
**Milwaukee Promise:
2014-2015 Performance Metrics
Discussion: Housing & Neighborhoods**

Report to the Finance & Personnel Committee

July 17, 2015

Presented by: Budget & Management Division

Executive Summary:

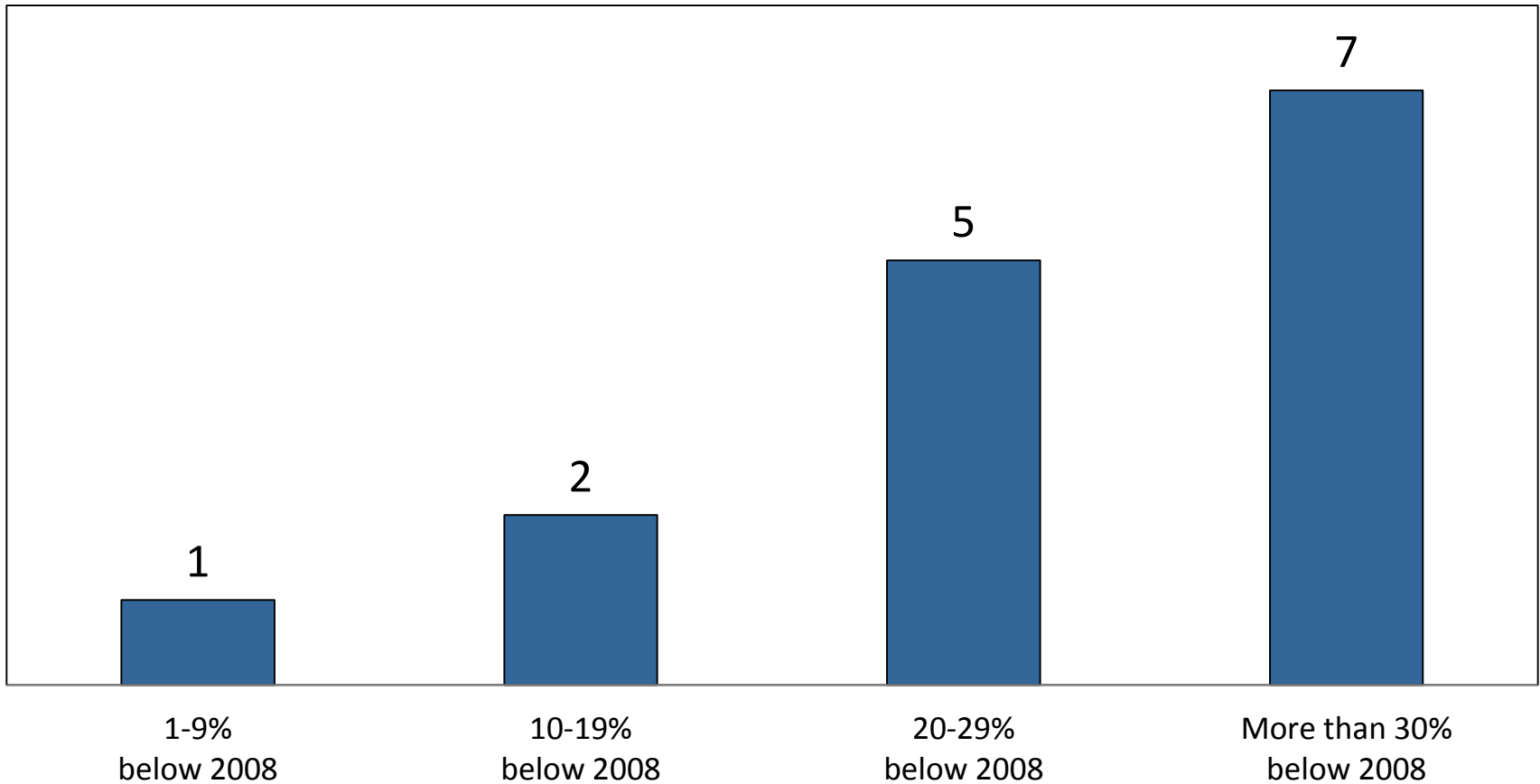
Housing & Neighborhoods

1. Housing and neighborhood indicators are correlated with a variety of challenges
2. Almost ½ of the City's housing poses is more than 63 years old
3. The 2008 Global Financial crisis and resulting housing melt down have driven many of the City's strategies
4. Strong Neighborhoods Program (SNP) has demonstrated success on a property-level basis
5. Recent SNP initiatives are incorporating an "area focus"

Assessment Facts

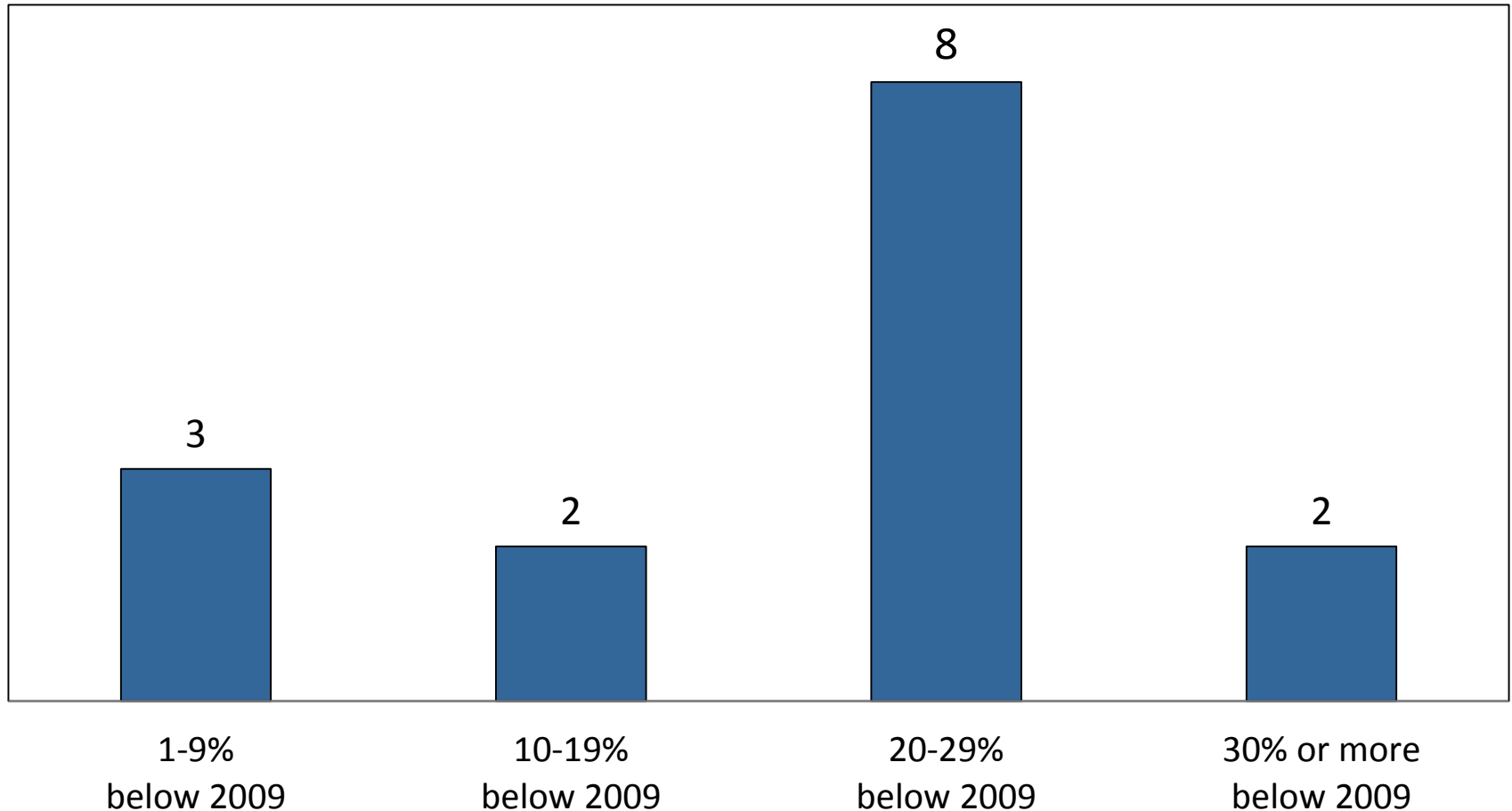
- The average residential property value in 2014 was \$103,081 compared to \$137,111 in 2008, a 25.6% decrease.
- 10 aldermanic districts saw decreases greater than the average during that time.
- Eight aldermanic districts had property values below the citywide average in 2008 and were still below average in 2014.
- Average residential values in four districts (3, 5, 10, and 13) remained above the citywide average despite a decrease in the number of residential parcels.
- Average values in three districts (7, 12, and 15) increased in number of parcels but remained below the citywide average value

Residential Assessed Values in Aldermanic Districts – 2014 Compared to 2008



Source: City of Milwaukee Assessor's Office, 2008 Assessment and Taxes; 2014 Assessment and Taxes

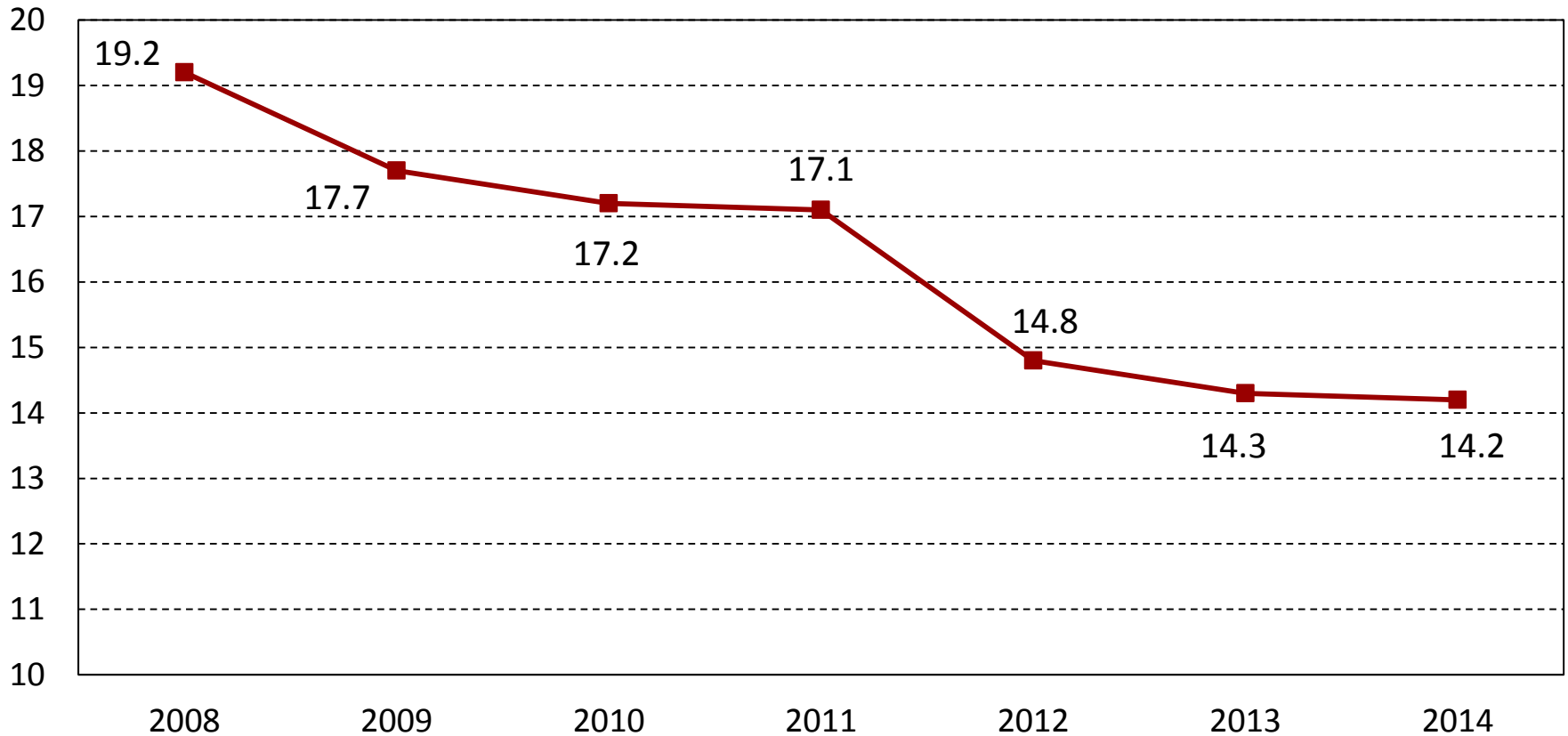
Residential Assessed Values in Aldermanic Districts – 2014 Compared to 2009



Source: City of Milwaukee Assessor's Office, 2009 Assessment and Taxes; 2014 Assessment and Taxes

