research and technical assistance relative to fair housing/ fair lending issues, information relative to buying, renting and selling homes, counseling and investigation services to receive and resolve fair housing/fair lending complaints, distribution of a fair housing newsletter on a quarterly basis and a coordinated community-wide response to the problem of predatory lending.

TITLE II Of the Americans with Disabilities Act of 1990(ADA)

Title II of the ADA prohibits discrimination against persons with disabilities in all services, programs and activities made available by State and local governments. CDGA included this language in all contracts with funded organizations.

Section 504 of the Rehabilitation Act of 1973

Section 504 prohibits discrimination against persons with disabilities and requires that a percentage of funded projects be handicapped accessible. CDGA routinely reviewed plans for multi-family housing and facilities where CDBG funded services are provided to ensure accessibility and participation by disabled persons.

In addition, the City continued its commitment to city-wide fair housing programs to help ensure accountability in lending by government-chartered lending institutions in the areas of: home purchase, home improvement and business loans, employment and promotional opportunities and contracting opportunities for minority and women-owned businesses.

Homebuyer Counseling & Other Homebuyer Assistance Activities

This program is geared to assist low-income first-time homebuyers in the mortgage loan process. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provide budget counseling and assistance with credit repair.

The counseling agencies meet regularly to maintain a collaborative working relationship with one another. They address issues related to affordable home ownership resulting in the following system improvements to better serve prospective clients: utilization of a standardized data base, standardized employee qualifications and job descriptions, on-going training for home buyer counselors and the establishment of community outstations to improve

access to homebuyer assistance services. Homebuyer counseling services have expanded to include assistance to residents in obtaining home improvement/repair loans, refinancing of existing mortgage loans, post purchase, tax default and mortgage default counseling.

These efforts all play a major role in affirmatively furthering fair housing and have helped result in the following accomplishments:

- ❖ Increased owner occupancy in areas previously neglected and ignored by lenders
- ❖ Promotion of neighborhood stability and pride; increased City tax base
- ❖ Promotion of the Central City as a desirable place to live and work
- ❖ Education and training programs for lenders to help eliminate stereotypes that create barriers for prospective homeowners
- ❖ Improved communication between community agencies and lenders
- ❖ Increased access to mortgage and other lending by persons previously denied, namely persons of color

Lead-Based Paint

Estimate of Number of Housing units containing Lead-Based Paint

The number of housing units in Milwaukee that contain lead-based paint hazards as defined by section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 100,000 housing units. These housing units are occupied by approximately 82,940 families who are extremely low-income, low-income or moderate income.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) further prioritizes approximately 30,000 of these housing units as representing the epicenter of the childhood lead poisoning prevention problem in Milwaukee. These highest risk housing units are located in target areas where the majority of homes were built before 1925, have assessed housing values below \$25,000 and where the majority of homes are rental owned.

Strategies to evaluate and reduce lead-based paint hazards and their effects

In response to this problem, the City's Health Department has developed a comprehensive and nationally recognized program which includes both secondary interventions (services to lead poisoned children and their families) and primary prevention activities (making high risk housing lead-safe before a child is poisoned).

CDBG funds were provided to the Milwaukee Health Department's Childhood Lead Poisoning Prevention Programs to reduce the number of housing units containing lead based paint hazards in three distinct ways: (1) investigations and abatement of housing units where lead poisoned children are identified; (2) risk assessments and lead abatement in high risk housing units before a child is poisoned through the Primary Prevention Grant Program; and (3) assuring lead safe housing rehabilitation and priority window treatments in federally assisted housing.

Collaborations also continue between CDGA, the Health Department and the Department of City Development to implement standardized processes for all affected CDBG-funded housing rehabilitation projects to ensure compliance with the HUD lead regulations. These processes included the assumption of lead paint in structures, utilization of certified lead abatement contractors when indicated, adoption of lead safe work practices, occupant protection, monitoring of work sites, lead dust clearance tests and lab analysis and minimum window treatments.

SPECIFIC HOUSING OBJECTIVES

Federal funds are provided to the City of Milwaukee, non-profit and for-profit entities to operate a combination of residential rehabilitation programs, new housing construction, homeownership and fair housing initiatives each designed to foster and maintain affordable housing. Most of these programs also involve a considerable amount of private resources with some programs leveraging private resources at ratios of nearly 2:1.

Key components of the Housing strategy are:

- ❖ Expanded homeownership opportunities; maintenance/improvement of existing units
- ❖ Expansion and maintenance of quality, affordable, rental housing
- ❖ Safe, well-maintained and revitalized neighborhoods
- ❖ Coordination of public and private resources

Fostering and maintaining affordable housing

The City continued to promote and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the *Five-Year Consolidated Plan*. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock with an emphasis on large family rental units.

Department of City Development

The City's Department of City Development (DCD), works collaboratively with local community-based organizations, financial institutions, neighborhood residents and other partners to promote affordable housing development and to increase homeownership and neighborhood stability through programs that provide loans and grants to existing homeowners and responsible rental property owners. DCD operates the following programs which receive CDBG and HOME Funds:

1) DCD's **Owner-Occupied Home Rehab Initiative** utilized CDBG/HOME funds to finance home rehabilitation for owner occupants of residential property (one to four units) who meet established family income guidelines.

2) The **Rental Rehabilitation Program** assisted responsible landlords in offering safe, decent and affordable housing to income qualified tenants. The program provided forgivable loans for landlords of single family, duplexes and multi-unit structures. As part of the loan agreement, landlords must reserve a certain number of their units for low and moderate income tenants for an extended period of time, generally five to ten years after the renovations are completed based on the amount of HOME funds received. Tenant income and rent

certifications are done annually and units are inspected as required to ensure compliance with federal regulations.

3) The **Housing Production Program**, acquired, rehabilitated and sold vacant foreclosed properties for homeownership in addition to new construction housing developments that encouraged economic diversity in neighborhoods.

