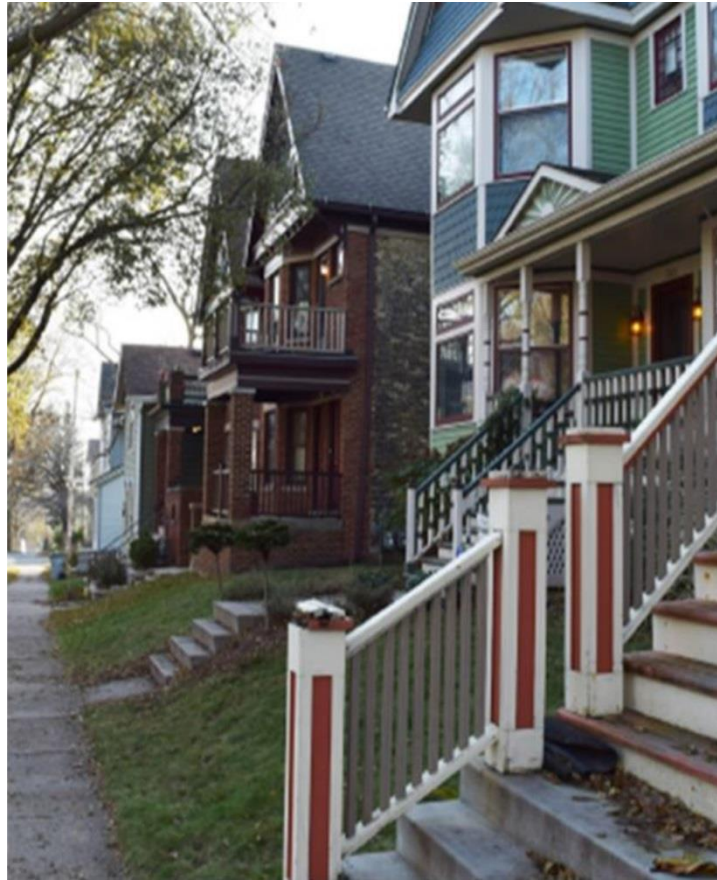
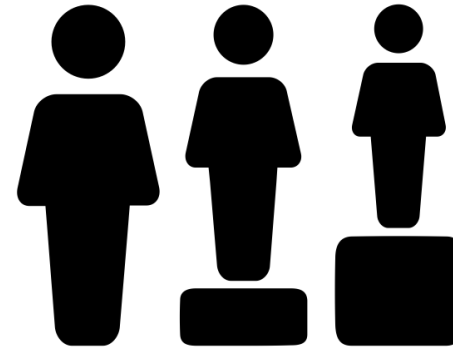
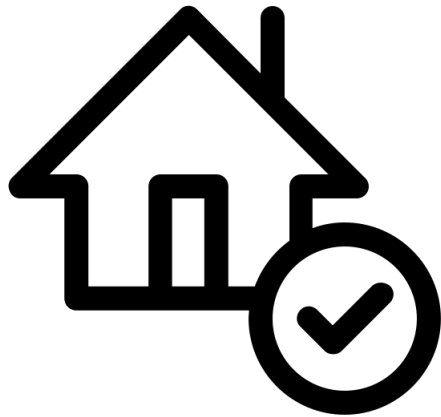


# A Place in the Neighborhood

## An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



# Prioritize choice and equity alongside traditional development goals



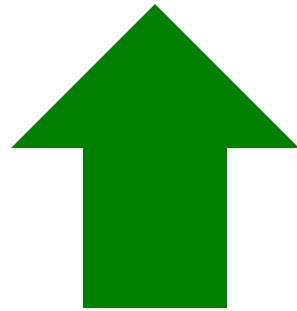
**Prioritizing choice** means recognizing that as development occurs, policies and programs should be crafted to minimize the potential of displacement for existing residents and businesses that want to remain in their communities.

**Prioritizing equity** means that anti-displacement and related policies and programs should be intentionally designed to ensure that historically disadvantaged groups are able to benefit from and gain access to the wealth-building opportunities provided by development occurring in city neighborhoods.