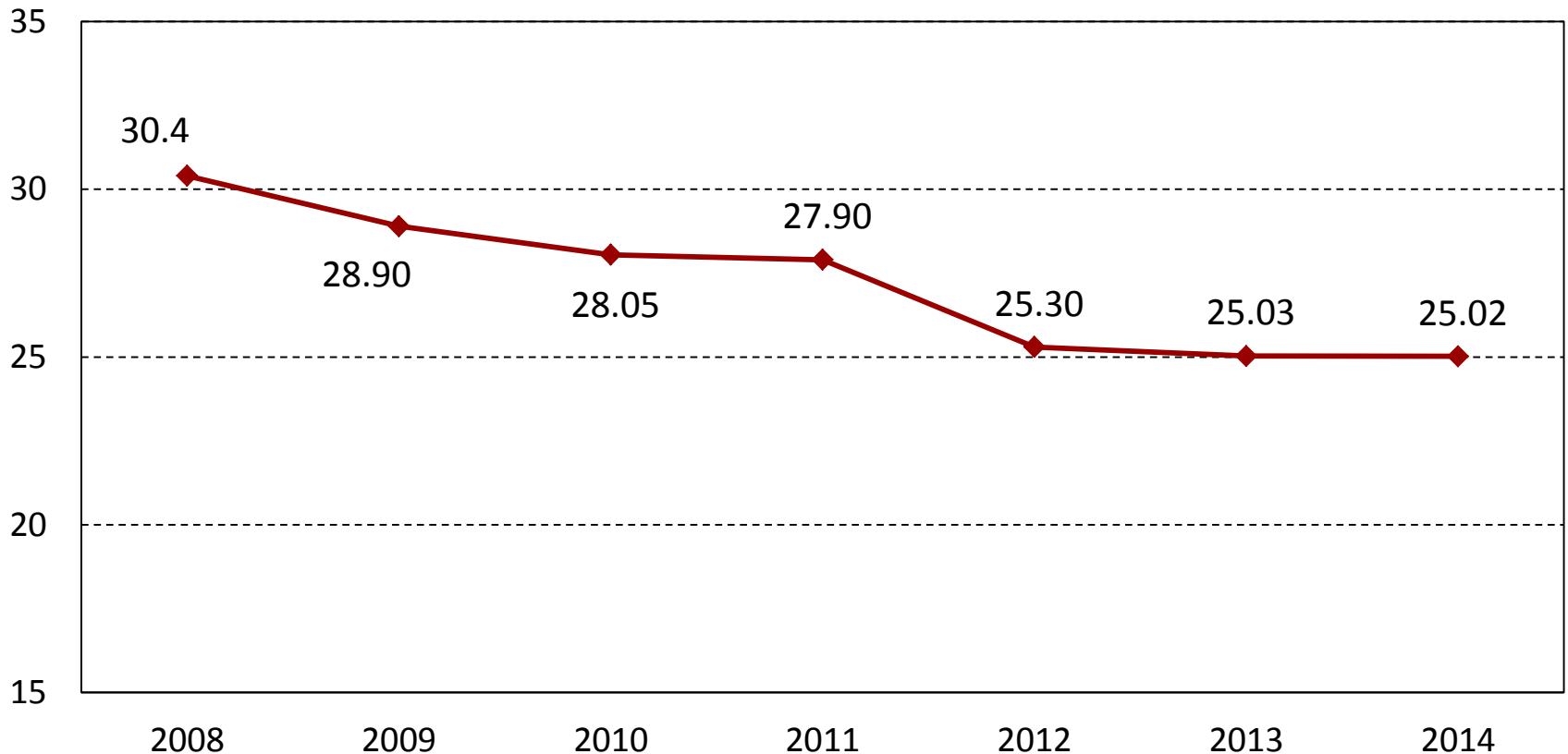
Residential Assessed Values 2008 to 2014

Values in Billions

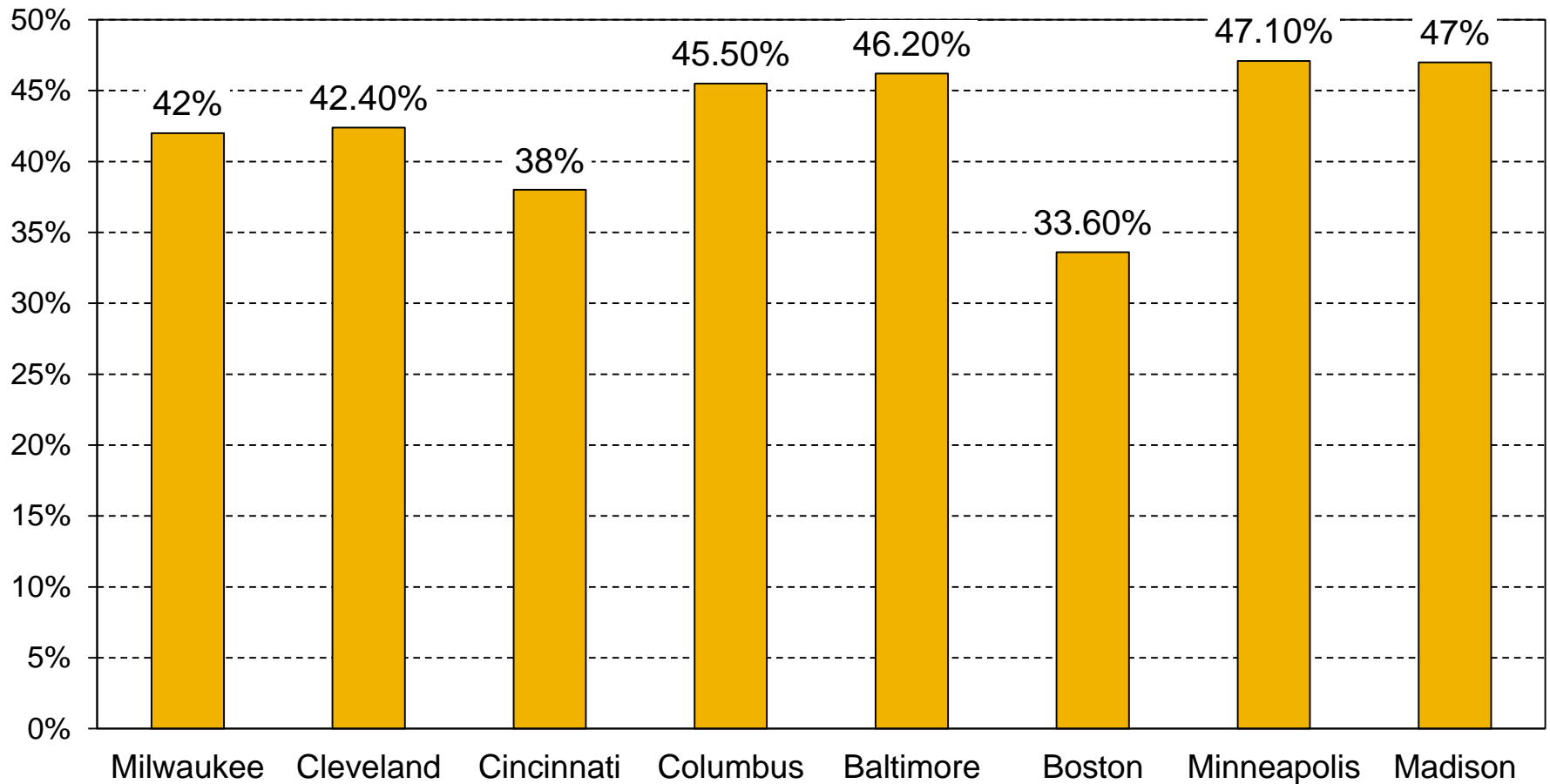


Citywide Assessed Values 2008-2014, All Property Classes

Values in Billions

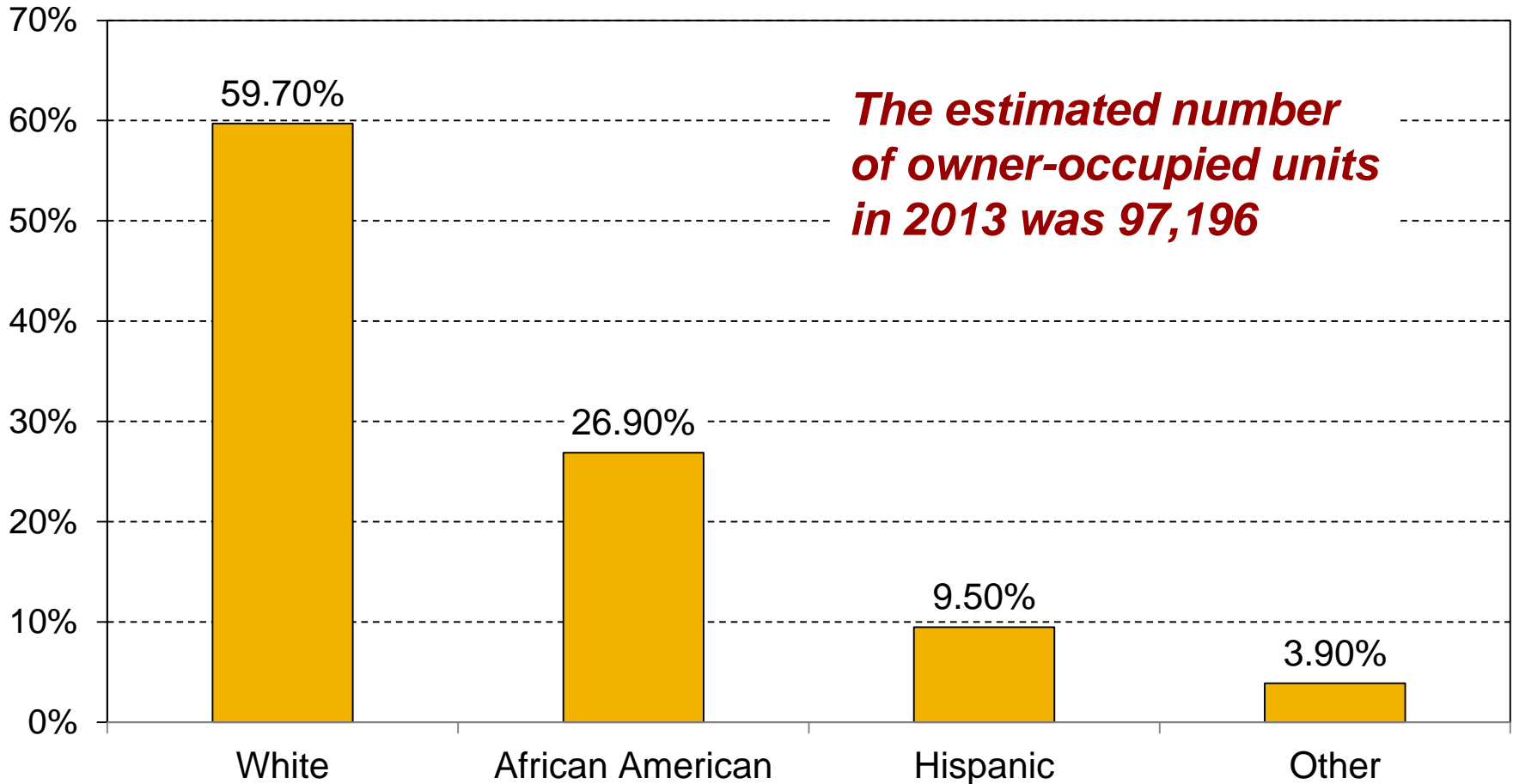


Owner Occupied Housing Rates Selected Cities 2013



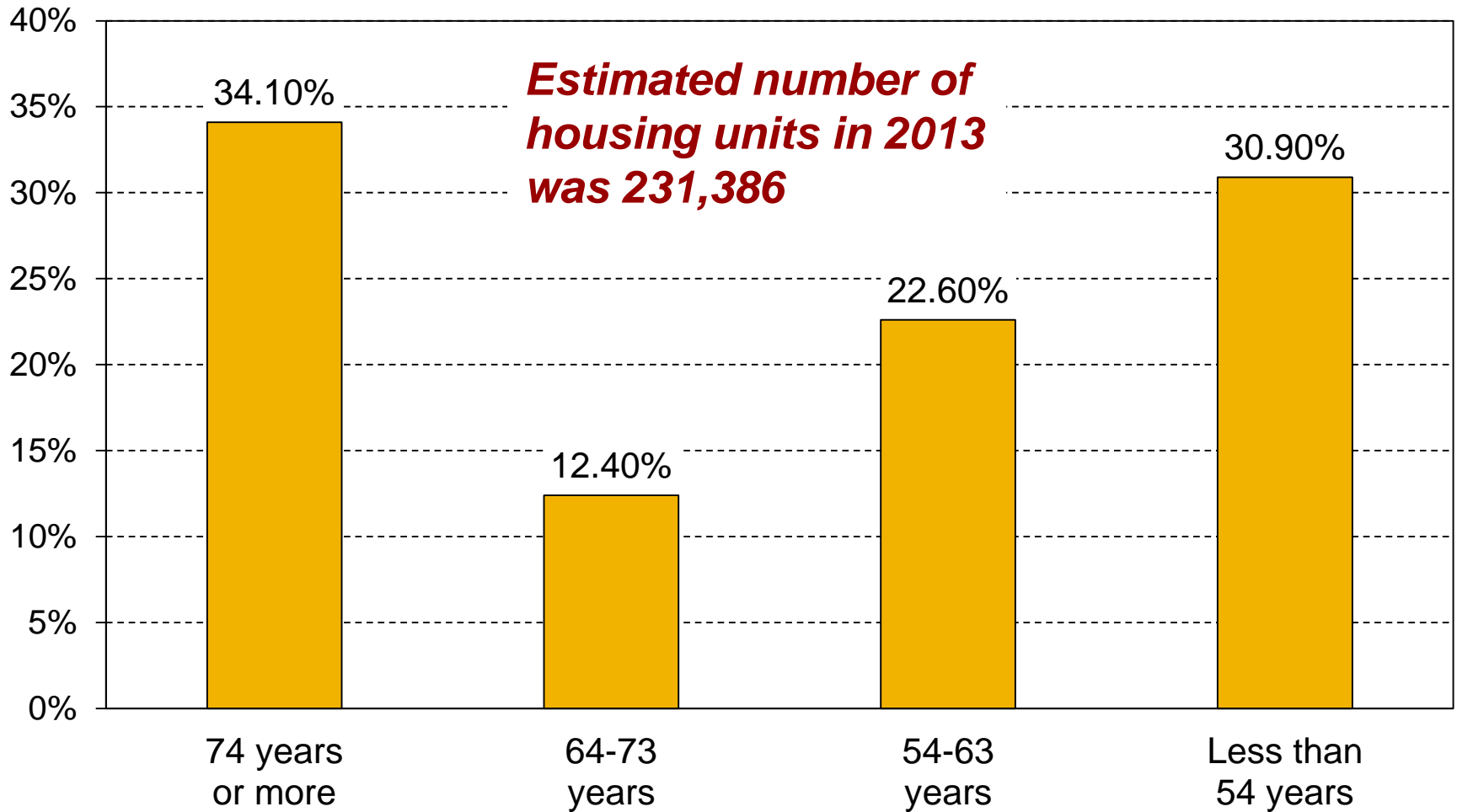
Source: 2013 American Community Survey – Rates based on the total number of occupied homes