4) The **Targeted Investment Neighborhood (TIN)** Program targets infrastructure, housing, community organizing and special economic development resources to neighborhoods to facilitate intensive neighborhood revitalization. A significant portion of DCD's activity was centered in the City's TINs. To compliment the physical redevelopment efforts in TINs, the *CLEAN SWEEPS* Program which began in 2002, and which is still operating, continued collaborations with the Milwaukee Police Department, Department of Public Works, Department of Neighborhood Services, Milwaukee Fire Department and numerous community groups. The project conducted drug sweeps by MPD followed by DNS issuing orders for garbage, graffiti, nuisance vehicles and substandard properties. DPW Sanitation crews picked up large trash items and issued orders for uncut grass. The Milwaukee Fire Department handed out free smoke detectors in some of the TINs. By linking these City services, the impact was immediate and visible.

Following is a list of TINs funded by CDBG funds over the past five years and some of the successes and challenges faced in each of the neighborhoods.

Greenfield Corridor: W. Orchard – W. Scott – S. 11th – Chavez

- Strong TIN Coordinator in South Side Organizing Committee
- Strong housing rehab activity

Hampton-Atkinson: N. 27th – N. 32nd

- New construction on 2700 block of Glendale

Harambee: W. Pierce – N. 1st – W. Clarke – W. Meinecke

- Costly rehabilitation because of large house size

Havenwoods: W. Silver Spring – W. Kaul – N. 60th – N. 66th

- Strong TIN Coordinator in Silver Spring Neighborhood Center
- Major revitalization of Kaul Avenue through Rent Rehab Program

Layton Boulevard: West Layton – S. 39th – W. Pierce – W. National

- Strong housing rehab activity
- New construction on 38th and National

Metcalfe Park: W. North – W. Center – N. 35th – N. 38th

- Possible new construction on 2400 block of 35th
- Strong commercial revitalization on North Avenue

Midtown Triangle: W. Vine – W. North – N. 20th – N. 24th

- City Homes expansion to North Avenue
- Health Department partnership – Lead Program

Muskego Heights: W. Lincoln – S. 39th – W. Pierce – S. Layton

- Strong housing rehab activity
- Strong commercial revitalization on Lincoln Avenue

Near Westside: W. State – W. Wells – N. 24th – N. 29th

- Strong Coordinator in West End and Avenues West
- Major rehab activity 2400 block of Kilbourn
- Vacant land assembled for new housing construction at N. 26th and W. Kilbourn
- TIN completed in 2002

St. Adalbert's: W. Lincoln – W. Becher – S. 16th – W. Forest Home

- Strong TIN Coordinator in Southside Organizing Committee
- Strong housing rehab activity

5) Department of City Development and Gorman & Company Inc. – Rental Housing

This public-private collaboration resulted in the conversion of an abandoned 14-story office tower, known as the Majestic Building to a mixed income project. Its location at N. 2nd Street and W. Wisconsin Avenue, in the heart of downtown Milwaukee, provides ready access to jobs, transportation and shopping. City of Milwaukee HOME funds, State of Wisconsin Low Income Housing Tax Credits and private sources were used to create 135 new rental units, of which seven were HOME-assisted.

6) Lindsay Heights Homeownership Initiative/Tax Incremental District (TID)

For the past several years, the City of Milwaukee, WHEDA, Boys & Girls, the YMCA CDC and local neighborhood residents have been collaboratively working to improve housing conditions in the Lindsay Heights neighborhood, bounded by N. 12th – N. 20th Street; W. Walnut – W. Locust Streets. One of the primary strategies was a demonstration project to produce new affordable homes on vacant scattered lots within the area. Additional efforts included providing resources and incentives to existing homeowners to improve their properties. Construction began in 1998 with a primary goal of providing home ownership opportunities to as many as 100 central city residents through high quality new homes in the heart of Milwaukee's central city and Enterprise Community. This venture has made possible a neighborhood revitalization initiative that promotes and expands homeownership to low and moderate income individuals through resources for affordable, new home construction and restoration of existing properties.

Building on these efforts, the partners worked to create a realistic vision for the Lindsay Heights neighborhood to help guide future development in a long term and sustainable manner. To implement the plan, as well as accelerate development efforts, the City of Milwaukee created the Lindsay Heights Tax Incremental District (TID)

in the summer of 2001, the first privately-funded housing TID in the City of Milwaukee. Creation of the TID is providing additional resources for housing rehabilitation and new construction in the neighborhood. A consortium of local lenders and the Local Initiatives Support Corporation provided financing for the TID. CDBG funds were also allocated to the project.

Since its inception, this project has resulted in a total of **141** new homes representing over **\$22 million** in investment. Additionally, **137** properties, representing 206 units were rehabbed with a total TID investment of \$1.3 million.

Other Major Housing Initiatives Funded by CDGA

Legacy Redevelopment Corporation: Building on the success of City Homes, Lindsay Heights and other infill new construction efforts, the City teamed up with Legacy Redevelopment Corporation on a plan to redevelop up to 75 vacant lots on land that was cleared for the Park West freeway in the vicinity of N. 20th Street and W. Garfield Avenue. The plan will be implemented in 2006 and will result in the construction of up to 75 new single-family homes, the rehabilitation of existing properties, new infrastructure improvements and enhancements to nearby Johnson's Park.

Habitat for Humanity: In 2005, the City of Milwaukee embarked on a new relationship with the Milwaukee chapter of Habitat for Humanity. HOME funds were provided to offset the cost of constructing 36 new single-family homes for very low-income households. These new homes will be constructed during 2006 and will help breath new life into some of the most deteriorated neighborhoods in the City of Milwaukee. Recent changes to Habitat's charter will allow additional assistance to be provided from the City of Milwaukee and are expected to strengthen this partnership.

Inner City Redevelopment Corporation: During 2005, HOME funds were provided for the construction of eight new units of affordable rental housing as part of the *Leon Sullivan Townhouses Project*. This project was funded primarily with State of Wisconsin Low Income Housing Tax Credits provided by the Wisconsin Housing and Economic Development Authority. HOME funds further reduced the cost of constructing these units and helped to ensure the project's long-term affordability.