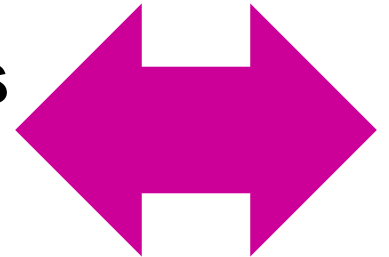
# Key Findings

The majority of neighborhoods in the Greater Downtown are not exhibiting trends associated with gentrification or displacement

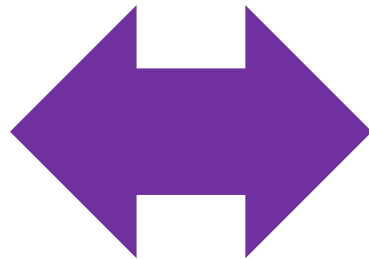
**Population of  
People of Color**



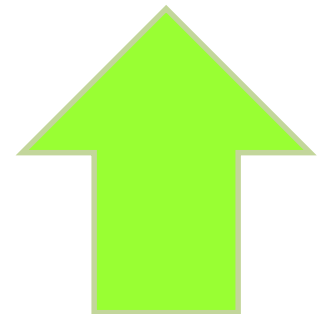
**Property Values  
& Rents**



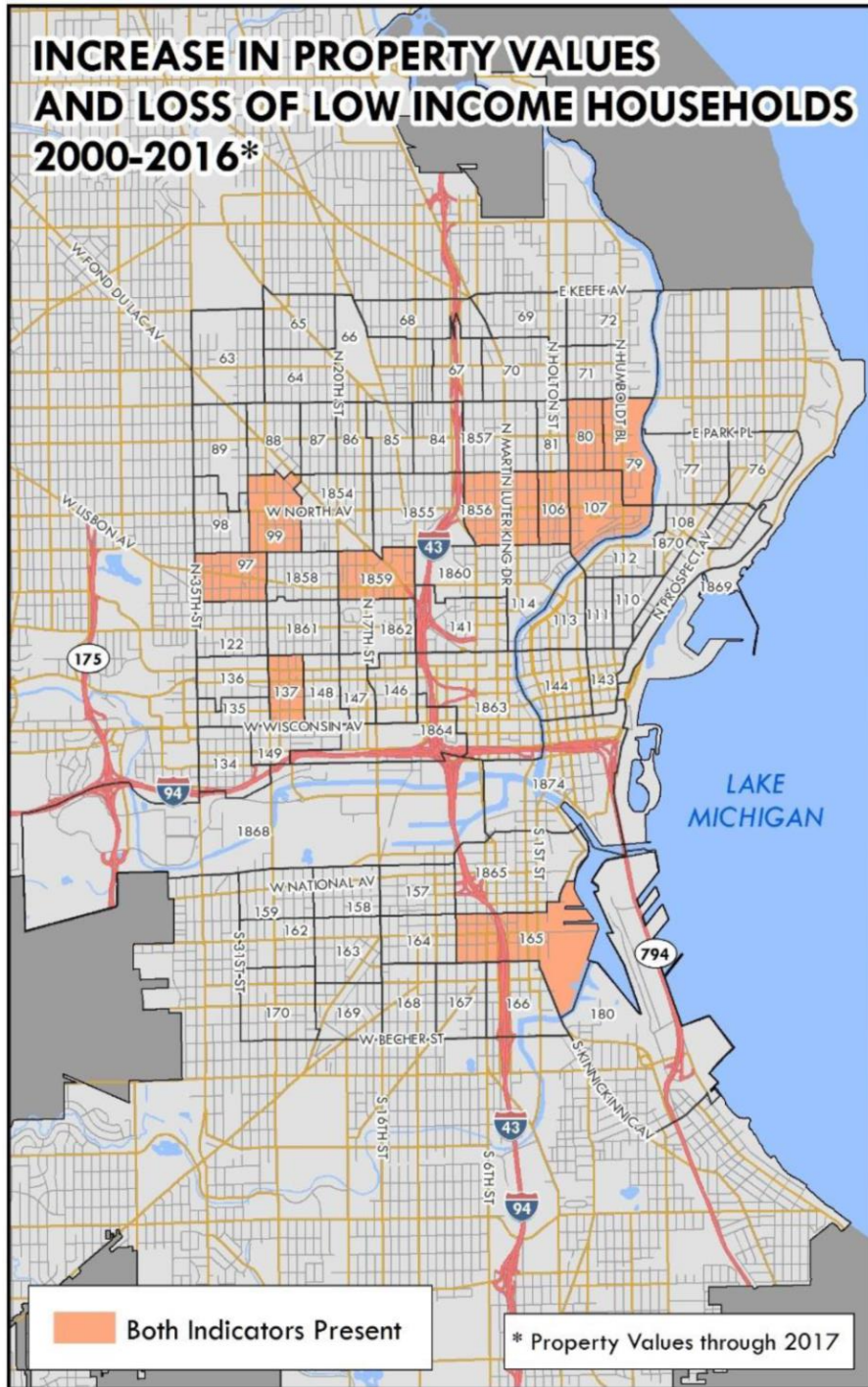
**Median  
Household  
Incomes**



**Concentration  
Of Low Income  
Households**



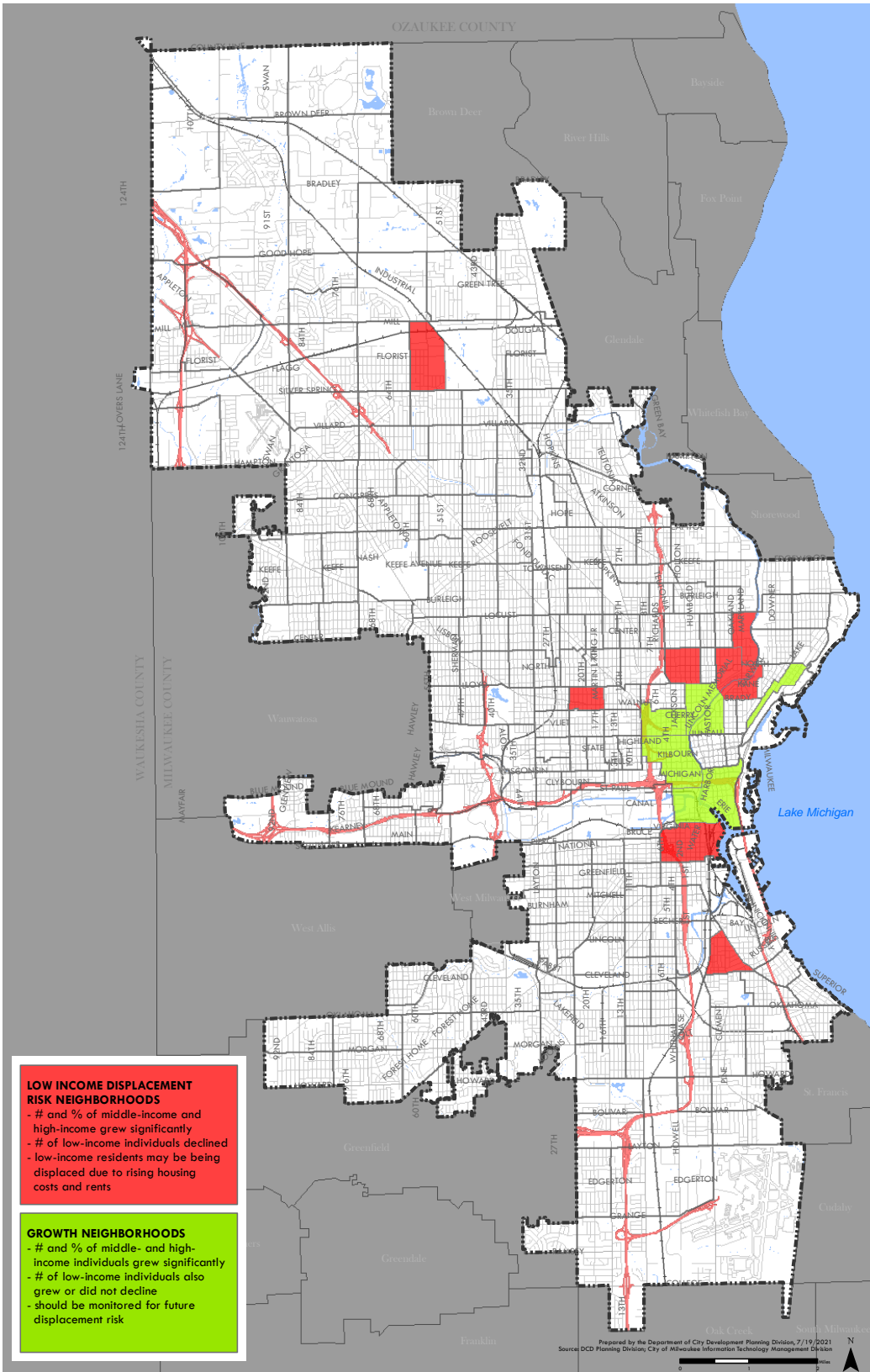
# Combined Indicators: Displacement



# Anti-Displacement Indicators