Proportion of Owner Occupied Homes by Ethnic Group: Milwaukee

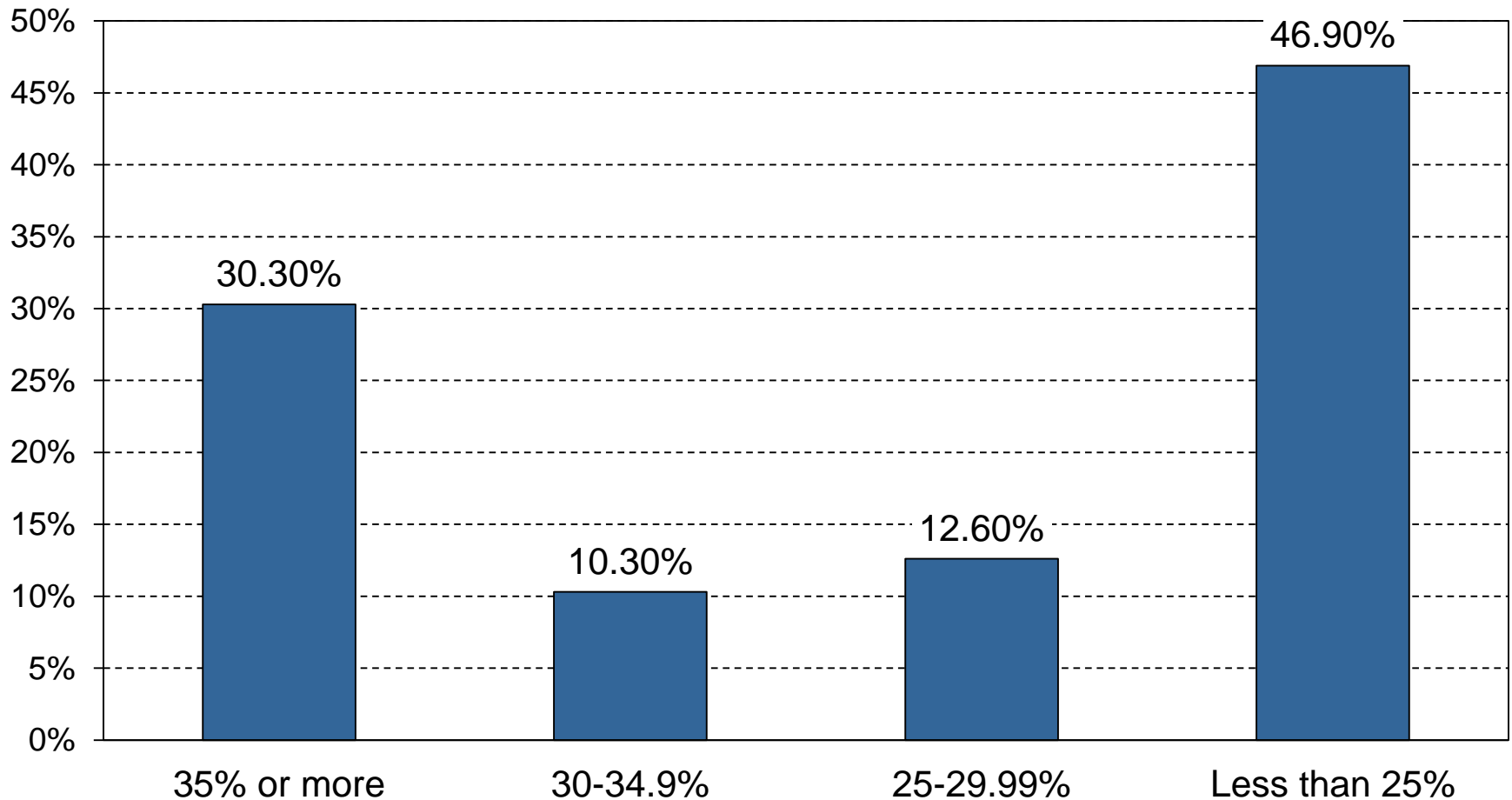


Source: 2013 American Community Survey

Age of Housing by Proportions, 2013

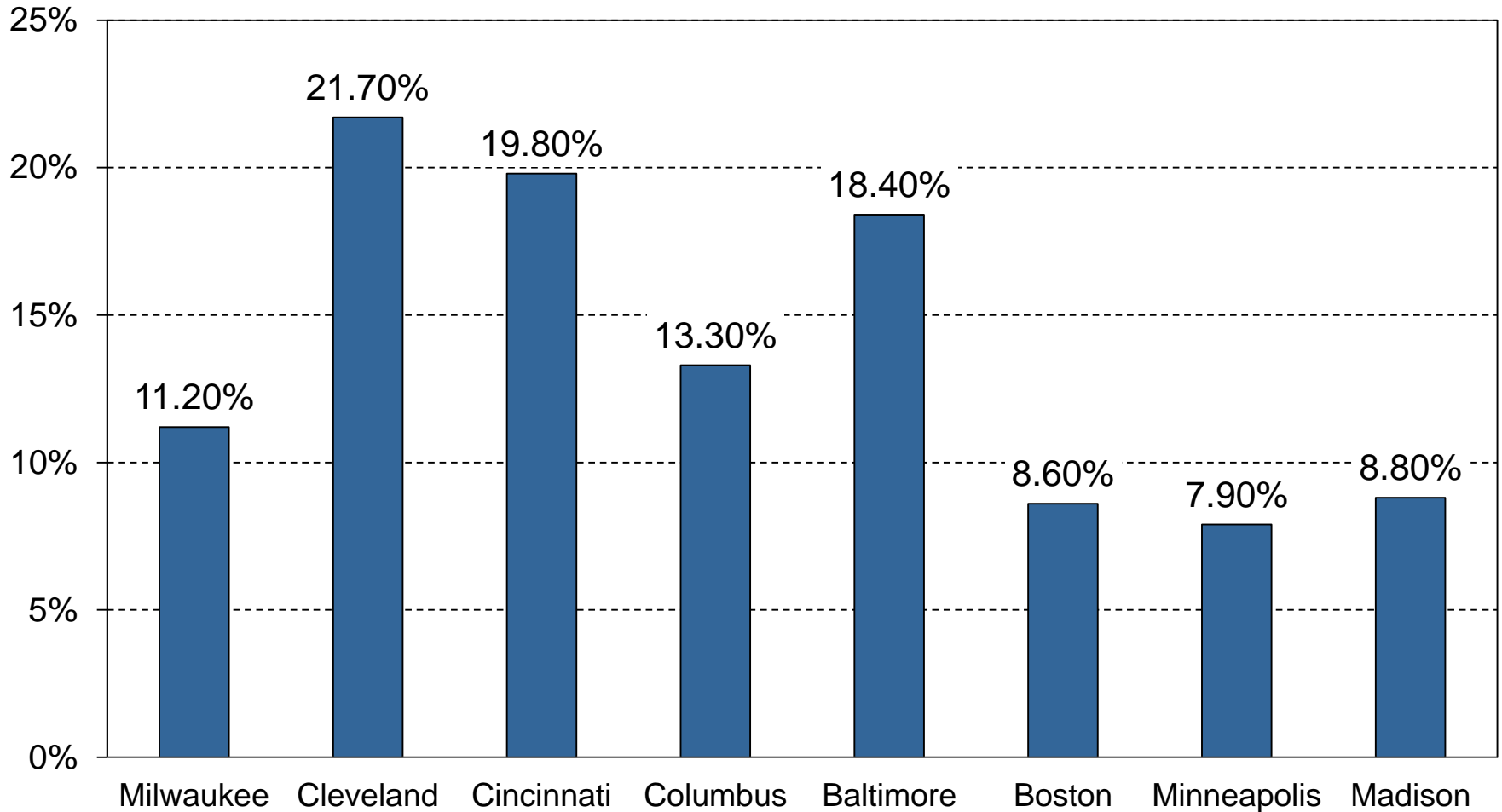


Home Owners' Costs as a Proportion of Household Income: Milwaukee



Source: 2013 American Community Survey

Proportion of Vacant Housing Units Selected Cities 2013

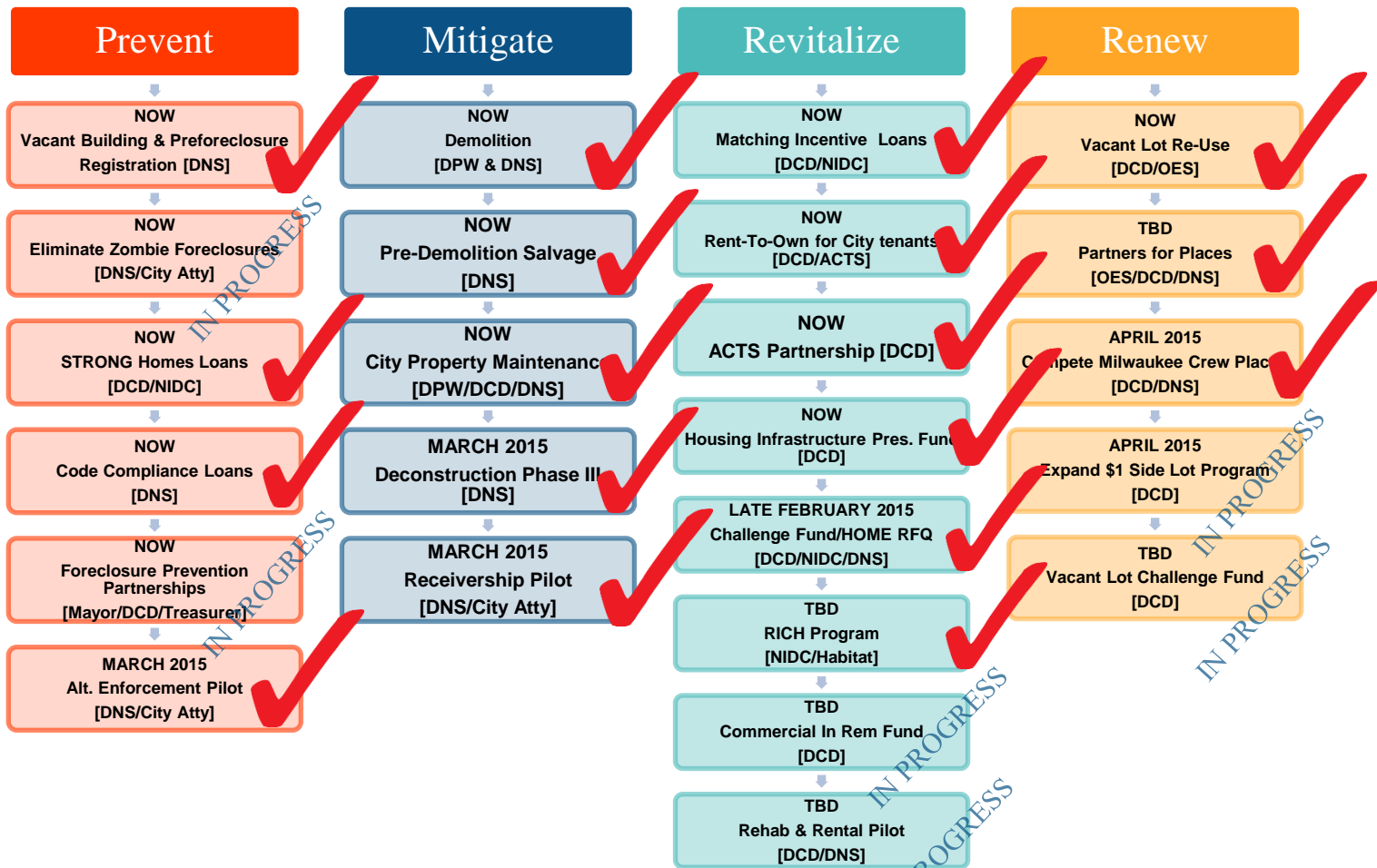


Source: 2013 American Community Survey – Rates based on the total number of housing units

Strong Neighborhood Program: Performance Measure Takeaways

1. Increase in property sales improves neighborhood conditions through occupancy & investment
2. Demolitions have addressed most serious blighting issues
3. Focused code enforcement has reduced neighborhood problems
4. Preventive focus coming into its own during 2015

Work Plan – Feb. 2015



Barometer

Measure	12/31/2013	12/31/2014	YTD
Bank Filings	2,796	2,283	1,306
Current Levy % Delinquent	3.0%	7.17%	15.01%
Current Accounts % Delinquent	1.65%	4.29%	8.12%
Filed In Rem	1,101	1,096	567
Acquired (<i>Rate</i>)	67.94%	68.80%	62.79%
City Sales	291	437	207
City Inventory	1,318	1,116	911