New Covenant Housing Corporation: HOME funds were provided for the construction of 11 new units of affordable housing. Construction will begin in early 2006 and is expected to be completed by year-end. These properties will be sold to households earning less than 80 percent of CMI.

American Dream Downpayment Initiative(ADDI): During 2005, the American Dream Downpayment Initiative (ADDI), was implemented, utilizing 2003, 2004, and 2005 grant awards totaling **\$892,232**. The ADDI program aims to increase the homeownership rate among low income and minority households by providing downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income. Funding was provided to Select Milwaukee, who was designated the lead agency of a newly created consortium of six homebuyer counseling agencies. The program has been a success, with the consortium utilizing all three years of ADDI funding in a 12-month period to help low-income households own their own home.

Acquire/ Rehab/ Sell/New Home Construction - CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, totally renovated properties were made available and affordable for income eligible persons.

Neighborhood Improvement Programs (NIPs)

CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

The Community Gold Program is a CDBG/HOME-funded housing rehabilitation program administered by Select Milwaukee. The program fosters homeownership to stabilize neighborhoods by providing funds to assist new low- and moderate-income homeowners in correcting building code violations. Per unit rehabilitation assistance was approximately \$13,500 and was provided in the form of a loan, which is forgiven if the new owner continues to own and occupy the home for 5 years. Program funds were used exclusively to correct health and safety code violations and ensure that the property is code compliant in accordance with the federal regulations.

Housing Trust Fund

Significant progress was made towards the establishment of a Housing Trust Fund which would dedicate a portion of public revenues for new affordable housing projects in the City of Milwaukee. The Milwaukee Common Council voted to establish the Milwaukee Housing Trust Fund Task Force and hire a consultant to work with the City and identify revenue sources. In addition, Milwaukee Mayor Tom Barrett pledged to work with the Housing Trust Fund Coalition to help identify revenue sources.

Milwaukee County has also been supportive of this initiative and the County Board has allocated \$1 Million for affordable housing in the City from the proceeds of the sale of Park East land.

2001-2005
Summary of Progress - Housing

***Consolidated Plan Priority Goals/Objectives:* Create and maintain affordable homeownership opportunities and affordable, quality rental housing for community residents**

***Long-Term Outcomes:* Increased Property Values, Increased Economic Vitality, Reduced Crime, Improved Neighborhood Quality of Life**

Direct Housing & Housing Related Activities (<i>funded by CDBG, HOME, ADDI</i>)	Total Funds Allocated (2001-2005)	Actual Accomplishments (2001-2005)
Acquire/Rehabilitation/Sell, New Construction (includes housing for disabled and Freshstart Housing Rehab Apprenticeship Program for Youth) (#units)	\$15.5M	262
Neighborhood Improvement Program(NIP) (#units)	\$20.3M	672
American Dream Downpayment Initiative(ADDI) (#units)	\$892,232	40
DCD Owner-Occupied Housing (Deferred Payment Loan & Home Rehab) (#units)	\$7.7M	401
Rental Rehabilitation (#units)	\$6.6M	790
Community Gold (#units)	\$847,810	59
Homebuyer Counseling (#new mortgage loans)	\$2M	1,490
Building Inspection Liaison - Code Enforcement (#property surveys)	\$1M	220,284
Minor Home Repair (#households served)	\$2.8M	3,310
FOCUS & Fire Prevention - Free smoke detectors, social services including: fire inspections, blood pressure tests, stroke screenings and referrals for additional social services. (#households served)	\$1.7M	7,938
Handicapped Ramps (#constructed)	\$742,123	81
Tenant/Landlord Training (#trained)	\$1.1M	6,154
Tenant Training/Tenant Assistance Seminars (#assisted)	\$488,242	10,979

Consolidated Plan Priority Goals/Objectives: Create and maintain affordable homeownership opportunities and affordable, quality rental housing for community residents

Long-Term Outcomes: Increased Property Values, Increased Economic Vitality, Reduced Crime, Improved Neighborhood Quality of Life

Direct Housing & Housing Related Activities (funded by CDBG, HOME, ADDI and other funding sources)	Total Funds Allocated (2001-2005)	Actual Accomplishments (2001-2005)
Rent Withholding/Abatement(#households served)	\$242,650	514
Receivership Inspections of Nuisance Properties (#property inspections)	\$284,100	1,916
Tool Loan (#households served)	\$574,024	2,755
Home Source Building Materials Distribution (#households served)	\$257,261	2,541
Targeted Code Enforcement Initiatives (#property inspections)	\$1.3M	4,776
Code Enforcement Interns Program (#properties surveyed for code violations)	\$1M	8,489
Elderly Exterior & Interior Home Maintenance Services (#households served)	\$1.3M	1,218
Graffiti Abatement (#units) 1 unit = 100 square feet	\$1.5 M	29,008
Lead Prevention/Abatement (#housing units)	\$3.9 M	3,145
Fair Lending/Fair Housing Investigations (#investigations)	\$562,784	853
Receivership Inspections of Nuisance properties (#investigations of nuisance properties)	\$284,100	1,916
Home Security/Lighting Installations (#installations)	\$570,385	377
Front Door Initiative (#units)	\$300,000	45
Targeted Investment Neighborhoods (TINs) (#units)	\$3M	303
Integrated Neighborhood Revitalization Strategy (code enforcement & nuisance abatement)	\$140,950	2,066
Proactive Rat Infestation Abatement Program (#properties baited)	\$143,876	4,149

In addition, the following HOME/CDBG-funded major housing projects have been completed or are underway:

Project Name/Description	Funding
<p><u>Ezekiel Community Development Corp. – Infill</u></p> <p>Six single-family homes are being constructed for purchase by low/mod income homebuyers on vacant land at N. 16th and W. Galena Streets. HOME assistance is being provided in the form of a development subsidy.</p>	<p>\$180,054 (HOME)</p>
<p><u>Milwaukee Midtown Housing – Infill</u></p> <p>Construction of seven handicapped accessible single-family residences on vacant land located at N. 28th & W. Vliet Sts. The units are designed to accommodate the needs of sight, hearing and mobility impaired persons and will be affordable to households earning less than 80% of County Median Income. HOME assistance was provided in the form of a development subsidy.</p>	<p>\$250,000 (HOME)</p>
<p><u>St. Rose East – Merrill Park</u></p> <p>Multi-phase new housing construction project, with a plan to construct new homes within the 400 block of North 29th Street. The project is designed to eliminate blighted properties and recycle vacant lots into single-family homes for low/mod income households.</p>	<p>\$300,000 (HOME) \$160,500 (CDBG)</p>
<p><u>West End Development Corp. – Condos/Conversion</u></p> <p>Conversion of an abandoned, nuisance apartment building located at N. 27th and W. Wells Street for a low/mod income condominium mixed-use development. The developer will utilize City of Milwaukee HOME funds and private sector leverage to convert these units into 11 new single-family condominium units. HOME assistance is being provided in the form of a development subsidy.</p>	<p>\$520,000 (HOME)</p>
<p><u>Wisconsin Fresh Start Program</u></p> <p>This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Four non-profit community-based agencies were funded to undertake this program, which is currently underway. Several housing units have been completed.</p>	<p>\$100,000 (CDBG) \$400,000 (HOME)</p>
<p><u>New Covenant Housing Corporation</u></p> <p>HOME funds were provided for the construction of affordable housing in the 4700 block of N. 34th Street. Construction will begin in early 2006 and is expected to be completed by year-end. These properties will be sold to households earning less than 80 percent of County Median Income (CMI), providing new housing options for LMI households.</p>	<p>\$144,000 (HOME)</p>

Project Name/Description	Funding
<p><u>Habitat for Humanity</u></p> <p>HOME funds were provided to offset the cost of constructing 36 new single-family homes for very low-income households in the Metcalfe Park neighborhood.</p>	<p>\$180,000 (HOME)</p>
<p><u>Inner City Redevelopment Corporation-Leon Sullivan Townhouses</u></p> <p>Funds were provided for the construction of eight new units of affordable rental housing. This project was funded primarily with Low Income Housing Tax Credits provided by the Wisconsin Housing and Economic Development Authority. HOME funds further reduced the cost of constructing these units and helped to ensure the project's long-term affordability.</p>	<p>\$250,000 (HOME)</p>
<p><u>The Knitting Factory – Conversion</u></p> <p>Conversion of an abandoned and blighted knitting factory located at S. 21st and W. Pierce for low-mod rental housing. The developer utilized both HOME funds and State of Wisconsin Low Income Housing Tax Credits (LIHTC) to create 100 new low/mod rental units. Five units are HOME funded with minimum affordability periods of 20 years.</p>	<p>\$600,000 (HOME)</p>
<p><u>Harnischfeger Homes – Infill</u></p> <p>Eleven single-family homes were constructed for purchase by low/mod income homebuyers on land formally owned by the Harnischfeger Corporation. The project site is located north of W. National Avenue along S. 38th and S. 39th Streets. HOME assistance was provided in the form of a development subsidy.</p>	<p>\$515,000 (HOME)</p>
<p><u>Kunzelman Esser – Conversion</u></p> <p>Conversion of an abandoned and blighted furniture warehouse, located at S. 7th and W. Mitchell Street for low/mod rental housing. The developer utilized both HOME funds and State of Wisconsin LIHTC to create 67 new rental units. Seven units were HOME funded with minimum affordability periods of 20 years.</p>	<p>\$625,000 (HOME)</p>
<p><u>Woodlands Revitalization – Rehabilitation/Conversion</u></p> <p>Conversion of nuisance apartment buildings located at N. 95th and W. Brown Deer Road for a low/mod condominium project. The developer utilized HOME funds and private sector leverage to convert 10 units into single-family condominium units. HOME assistance was provided in the form of a development subsidy.</p>	<p>\$350,000 (HOME)</p>
<p><u>Da Villa Apartments – United Community Center</u></p> <p>This project involved the rehabilitation of the Da Villa Apartments located at S. 7th & W. Scott. Seven HOME-funded rental units were rehabilitated. The total HOME investment was \$250,000 with a 10-year affordability period for these units.</p>	<p>\$250,000 (HOME)</p>

Affirmative Marketing

The City of Milwaukee has multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

In addition, all CDGA-funded units are developed as turnkey style developments and must be affirmatively marketed by the agency to ensure that they are available to the general public. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The marketing of properties may begin anytime following feasibility approval by CDGA, given the availability of clear and concise information about the finished product. Critical information such as asking price, estimate appraised value, estimated housing costs, floor plans and drawings/renderings must be provided to all interested persons.

-END-

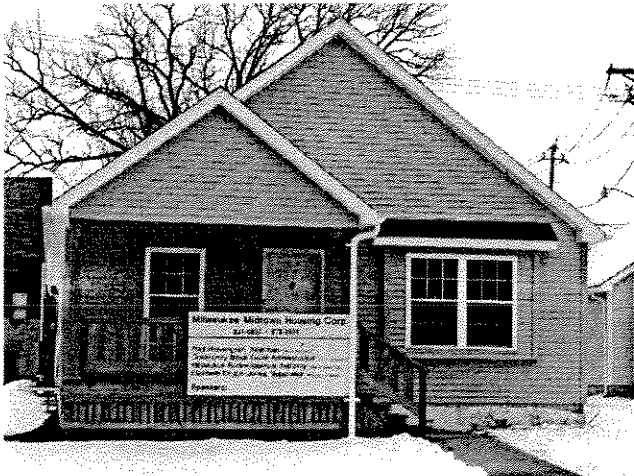
**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