Update 2021

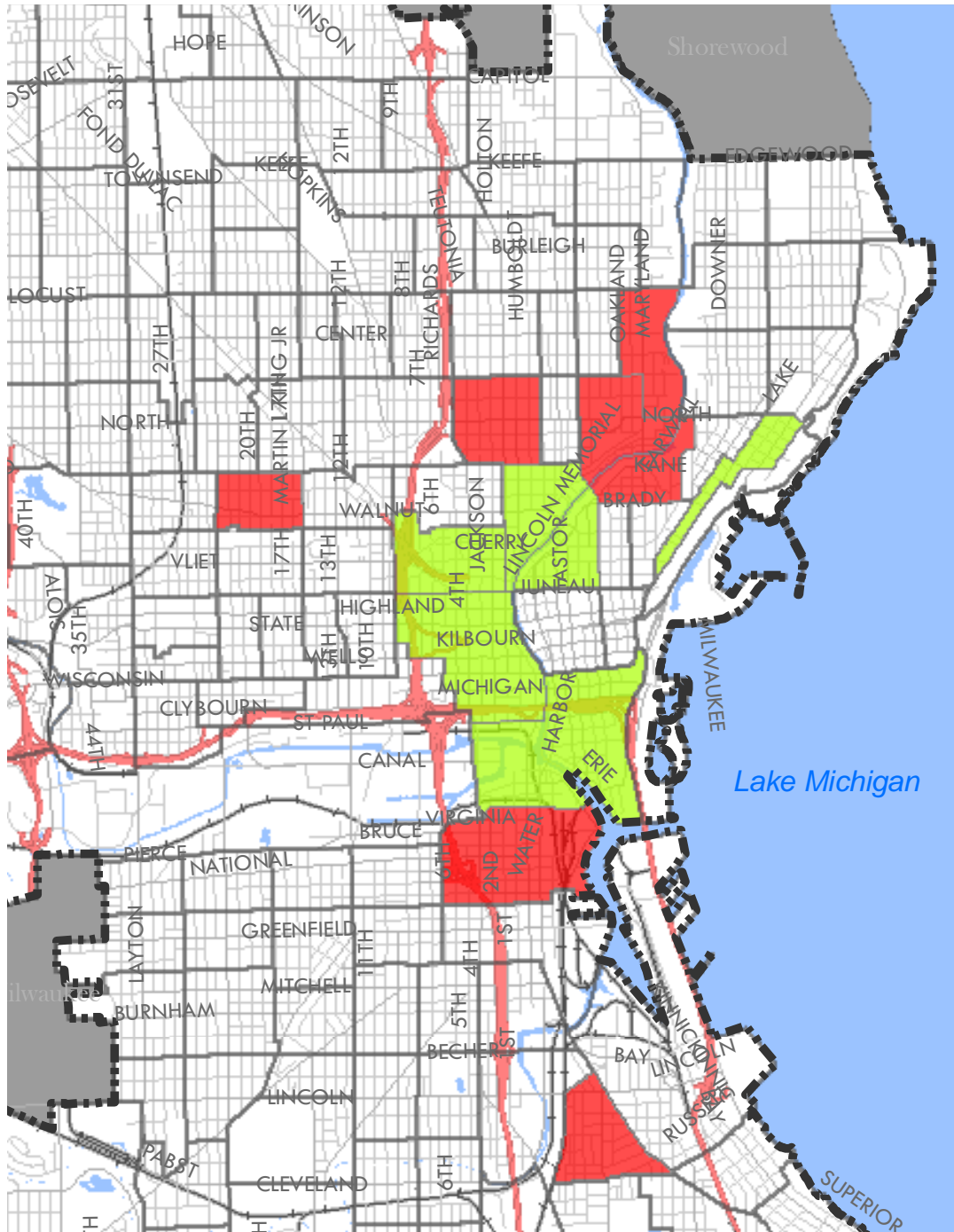
**LOW INCOME DISPLACEMENT RISK NEIGHBORHOODS**  
- # and % of middle-income and high-income grew significantly  
- # of low-income individuals declined  
- low-income residents may be being displaced due to rising housing costs and rents