Prevention

	2015 Goal	2015 – YTD
Code Compliance Loans	33	29
STRONG Homes Loans	50	71

■ Code Compliance loans

- Existing orders, low-income
- Deferred payment
- 5 loans in 2014, 29 approved YTD

• STRONG Homes loans

- Lend to “gap” in existing market
- Owners are “underwater”, low-moderate income, want a loan
- 71 loans closed YTD, funds exhausted

2014 Prevention: DNS

■ 2014 Code Compliance Loans (2014 funding - \$65,000)

- Purpose: Assist low-income homeowners to remediate code violations that if left uncorrected could lead to economically-destabilizing regulatory actions
- 72 homeowners contacted and given applications by DNS staff
- 23 applications received: 18 pending, 5 closed
- 5 loans closed (\$64,631 committed)
 - 5430 W. Louise (AD 10)
 - 1226 W. Walker St. (AD 12)
 - 3770 N. 42nd St. (AD 7)
 - 2206 S. 11th St. (AD 12)
 - 1917 S. 26th St. (AD 8)
- Average loan amount: \$12,926

2015 Prevention: DNS

- **2015 Code Compliance Loans
(2015 funding ~ \$500,000)**
 - Purpose: Assist low-income homeowners to remediate code violations that if left uncorrected could lead to economically-destabilizing regulatory actions
 - 127 homeowners contacted and given applications by DNS staff
 - 29 loans approved Y-T-D
 - 10 projects ready for contractor bids

Performance – Mitigation

	2015 – Goal	2015 – YTD
Demolitions	150	60
Salvage Referral	-	71
Deconstruction Projects	15	16
DPW – Contractor RPP	40%	46%



2014 Mitigation: DPW

- Demolitions (through December 31, 2014)
 - Excludes garages

Funded By:	State	City-Contract	City-DPW	TOTAL
Total (Goal)	200	200	100	500
Queue	-	3	10	13
Bid	204	111	-	315
Complete	204	108	90	402
%	102%	54%	90%	80%

2015 Mitigation: DNS & DPW

- Demolitions (through May 31, 2015)
 - Excludes garages

Funded By:	City-Contract	City-DPW	TOTAL
(Goal) 2015	56	96	152
Queue	35	28	63
Bid	15	-	15
Complete	22	29	51
%	39%	30%	33%

2014 & 2015 Mitigation: DNS

■ Salvage Update

- DNS continues to make referrals to Wastecap
- 53 referrals to date in 2015
- Wastecap has begun to salvage materials
- Wastecap has hired fulltime staff to market salvaged material
- Wastecap has recently secured a warehouse allowing them to store/mass market more material. 2123 W. Michigan – Occupancy pending

2015 Mitigation: DNS

■ Hybrid Deconstruction

- Contract signed with Jake's Wrecking for 13 parcel deconstruction project \$199,500 = \$15,307/parcel.
- Seeking to expand the pool of CBO's doing deconstruction.
 - Ezekiel Group will deconstruct one parcel as pilot at \$20k yielding high rates of materials re-use and landfill waste diversion.
 - Additional pilot projects queued up for Ezekiel Group, Running Rebels, Wastecap/MCSC, and Wastecap/Northcott.

Performance – Revitalization

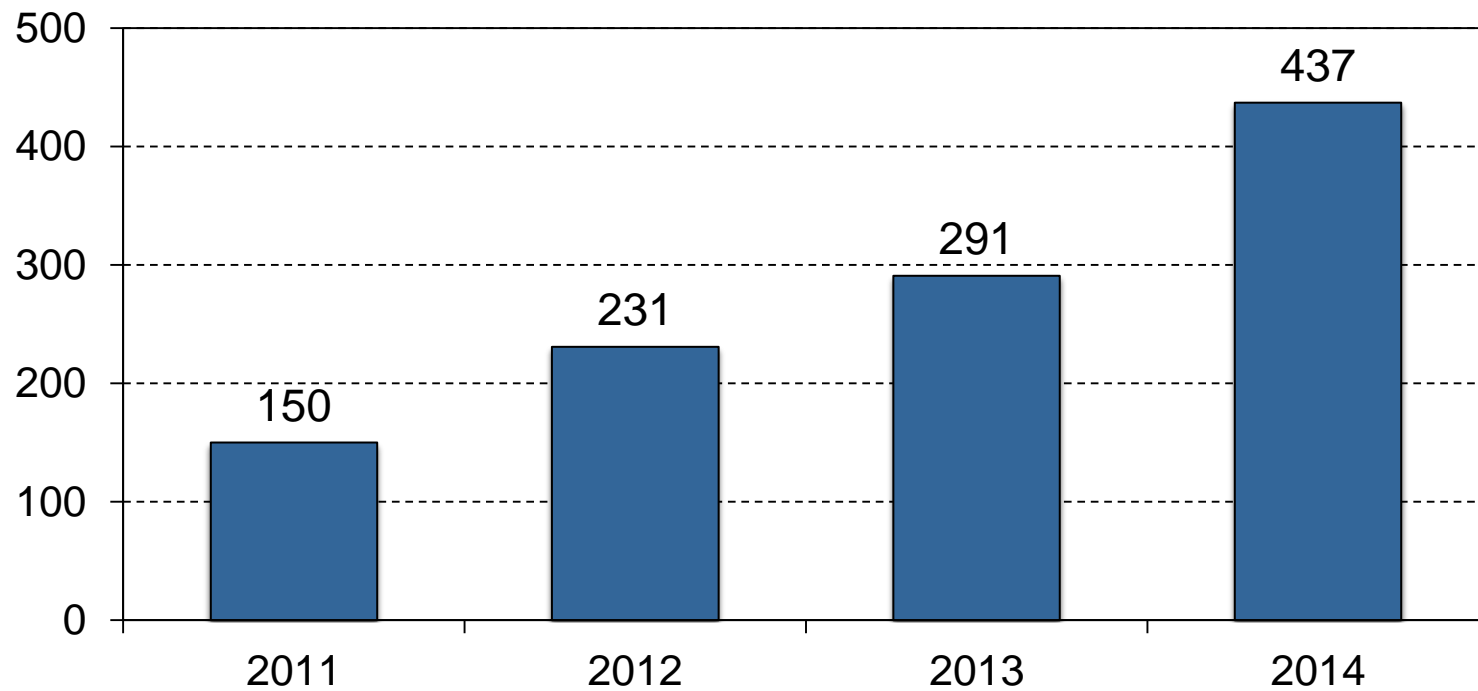
Sales	2014	2015 – June 30
City Direct [DCD]	292	160
Real Estate Brokers	110	62
Rent-To-Own/T3OP	2	6
ACTS	33	24
TOTAL Residential	437	252
<i>Owner-Occupant %</i>	<i>52%</i>	<i>60%</i>
Est. Tax Base Restoration	\$18.8 M	\$10.8 M



2014 Revitalization: DCD

Property Sales

- Improved Property sales
- Exceeded goal of 350 properties



2014 Revitalization: DCD

437 Sales

- 294 City-direct sales
 - 193 owner occupants / 101 investors
- 110 sold through REO Brokers
 - 54 owner-occupants / 56 investors
- 33 ACTS Housing sales to owner occupants

Includes nine commercial buildings and 28 lots for commercial development

2014 Revitalization: DCD

	Properties Sold	City Investment	Private Investment	Total Program Investment
Homebuyer Assistance	14	\$261,282	\$225,425	\$486,707
Rental Rehabilitation	7	\$164,989	\$227,860	\$392,849
Lease-to-Own	13 *	\$197,949	Varies **	\$197,949
Total	34	\$624,220	\$453,285	\$1,077,505

* Lease-to-Own properties remain in City ownership for up to two years while the tenant works toward homeownership.

** Potential owners are expected to invest “sweat equity” to address modest repairs to the property

2015 Revitalization: DCD

- 207 improved properties sold to date
 - 4 commercial properties
 - 203 residential properties
 - 115 owner occupied, 92 purchased by investors

- Successful Sales Efforts
 - 130 City Direct Sales
 - 48 sold through REO Brokers
 - 21 ACTS Housing sales to owner occupants
 - 8 Rent-to-Own property sold

Performance – Renewal

	2014	2015 – June 30
Vacant lot improvements	75	51
Vacant lot sales	99	109



Renewal

- Activate vacant space
 - “Adopt-a-lot” program established [*CCFN 141898*]
 - Lot improvements continuing
- Connect other City efforts with City property
 - Partners for Places & Home Gr/Own
 - Compete Milwaukee: 13 placements monitoring City homes
- Vacant lot sales
 - Seeking Council approval of \$1 lot sales expansion [*CCFN 150379*]

2014 & 2015 Renewal: Vacant Lots

- 99 Vacant Lots Sold – compared to 28 sold as of May 31, 2014
- Vacant Lot Beautification
 - 16 lots in construction phase
 - 17 lots in design phase
 - 13 sites in consideration/budgeting phase
- Cream City Farm – 1.5 acre urban farm @ 30th & Brown St.
 - Construction underway
 - First Planting Ceremony – Saturday, June 27th
- HOME GR/OWN Vacant Lot Activity
 - 2015 target: 38 lots, inc. Partners 4 places
 - 5 lot Alice's Garden expansion – indefinite date
 - 37th & Center HG mini-park moved to 40th & North in late May – bigger project, in planning

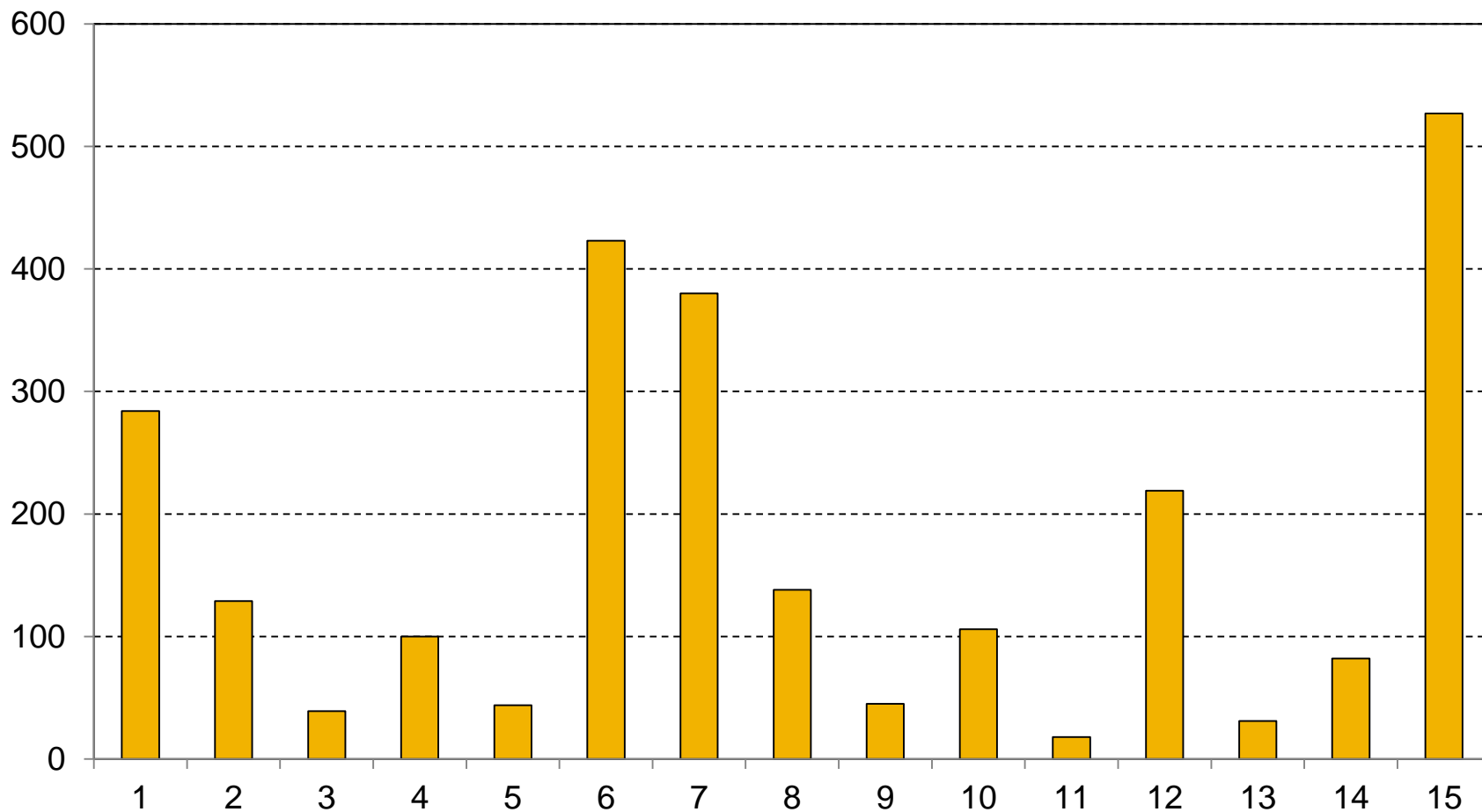
Renewal: Vacant Lots

- Compete Milwaukee crew placed April to inspect City-owned property in high-density areas:
 - Freeway – Sherman
 - North Ave - Keefe
- 12 employees on inspections w/ management from Milwaukee Community Service Corps
- 1 office employee in DCD office