**NEW CONSTRUCTION
3001 and 3007 W. Vliet Street
(West End Development Corporation)**



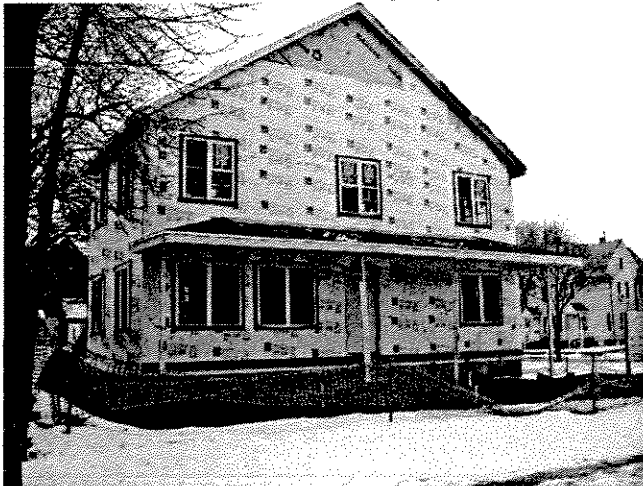
**NEW CONSTRUCTION
3001 and 3007 W. Vliet Street
(West End Development Corporation)**



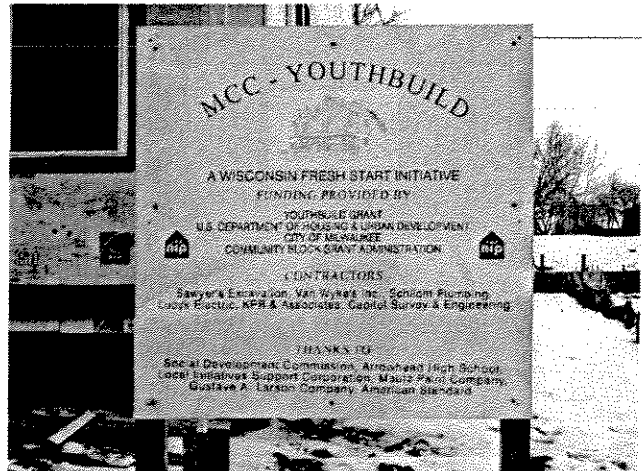
**NEW CONSTRUCTION - DISABLED
28th & Vliet
(Milwaukee Midtown Housing Corporation)**



**NEW CONSTRUCTION - DISABLED
28th & Vliet
(Milwaukee Midtown Housing Corporation)**

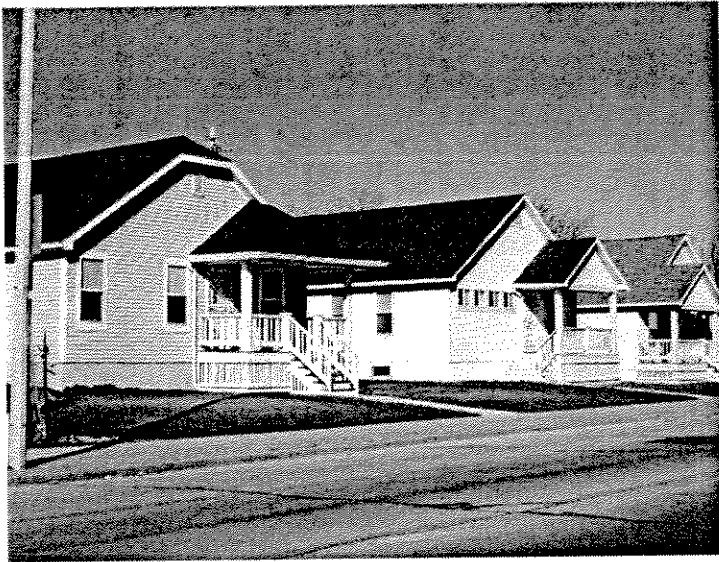


**NEW CONSTRUCTION - YOUTHBUILD
12th and Washington
(Milwaukee Christian Center)**

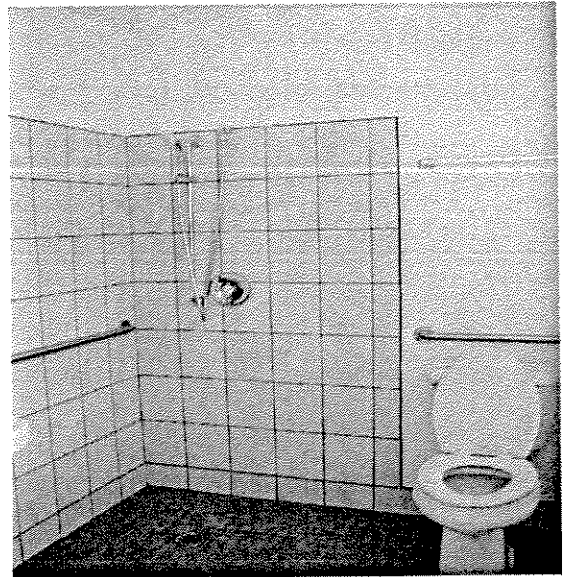


**NEW CONSTRUCTION - YOUTHBUILD
12th and Washington
(Milwaukee Christian Center)**

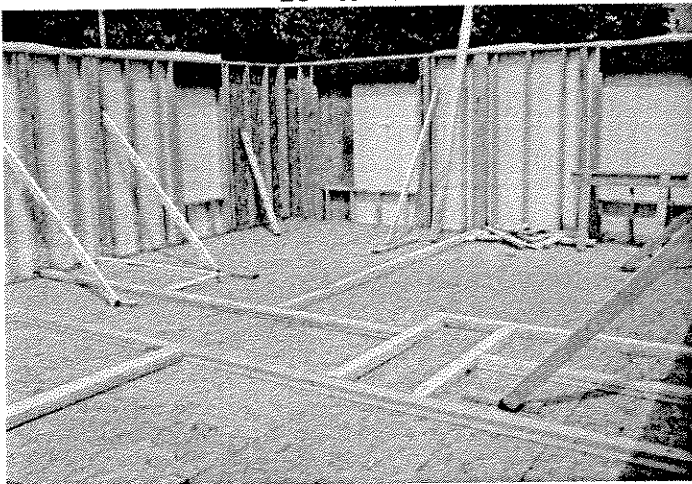
**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