**GROWTH NEIGHBORHOODS**  
- # and % of middle- and high-income individuals grew significantly  
- # of low-income individuals also grew or did not decline  
- should be monitored for future displacement risk



Prepared by the Department of City Development Planning Division, 7/19/2021  
Source: DCD Planning Division, City of Milwaukee Information Technology Management Division

# Anti-Displacement Indicators Update – 2021



## LOW INCOME DISPLACEMENT RISK NEIGHBORHOODS

- # and % of middle-income and high-income grew significantly
- # of low-income individuals declined
- low-income residents may be being displaced due to rising housing costs and rents

## GROWTH NEIGHBORHOODS

- # and % of middle- and high-income individuals grew significantly
- # of low-income individuals also grew or did not decline
- should be monitored for future displacement risk



# MKE UNITED ANTI-DISPLACEMENT FUND

## A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



City of Milwaukee  
Department of City Development

February 2018



## Recommendation:

**Assist existing homeowners retain their homes**

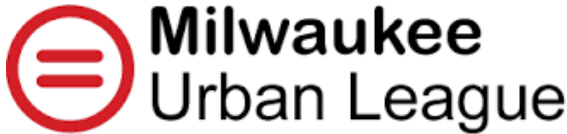
*“Identify resources to assist low and moderate income homeowners in neighborhoods where rapidly rising values may create a property tax hardship.”*



# MKE UNITED ANTI-DISPLACEMENT FUND



*(Fund Sponsor)*



City of Milwaukee  
*(Technical Assistance)*



# MKE UNITED ANTI-DISPLACEMENT FUND

- **144** homeowners certified as eligible for the program including **93** Harambee, Brewer's Hill, Halyard Park homeowners and **51** Walker's Point homeowners
- **\$130,300** in assistance payments

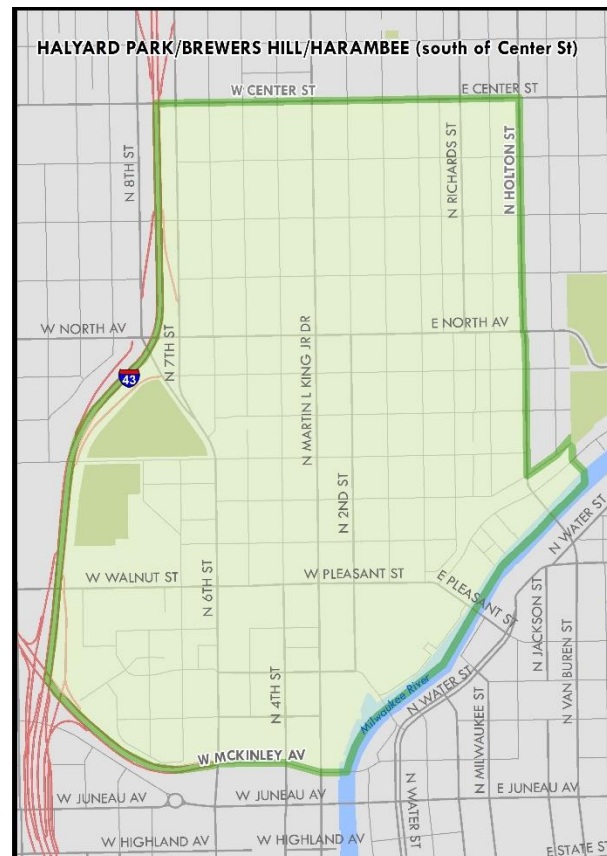
Applications due January 3, 2022

Contact Riverworks at:

(414) 882-7420

or visit

<https://www.mkeunited.com/antidisplacementfund>



# ANTI-DISPLACEMENT PLAN

“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*

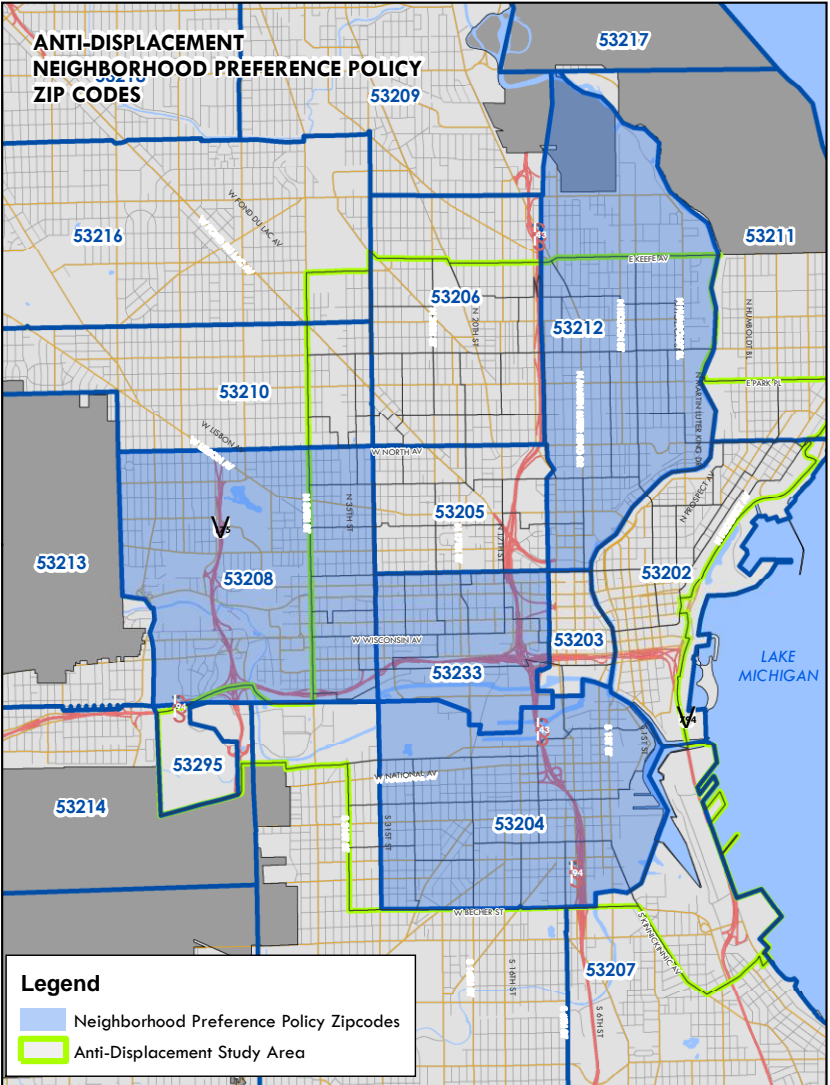


# ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

## Policy Details:

- Policy created via Common Council resolution #190401, adopted July 30, 2019
- Designates 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

# ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY



## Geography:

53204

53208

53212

53233

# ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

## Initial Implementation:

- **Three** approved projects subject to policy. Projects include **197** total affordable housing units; **40** units provide neighborhood preference.



*ThriveOn King (53212)*



*Thirteen31 (53204)*



*37<sup>th</sup> Street School  
Apartments (53208)*

# ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

## Initial Implementation:

- **Five** additional pipeline projects anticipated to include **284** total affordable housing units with **55** units providing neighborhood preference.



**ThriveOn King (53212)**



**Thirteen31 (53204)**



**37<sup>th</sup> Street School  
Apartments (53208)**

## HOUSING INVESTMENT

### City of Milwaukee – ARPA Investments:

- **\$43m** for affordable housing development includes:
  - \$15m “In Rem Initiative”
  - \$4.5m for DCD programs including Downpayment Assistance, STRONG Homes Loans, and Bronzeville Homeownership
  - \$1m for Code Compliance Loans
  - \$10m for Housing Trust Fund



# Collective Affordable Housing Plan

**Milwaukee's Collective Affordable Housing Strategic Plan**

*advancing racial equity by providing a quality affordable home for every Milwaukewan*