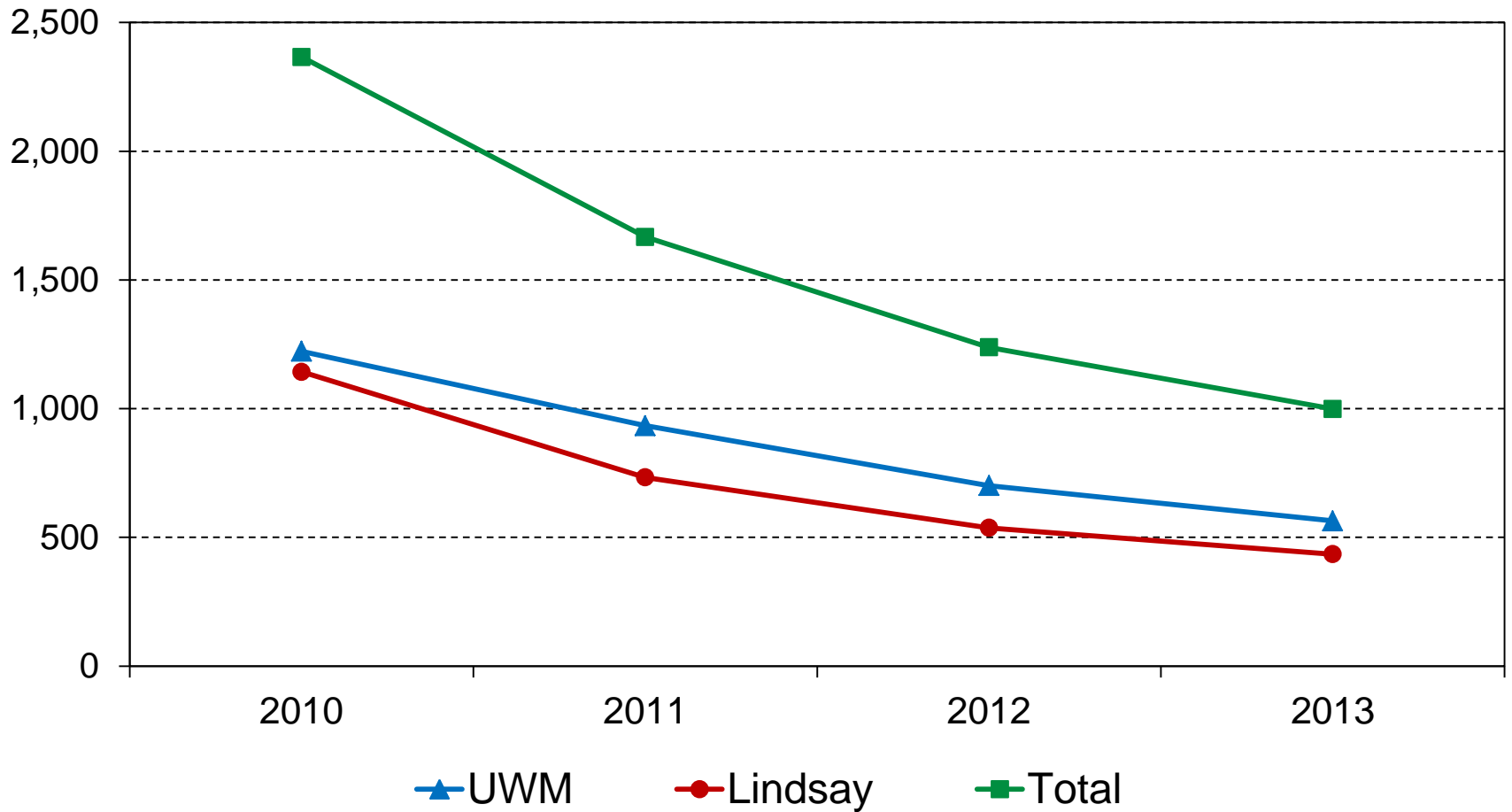
2015 Renewal: Vacant Lots

- Partners 4 Places orchards parks with partners GMF, Zilber, Growing Power, David J. Frank – in progress
 - Goal still 20 orchards & 6 parks across primarily 6th, 7th & 15th aldermanic districts; ~30 lots
 - GMF grant funds to be transferred to City as of 6/4/15
 - 17 sites in design/budgeting
 - Orchards & Parks constructed: June – October
 - First groundbreaking: next 2-3 weeks
 - Potential new partner: Halquist Stone

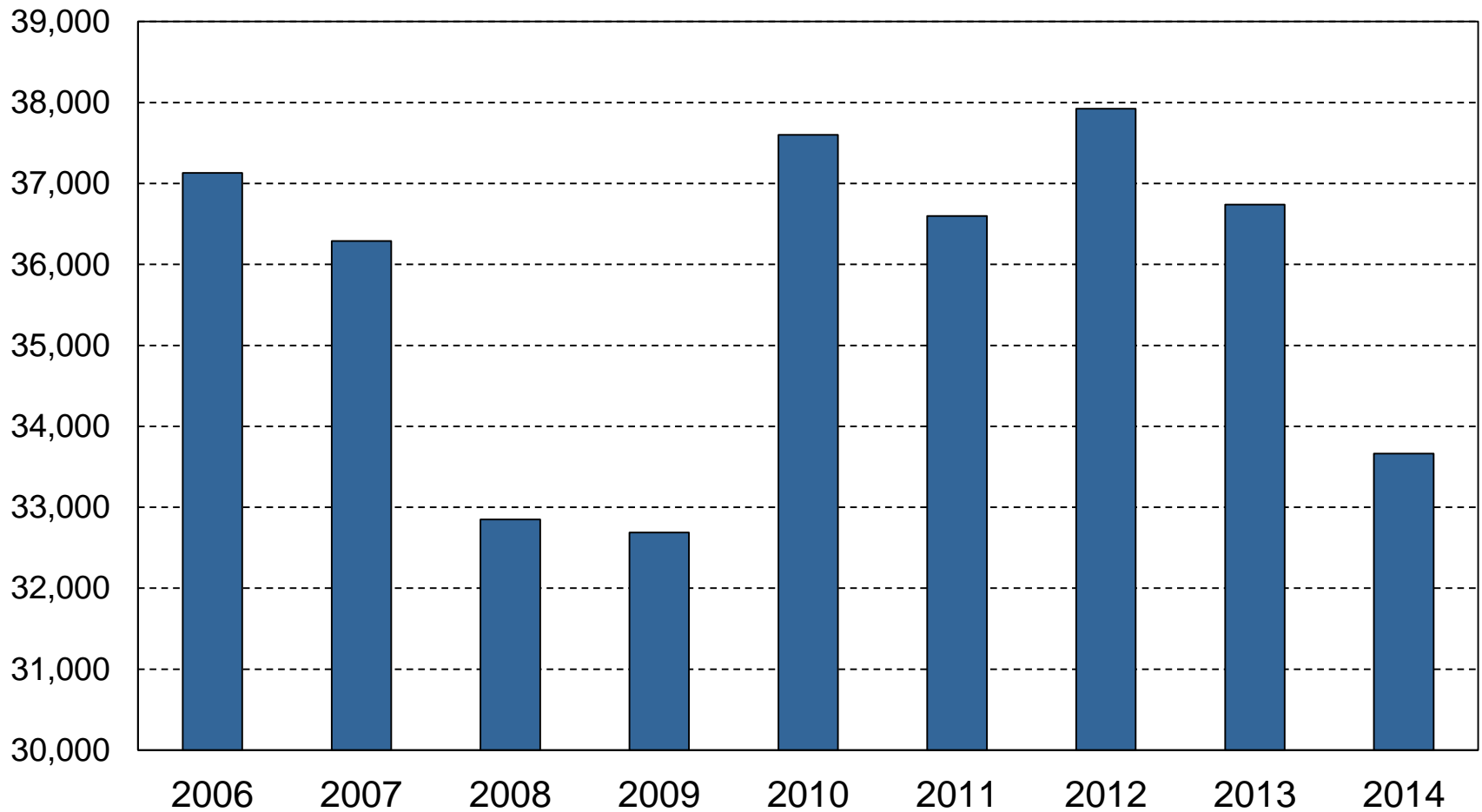
Properties on Monthly Reinspection in 2014 and 2015, by Ald. District



Orders Issued on Rental Properties in RRI Program



Number of Permits Issued by DNS



Milwaukee Promise: 2014 Performance Metrics: Public Health

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Executive Summary: Public Health

1. Home visitation programs address prematurity, but limited resources result in modest City-wide impact
2. Teen birth rate decline is a promising “lead indicator” for reducing poverty
3. Ethnic disparities in STD prevalence are extreme
4. City continues to be a national leader in lead poisoning prevention

MHD Premier Home Visitation Programs

Program Highlights 2013-2014

(1) Empowering Families of Milwaukee, (2) Nurse Family Partnership, and PNCC programs:



2013

- Received 396 referrals for home visitation services
- Served 512 families through 6,540 face-to-face home visits
- Enrolled 99% of women prenatally
 - **37% in 1st Trimester**
 - 42% in 2nd Trimester
 - 21% in 3rd Trimester



2014

- Received 520 referrals for home visitation services
- Served 491 families through almost 6,700 face-to-face home visits
- Enrolled 99% of women prenatally
 - 25% in 1st Trimester
 - 44% in 2nd Trimester
 - 31% in 3rd Trimester

MHD Premier Home Visitation Programs Program Birth Outcomes 2013-2014

Birth Outcome Comparison

2013	MHD HV	MHD HV
Number of babies born*	177	10,021
% Born full term* (≥ 37 weeks)	91.0%	89.2%
% Born >2500 grams*	89.3%	89.4%



2014**	MHD HV	City of Milwaukee
Number of babies born*	152	9984
% Born full term* (≥ 37 weeks)	91%	89.1%
% Born >2500 grams*	91%	89.1%

*Singleton Births Only

**2015 City of Milwaukee data not currently available

MHD Premier Home Visitation Programs Program Outcomes 2013-2014

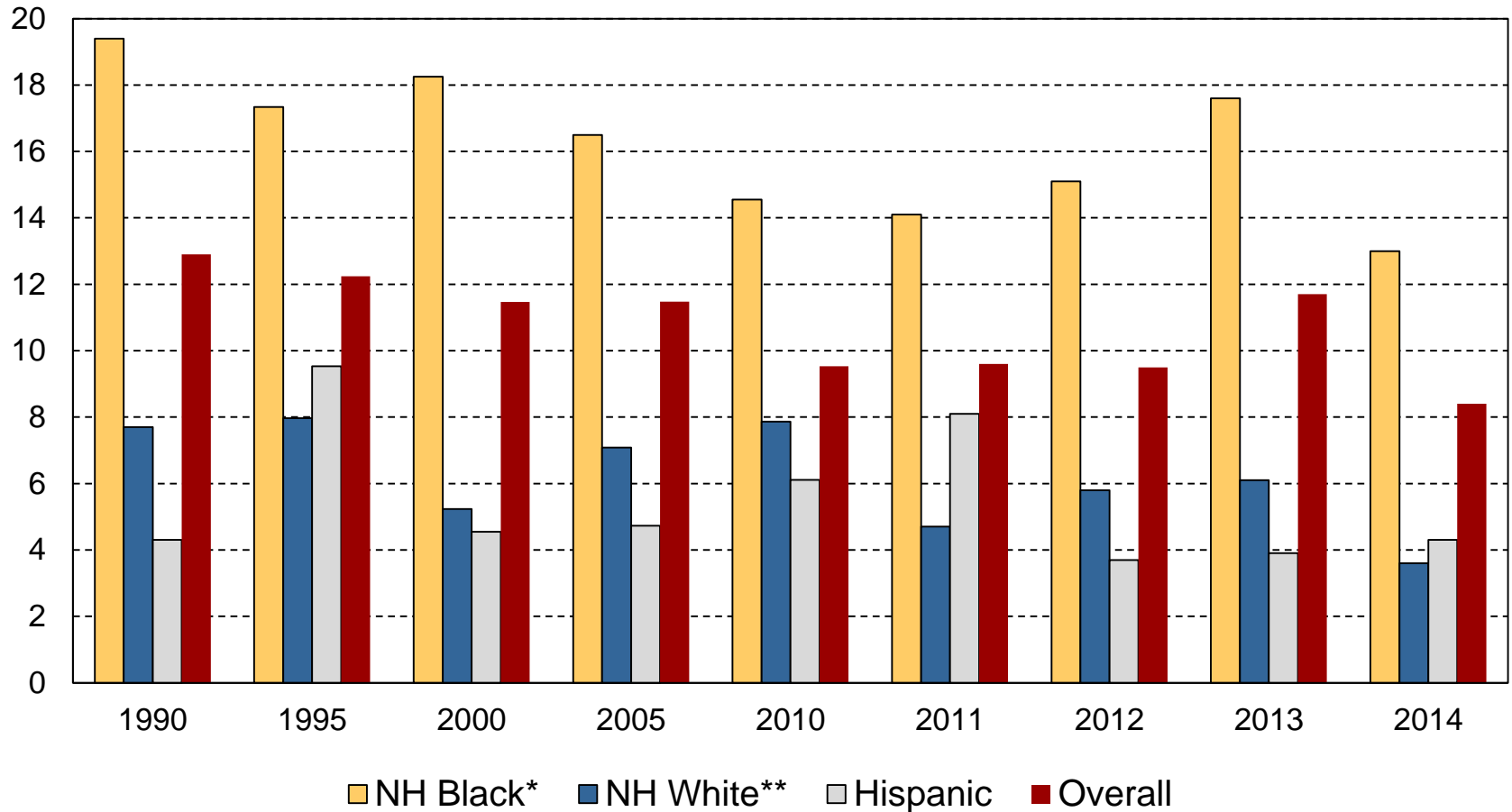


	MHD HV 2013	MHD HV 2014	City of Milwaukee 2012
Percentage of infants ever breastfed	71.4%	87%	-
Percentage of families enrolled in WIC	96.9%	99.3%	72.5%*
Percentage of children current with immunizations	84.4%	81%	56%