**NEW CONSTRUCTION – DISABLED
28th & Vliet**



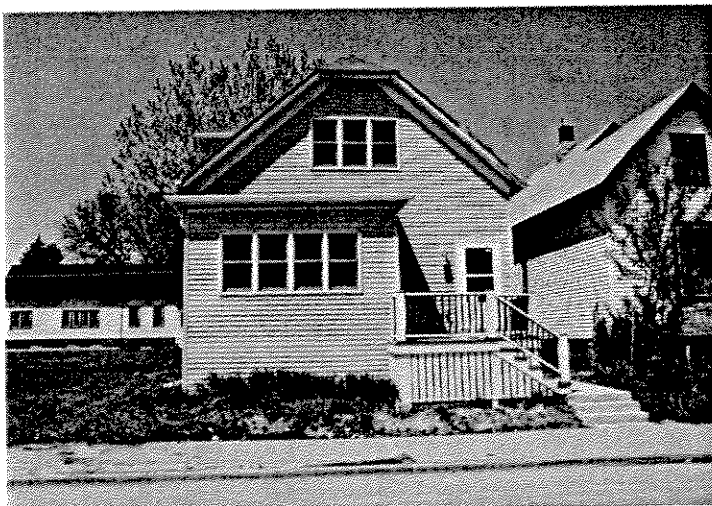
**NEW CONSTRUCTION – DISABLED
28th & Vliet**



**FRESH START PROGRAM
2422 N. Palmer St.**



**FRESH START PROGRAM
2422 N. Palmer St.**



**HOUSING REHABILITATION
15th and Center**



**HOUSING REHABILITATION
15th and Center**

**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



**HOUSING REHABILITATION
34th and North Avenue
(West End Development Corporation)**



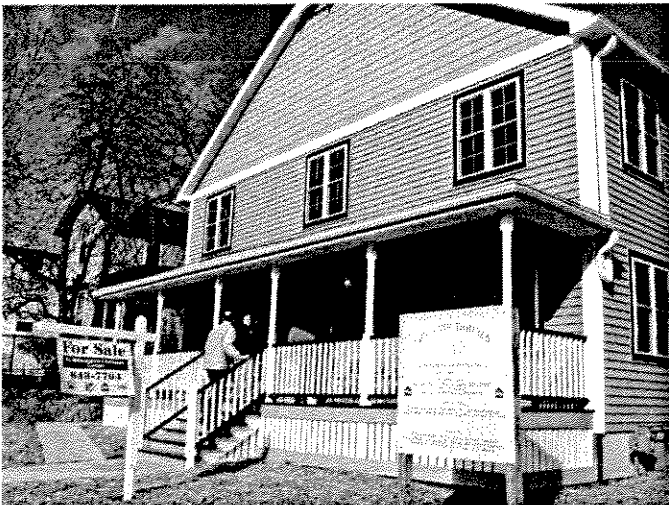
**HOUSING REHABILITATION
34th and North Avenue
(West End Development Corporation)**



**WEST POINTE CONDOMINIUMS (IN PROGRESS)
27th and Wells Street
(West End Development Corporation)**



**HOUSING REHABILITATION
34th and North Avenue
(West End Development Corporation)**



**NEW CONSTRUCTION - YOUTHBUILD
12th and Washington
(Milwaukee Christian Center)**



**NEW CONSTRUCTION - YOUTHBUILD
12th and Washington
(Milwaukee Christian Center)**

**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



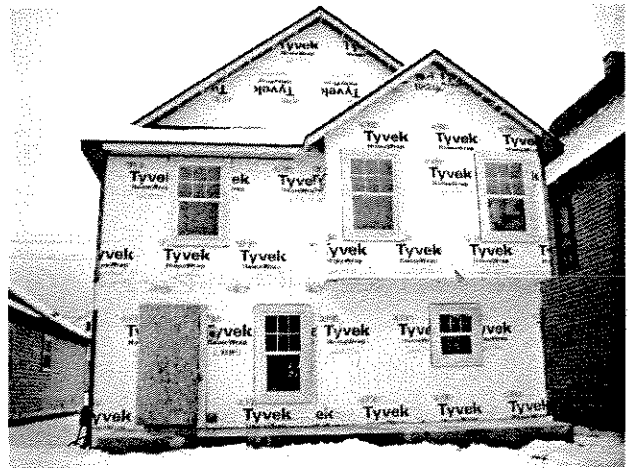
**HOUSING "GUT" REHABILITATION
2432-34 N. 36th Street
(Milwaukee Community Service Corps)**



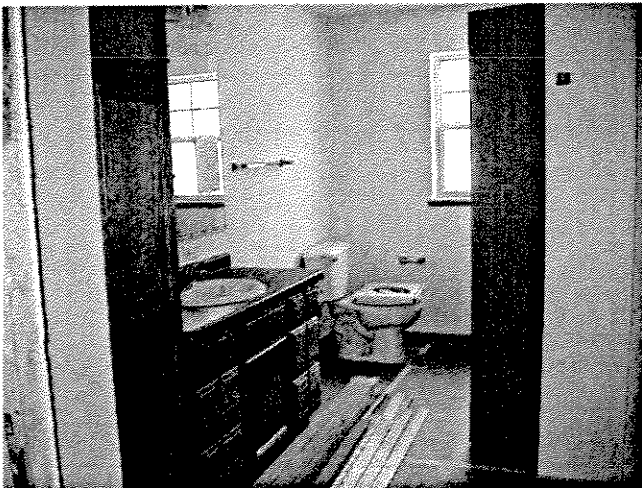
**NEW CONSTRUCTION – FRESH START
28th and Vine
(Howard Fuller Educational Foundation)**