August 30, 2021

Mural by Tia Richardson

Community Development Alliance

City of Milwaukee

WHEDA

GMF Greater Milwaukee Foundation

Northwestern Mutual

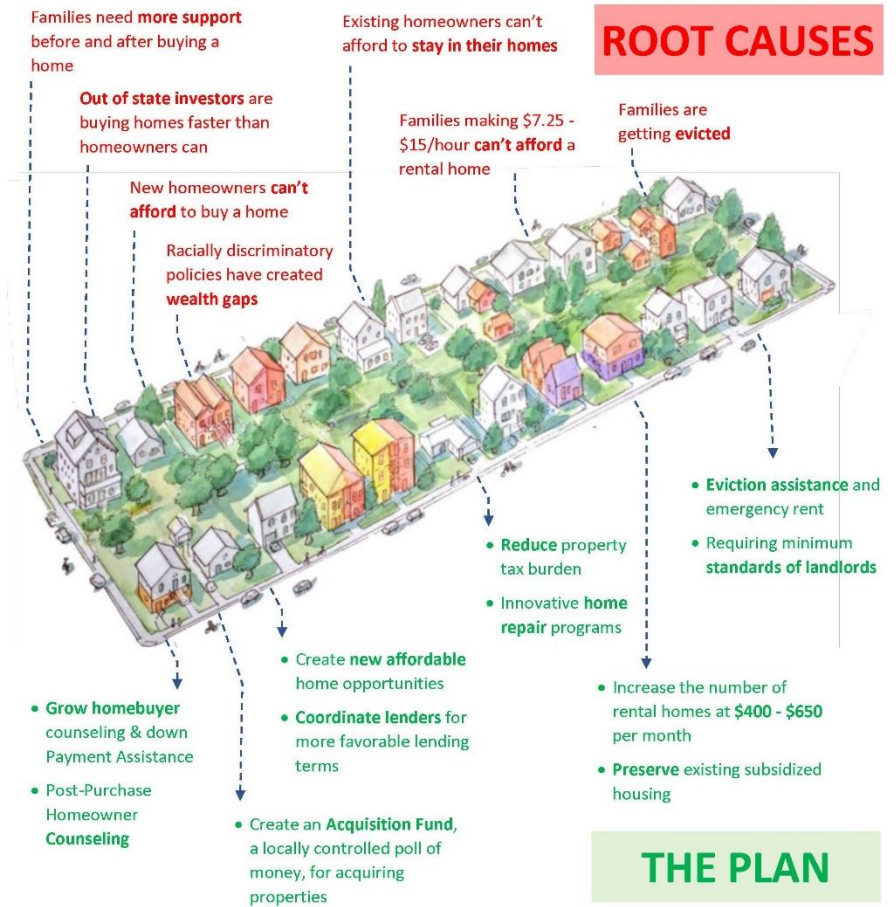
zilber Family Foundation

GMC

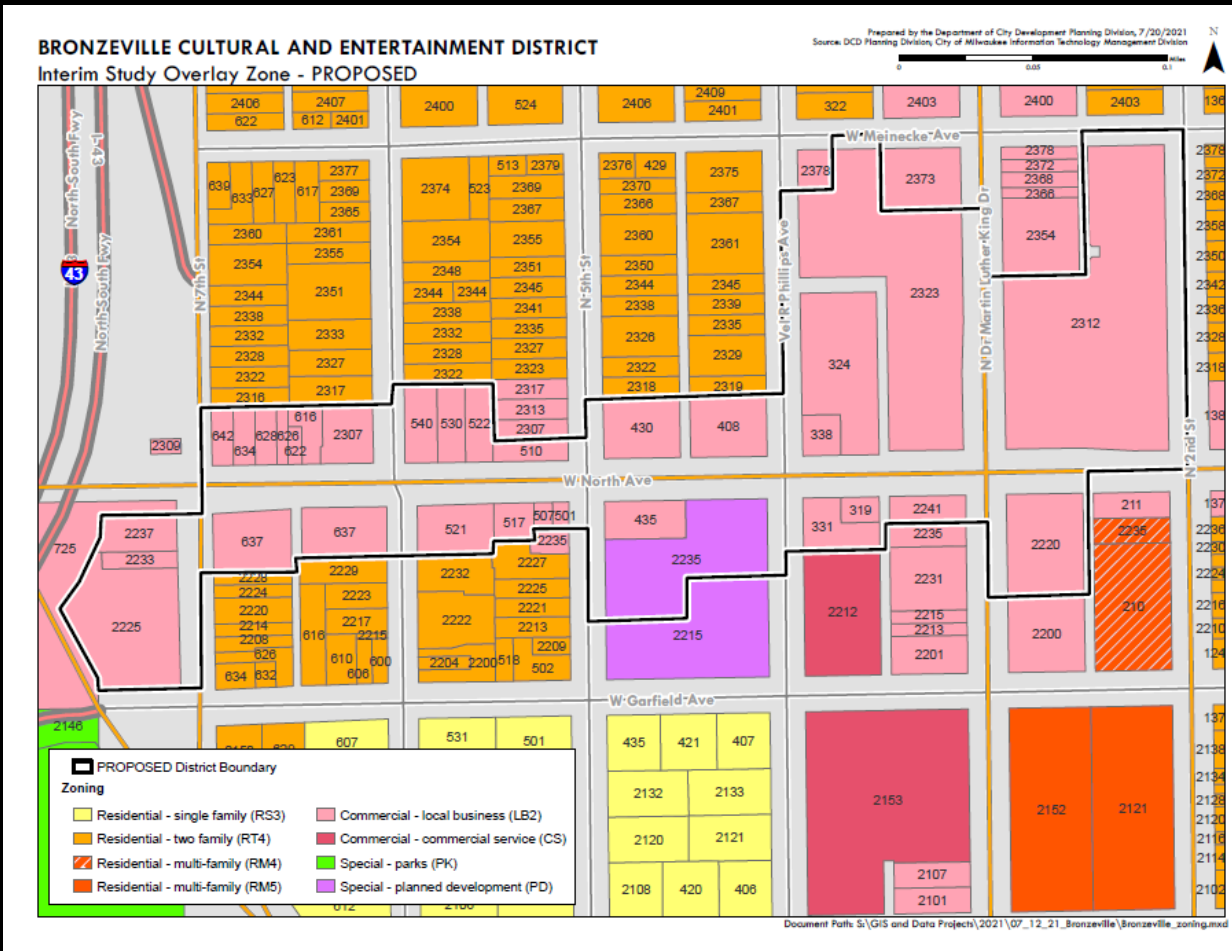
Children's Wisconsin

USC MILWAUKEE

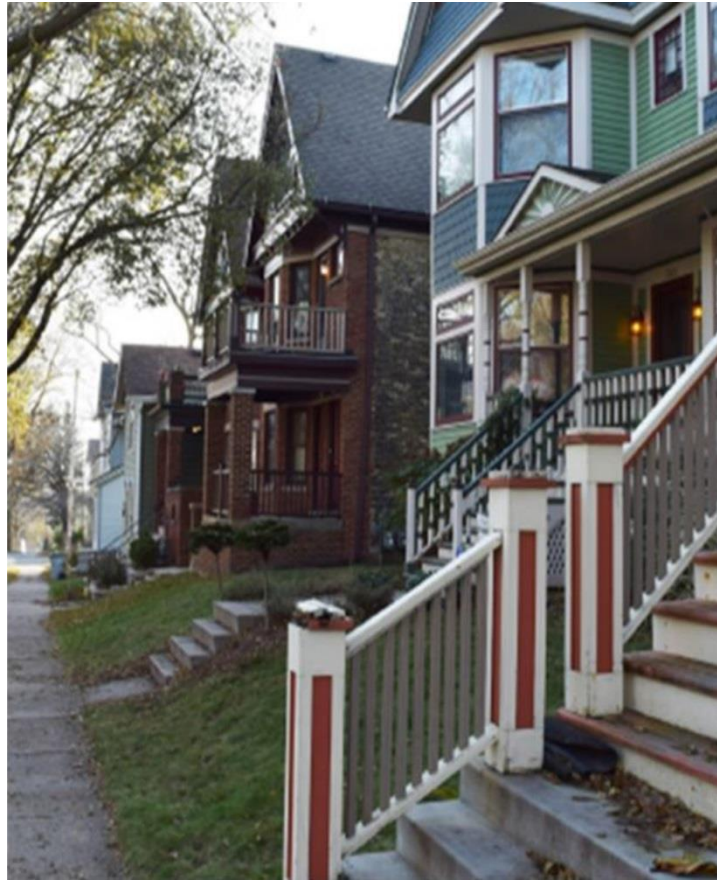
In collaboration with:  
Metcalfe Park Community Bridges  
Southside Organizing Center



# Bronzeville Cultural and Entertainment District Interim Study Overlay Zone



# Q&A / NEXT STEPS



Full Plan Available at:  
[city.milwaukee.gov/Anti-DisplacementPlan.pdf](http://city.milwaukee.gov/Anti-DisplacementPlan.pdf)

Contact: Sam Leichtling, Department of City Development  
Sleich@milwaukee.gov | (414) 285-5804