*Data for Milwaukee County



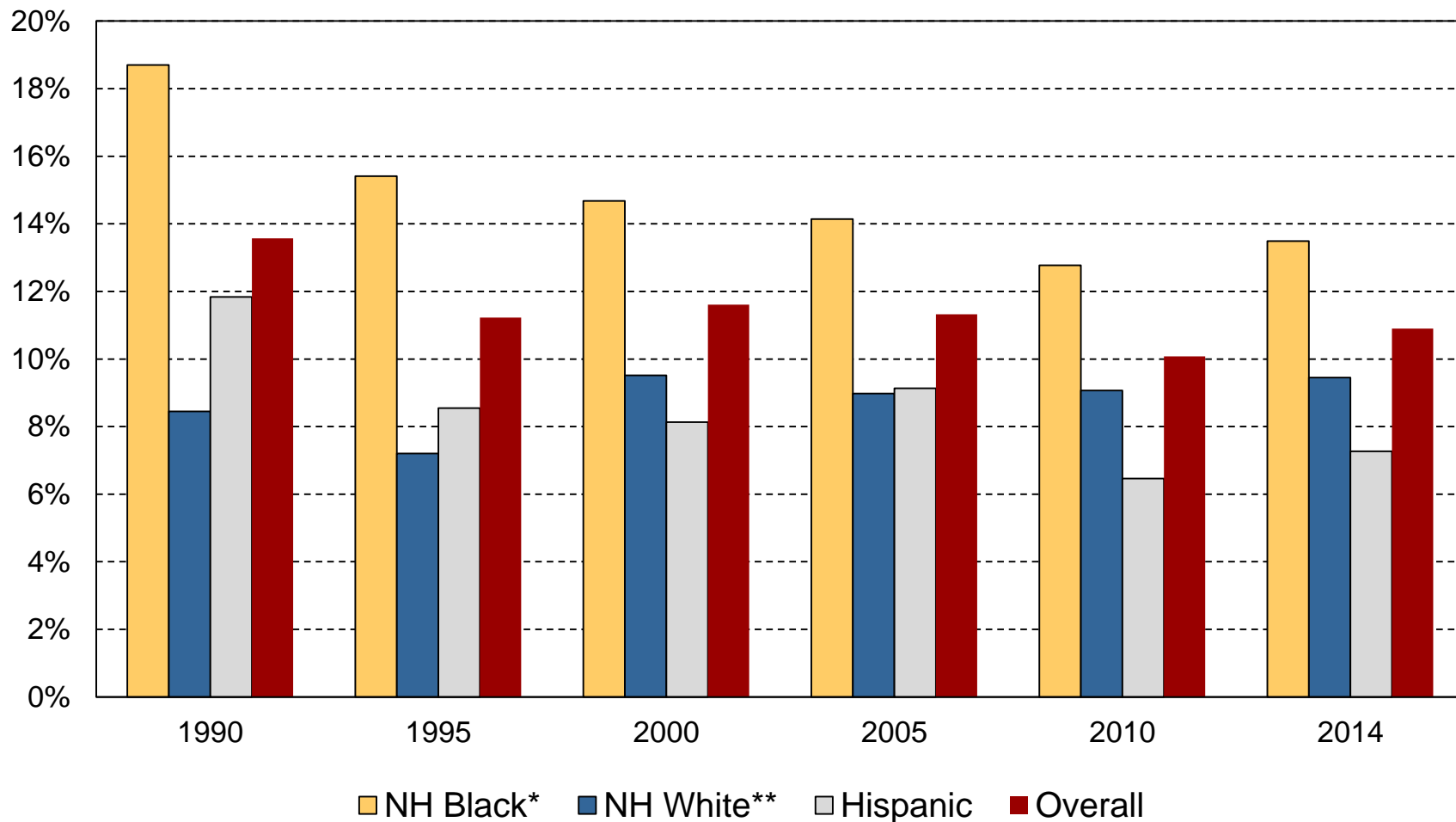
Infant Mortality Rate (per 1,000 live births)



*NH Black = Non-Hispanic Black

**NH White = Non-Hispanic White

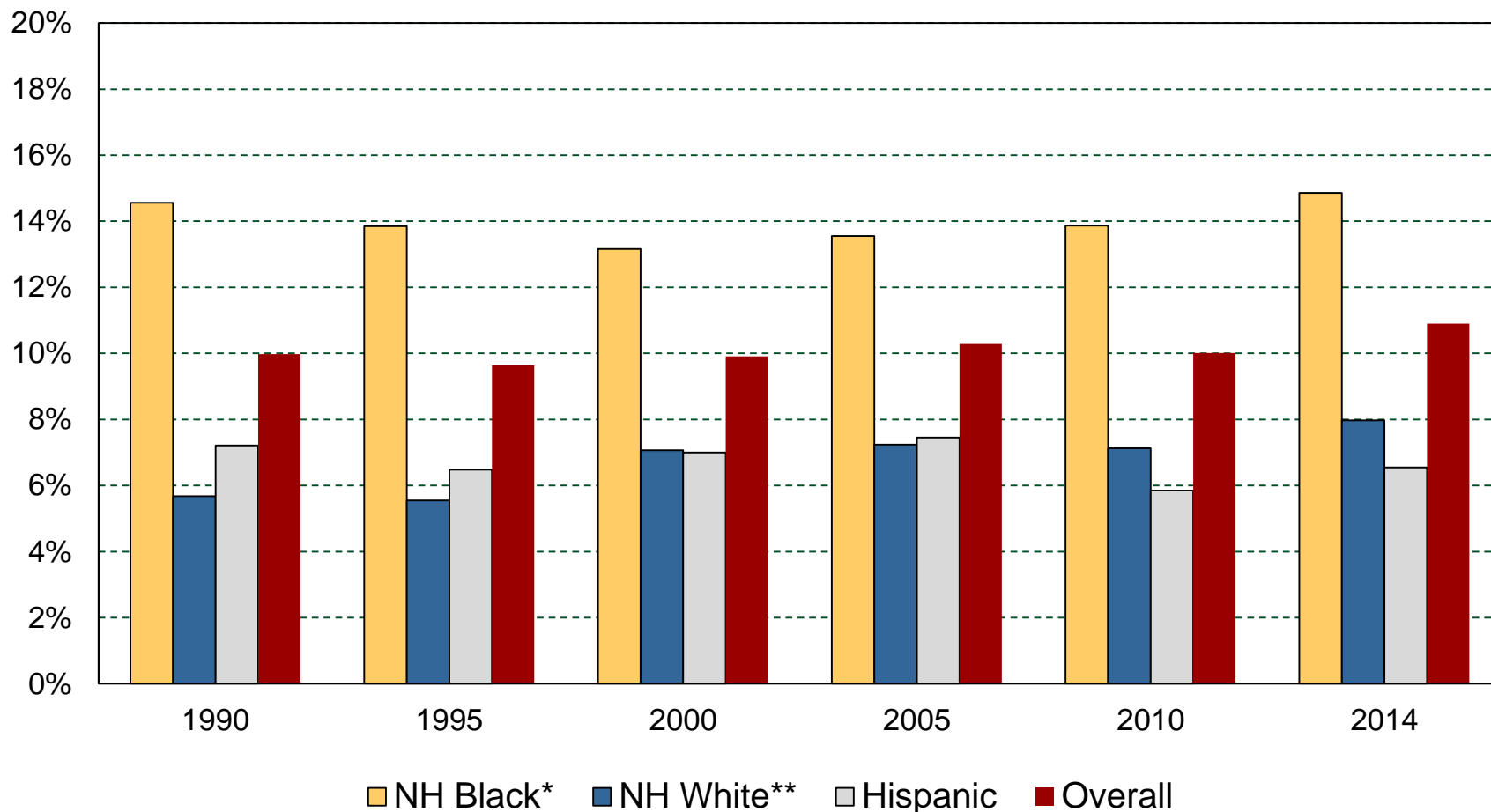
Percentage of Premature Births



*NH Black = Non-Hispanic Black

**NH White = Non-Hispanic White

Percentage of Children Born with Low Birth Weight



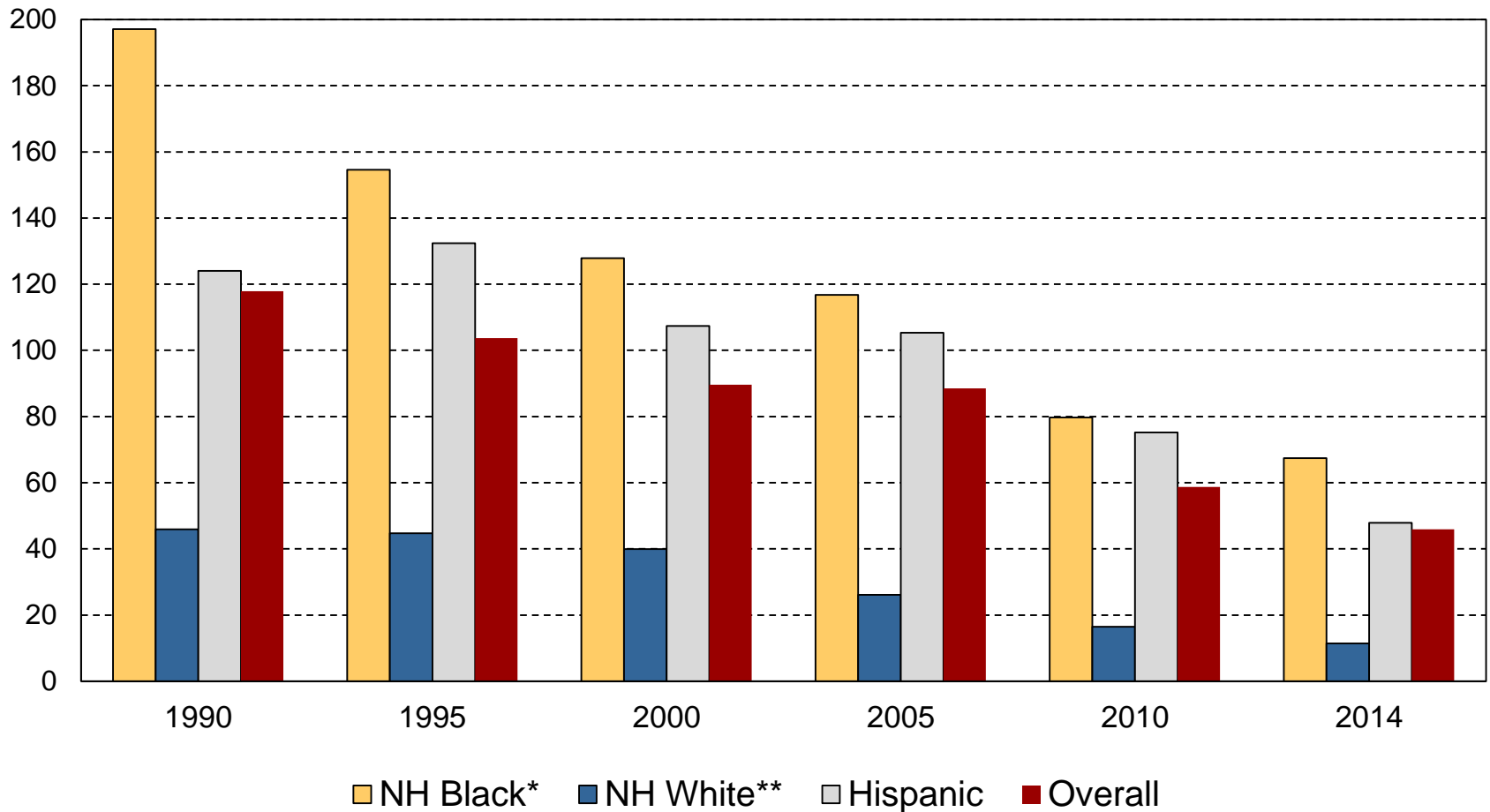
*NH Black = Non-Hispanic Black

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• Low birth weight is less than 2500 grams