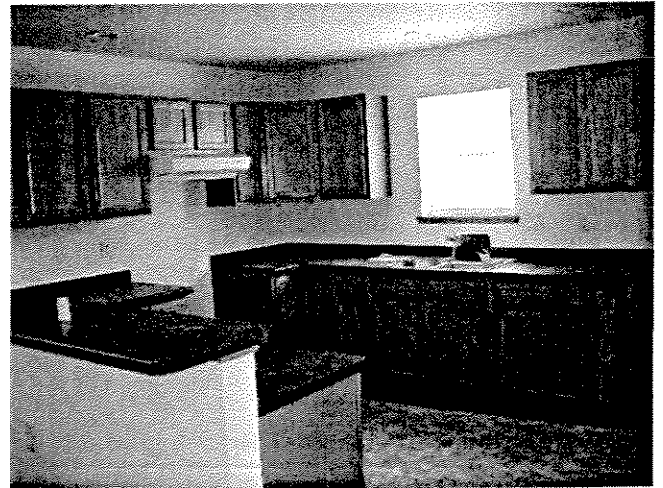
**NEW CONSTRUCTION
12th and Lloyd
(Friends of Housing)**



**NEW CONSTRUCTION
12th and Lloyd
(Friends of Housing)**



**NEW CONSTRUCTION
12th and Lloyd
(Friends of Housing)**



**NEW CONSTRUCTION
12th and Lloyd
(Friends of Housing)**

**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



HOUSING "GUT" REHABILITATION
2432-34 N. 36th Street
(Milwaukee Community Service Corps)



HOUSING "GUT" REHABILITATION
2432-34 N. 36th Street
(Milwaukee Community Service Corps)



NEW CONSTRUCTION – FRESH START
28th and Vine
(Howard Fuller Educational Foundation)



NEW CONSTRUCTION – FRESH START
28th and Vine
(Howard Fuller Educational Foundation)



NEW CONSTRUCTION
1605 S. 29th Street
(Neighborhood Improvement Development Corporation)

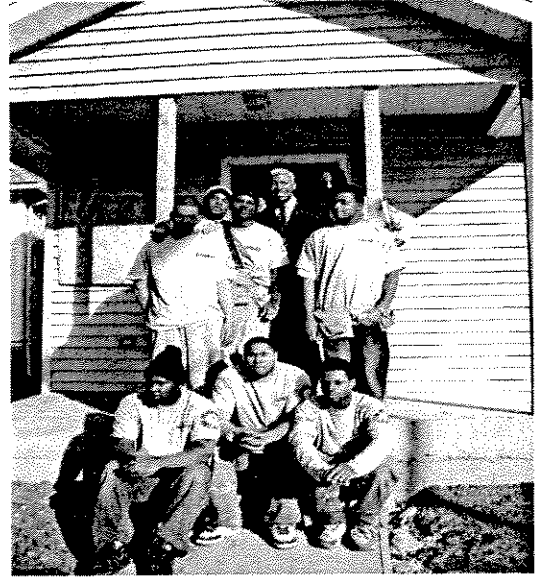


NEW CONSTRUCTION
2118 N. 27th Street
(Neighborhood Improvement Development Corporation)

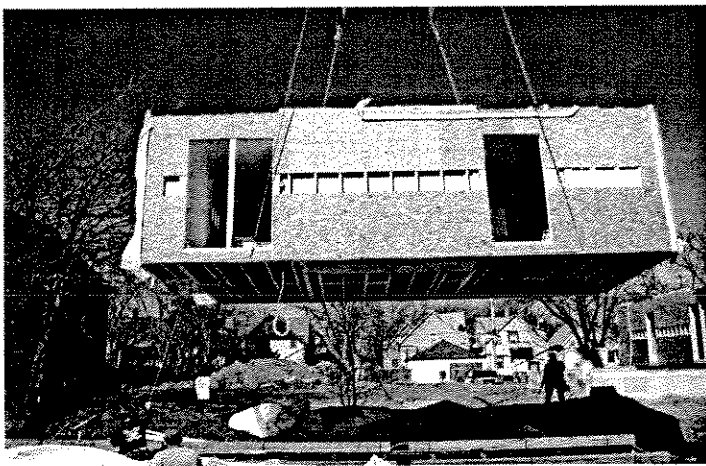
**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



**FRESH START PROGRAM
1908 N. 28th**



**FRESH START PROGRAM
1908 N. 28th**



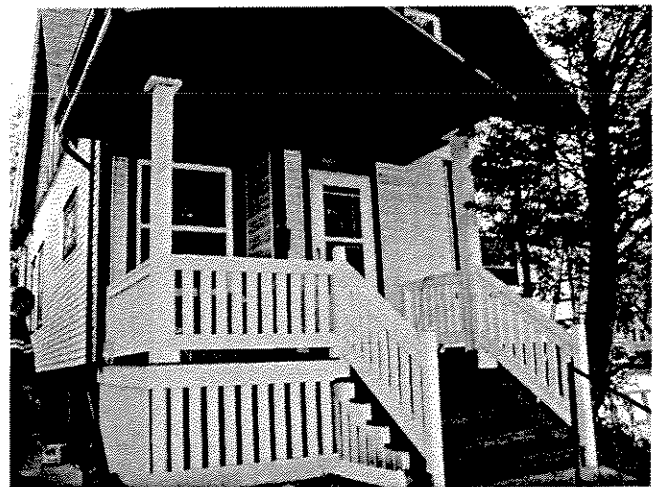
**NEW CONSTRUCTION
1430 W. Chambers**



**NEW CONSTRUCTION
1430 W. Chambers**



**HOUSING REHABILITATION
Scattered Sites**



**HOUSING REHABILITATION
Scattered Sites**

**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (OWNER-OCCUPIED)**



METRO PROPERTIES REHAB
61th to 62nd Silver Spring Drive



METRO PROPERTIES REHAB
61th to 62nd Silver Spring Drive



NEW CONSTRUCTION
15th & Center



NEW CONSTRUCTION
15th & Center



FRESH START PROGRAM
2548 N. 5th Street



FRESH START PROGRAM
2548 N. 5th Street

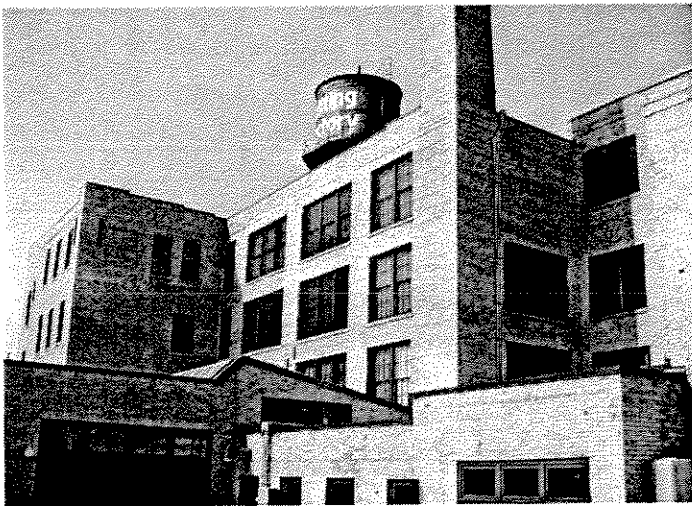
**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (RENTAL)**