• Very low birth weight is less than 1500 grams

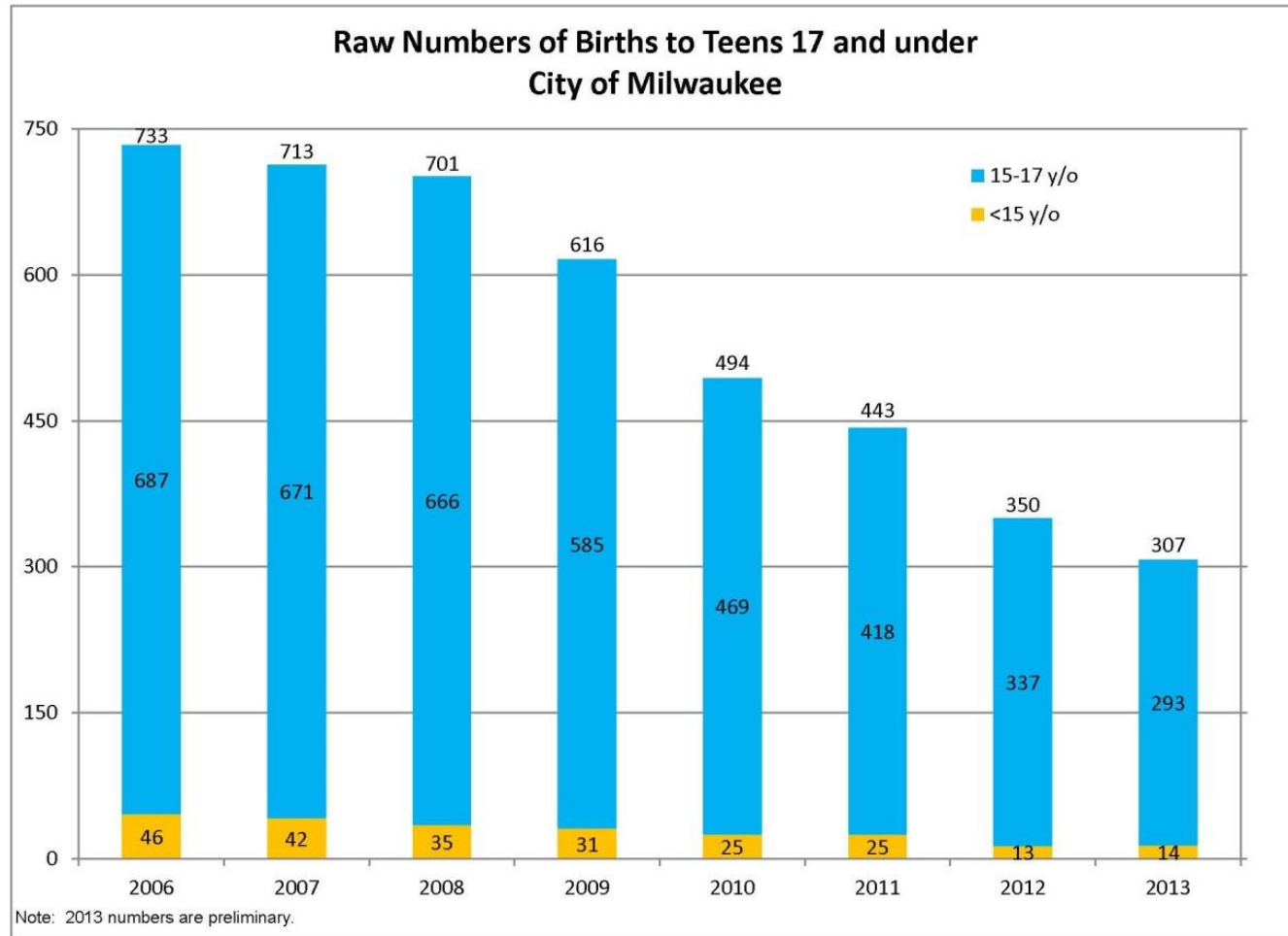
Teen Birth Rates Ages 15-19 (per 1,000 Teen Girls)



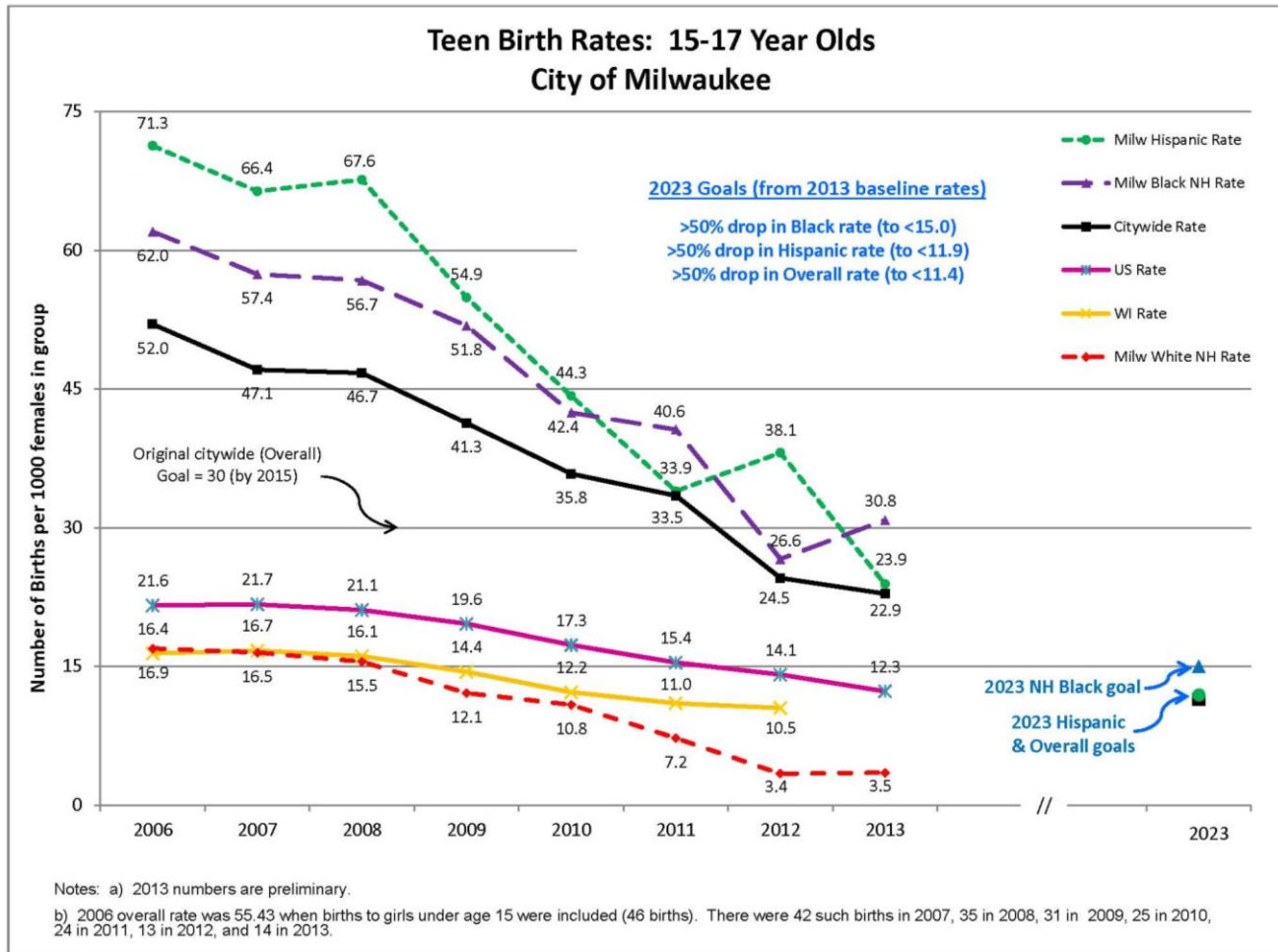
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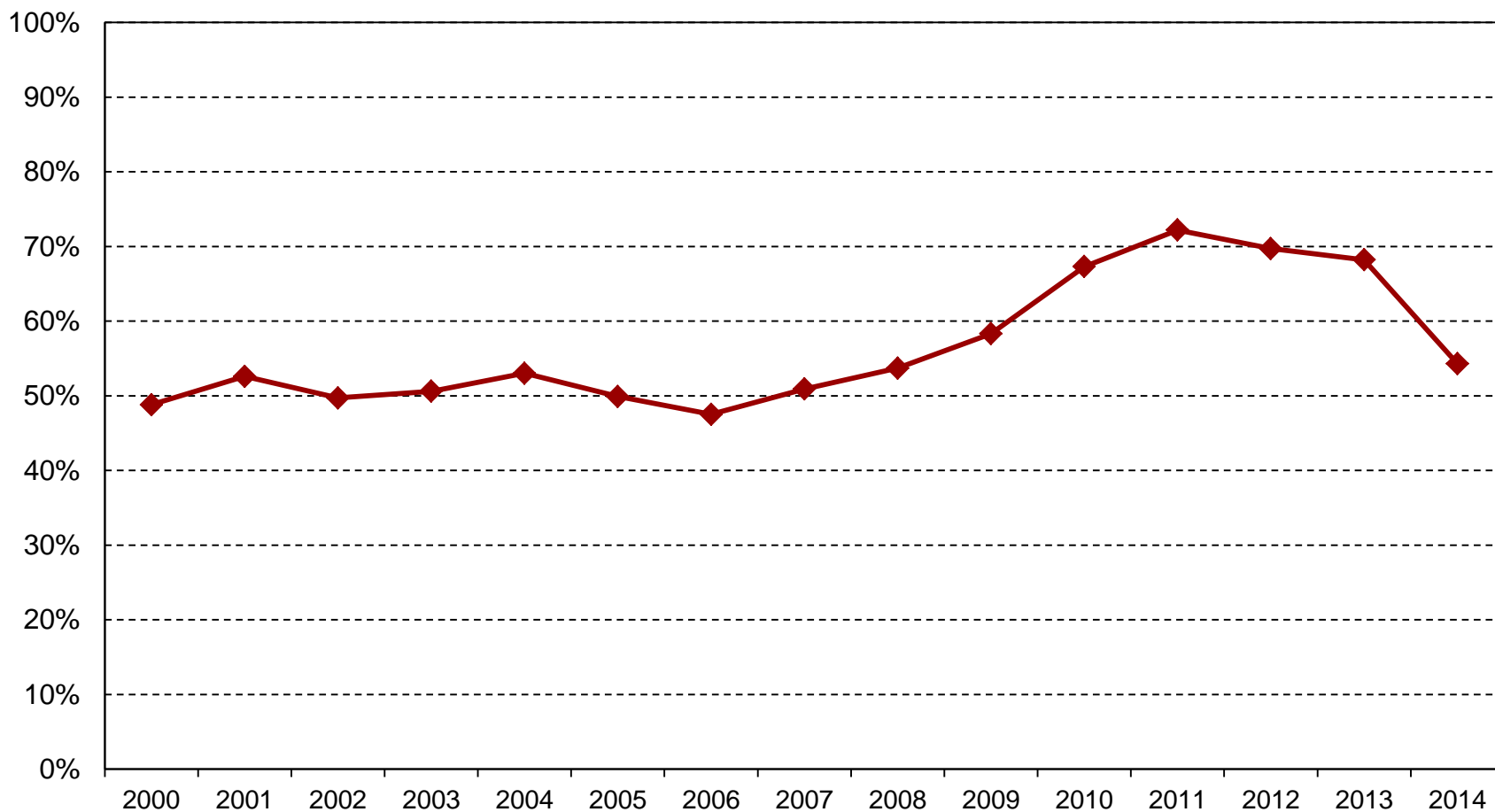
Teen Birth Rates Age 17 and Under