MAJESTIC BUILDING CONVERSION
231 W. Wisconsin Avenue



MAJESTIC BUILDING CONVERSION
231 W. Wisconsin Avenue



KNITTING FACTORY CONVERSION
2100 West Pierce Street



KNITTING FACTORY CONVERSION
2100 West Pierce Street

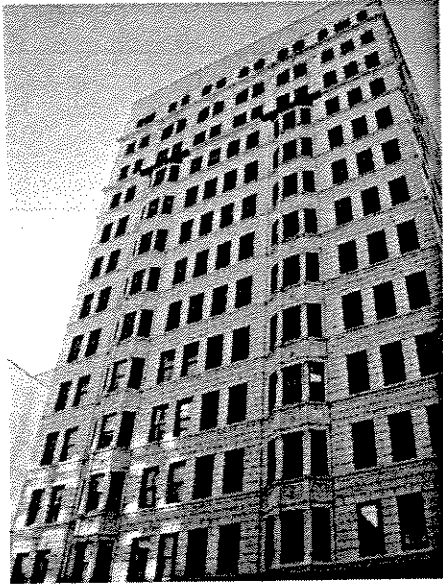


MATAYAS BUILDING RENOVATION
2443 N. Holton Street

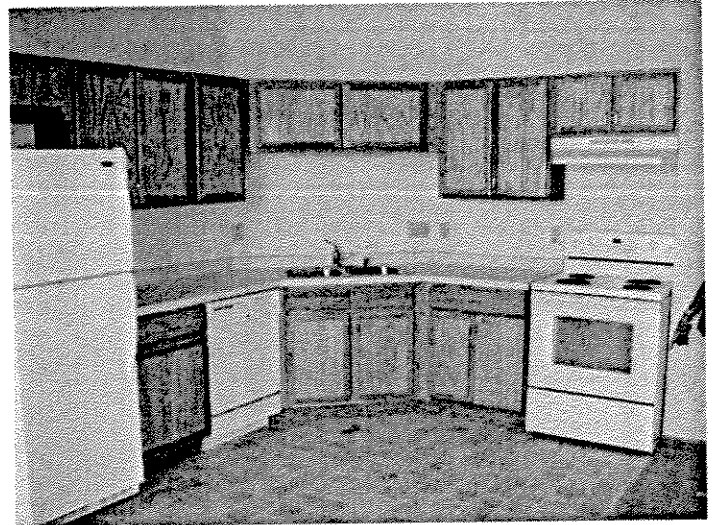


MATAYAS BUILDING RENOVATION
2443 N. Holton Street

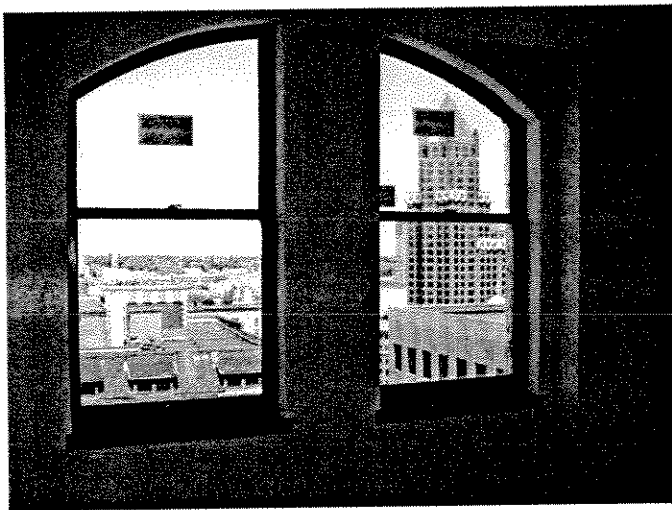
**CITY OF MILWAUKEE-CDGA
HOUSING PRODUCTION PROJECTS (RENTAL)**



MAJESTIC BUILDING CONVERSION
231 W. Wisconsin Avenue
(Department of City Development)



MAJESTIC BUILDING CONVERSION
231 W. Wisconsin Avenue
(Department of City Development)



MAJESTIC BUILDING CONVERSION
231 W. Wisconsin Avenue
(Department of City Development)



LA CASA DAVILLA REHABILITATION
8th and Washington
(United Community Center & Friends of Housing)



MATAYAS BUILDING RENOVATION
2443 N. Holton
(Wisconsin Preservation Fund)



MATAYAS BUILDING RENOVATION
2443 N. Holton
(Wisconsin Preservation Fund)

**CITY OF MILWAUKEE -CDGA
HOUSING PRODUCTION PROJECTS (RENTAL)**



LEON SULLIVAN TOWNHOMES
3200 Block of North 2nd Street (scattered sites)
(Inner City Redevelopment Corporation)



LEON SULLIVAN TOWNHOMES
3200 Block of North 2nd Street (scattered sites)
(Inner City Redevelopment Corporation)



LEON SULLIVAN TOWNHOMES
3200 Block of North 2nd Street (scattered sites)
(Inner City Redevelopment Corporation)



HOPE 6 HOUSING
1205 N. 19th Street
(Housing Authority - City of Milwaukee)



HOPE 6 HOUSING
1234 N. 20th Street
(Housing Authority - City of Milwaukee)



HOPE 6 HOUSING
1235 N. 19th Street
(Housing Authority - City of Milwaukee)