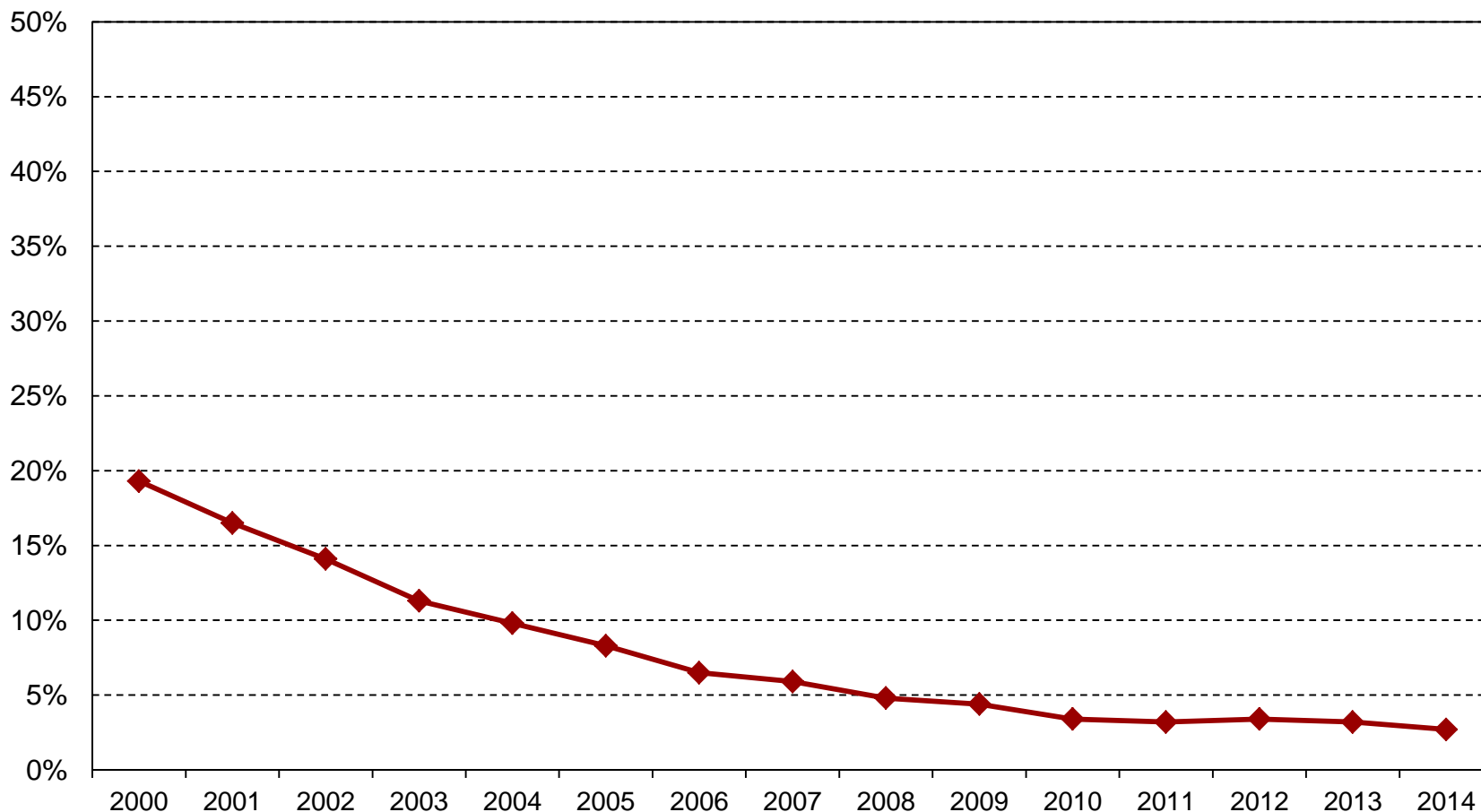
Teen Birth Rates Age 15-17



Percent Receiving Blood Lead Testing in Children < 24 Months of Age

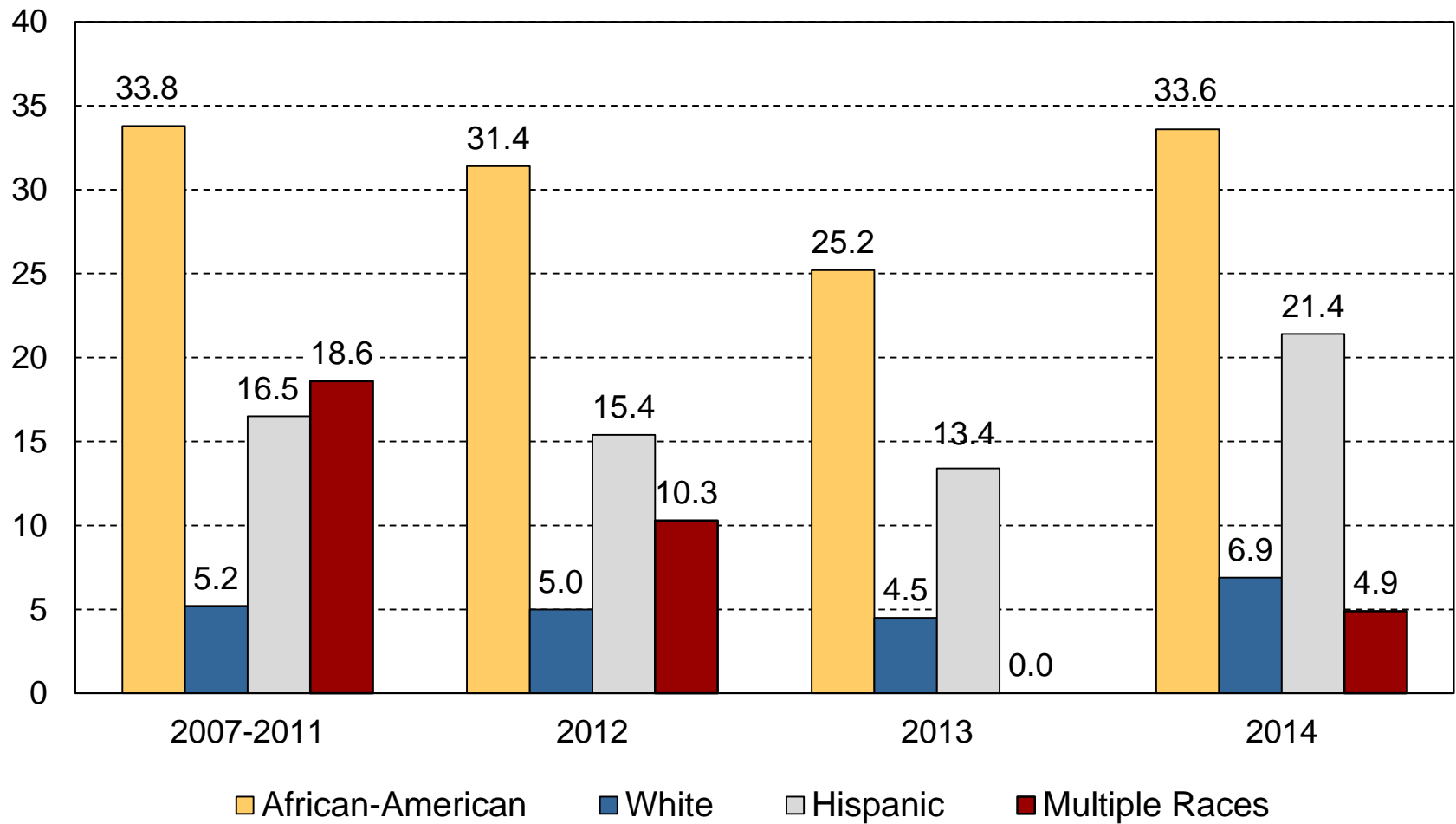


Percent of Children < 6 Years of Age with Elevated Blood Levels (>10 ug/dl)

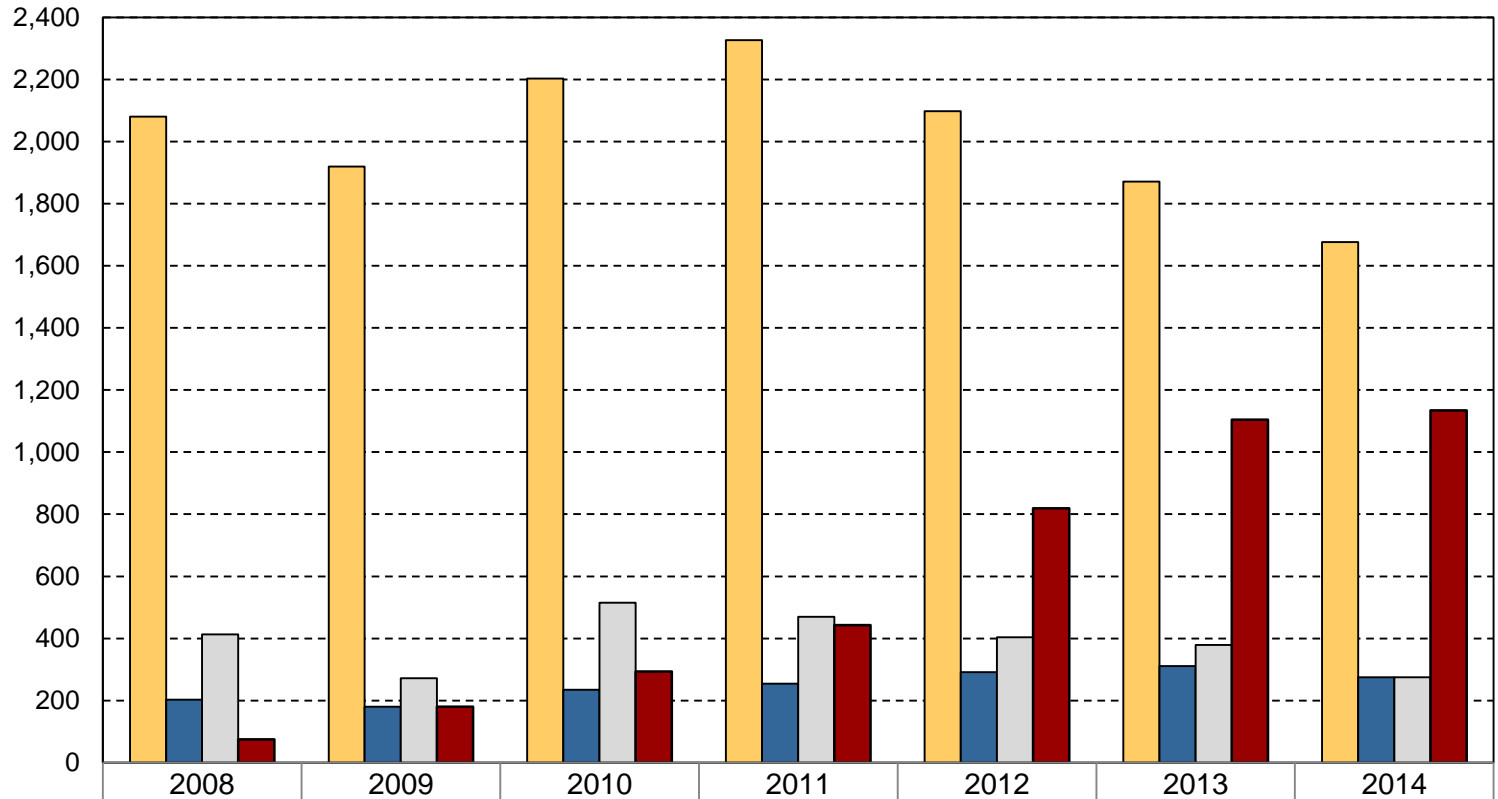


ug/dl = Microgram/deciliter

HIV Rates (per 100,000 of population)

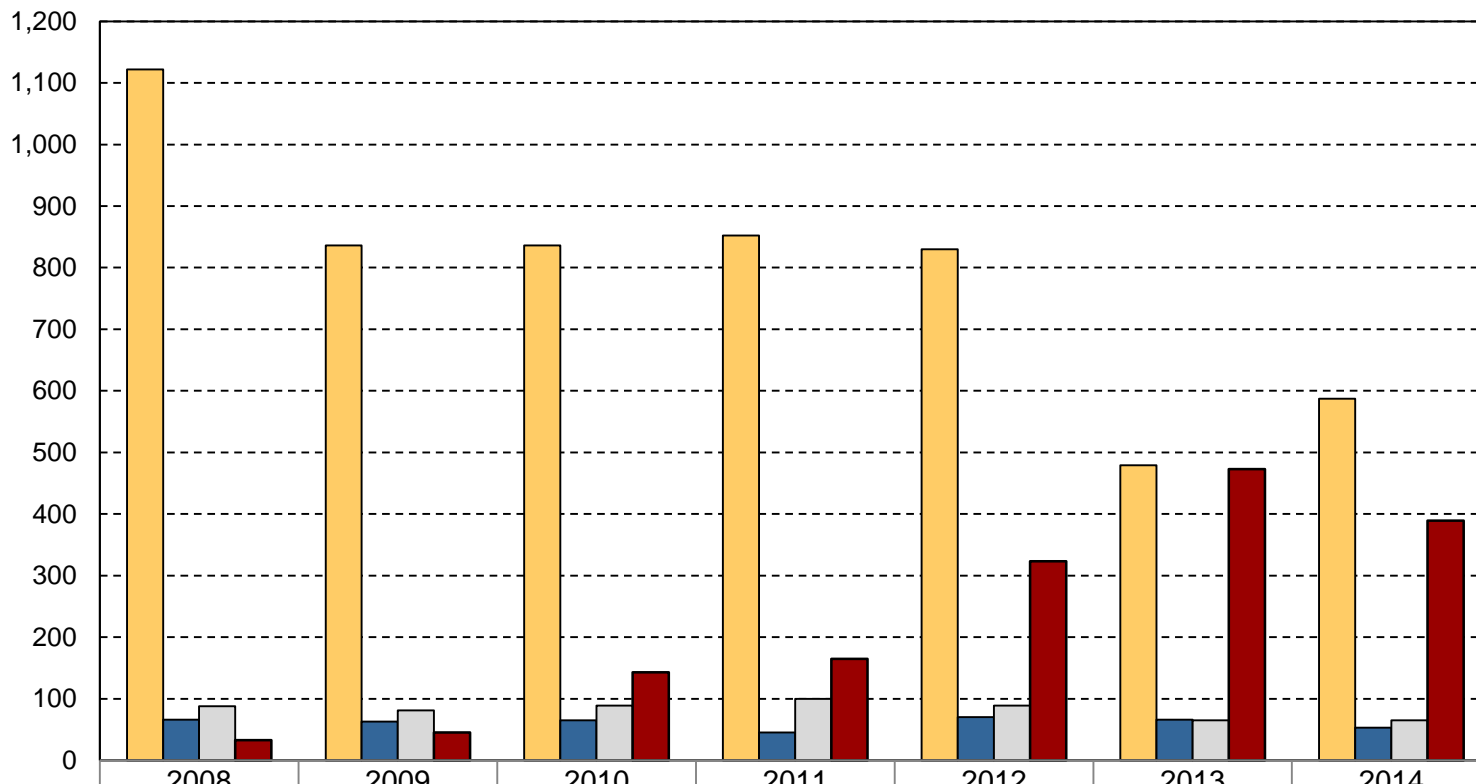


Chlamydia Rates (per 100,000 of population)



■ African-American	2,080	1,920	2,203	2,326	2,098	1,871	1,676
■ White	203	180	235	254	291	311	275
■ Hispanic	413	272	515	470	404	379	275
■ Multiple Races	75	180	293	443	819	1,104	1,134

Gonorrhea Rates (per 100,000 of population)



■ African-American	1,122	836	836	852	830	479	587
■ White	66	63	65	45	70	66	53
■ Hispanic	88	81	89	100	89	65	65
■ Multiple Races	33	45	143	165	323	473	389

Trauma Informed Care Counseling

1. 2015 Budget included \$250,000 for Crisis Response for Trauma Informed Care Counseling
2. MOU being developed between Milwaukee Police Department and Milwaukee County Behavioral Health Division – Wraparound Milwaukee
3. MOU will implement a protocol for a trauma response system for children and their parents/care takers in MPD District 7 who are exposed to violent and traumatic events.
4. Assumption is that Police Officers are the most significant first responders to violent and catastrophic events that affect children but lack the training and partnerships with mental health specialists to meaningfully respond to children exposed to traumatic violence.

Trauma Informed Care Counseling

5. Funding will support training expenses for MPD staff and will provide two clinicians trained in trauma and assessment.
6. Services include home visits to assess and provide services to children and families/caretakers.
7. Clinicians will be available to consult with MPD officers as needed.
8. The trauma team will provide follow-up home visits to help support and ensure the safety/security of families, including referrals to other programs and services.
9. The goal is to intervene for children ages 5 to 17 immediately following a violent event in order to reduce the risk of these children developing negative outcomes as a result of the trauma.

