

Milwaukee's Choice Neighborhood Transformation Plan

Housing Authority of the City of Milwaukee
Bi-Annual Report to the Zoning, Neighborhoods and Development Committee
on the Choice Neighborhoods Implementation (CNI) Grant
July 6, 2017



4/18/17: Community Baby Shower



6/21/17: CNI Neighborhood Huddle



6/2017: YouthBuild construction training at Westlawn
Photo: Milwaukee Independent



5/23/17: Milwaukee Bucks/Johnson Controls - Neighborhood Multi-Sports Complex Announcement at Browning Elementary/Silver Spring Neighborhood Center



5/2017: HACM awarded tax credits for Westlawn Renaissance III - 94 mixed-income apartments

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Introduction

On September 28, 2015, the U.S. Department of Housing and Urban Development awarded the City of Milwaukee and its co-applicant, the Housing Authority of the City of Milwaukee (HACM), a \$30 million Choice Neighborhoods Implementation (CNI) grant to support a locally-driven, comprehensive strategy to transform the northwest side of Milwaukee into an inclusive community of opportunity with quality housing, schools, businesses, services, and amenities where people want to live, learn, work, shop, and play. Milwaukee's Choice Neighborhood Transformation Plan focuses on three core areas: Housing, People, and the Neighborhood, all within the area bordered by Sherman Boulevard to the east, 76th Street to the west, Mill Road to the north and Villard Avenue to the south.

This report provides an update on activities related to implementation of the Choice Neighborhoods grant.

General Activities

1. On Thursday, May 18, 2017, Johnson Controls hosted the Choice Neighborhoods Steering Committee to discuss CNI neighborhood assets as well as strategies to meet neighborhood needs, such as a neighborhood full-service grocery store, bank, etc.

Housing Update

1. Demolition to clear the footprint for Victory Manor started in September 2016 and was substantially complete by November 2016. The demolition of the basement foundations was then fully completed by April 2017. Demolition of the next phase of the project (between 66th Street and 64th Street along Silver Spring) will be started by September 2017.
2. **Victory Manor:** In January 2016, HACM submitted two proposals for low-income housing tax credits to the Wisconsin Housing and Economic Development Authority (WHEDA) to support the transformation of Westlawn. One of the two proposals, Victory Manor, was awarded \$631,836 in tax credits by WHEDA. Victory Manor is a 3-story midrise that will be built on the northwest corner of Westlawn at 68th Street and Silver Spring Drive and will include 54 affordable and 6 market-rate one-bedroom apartments. Victory Manor will have an admissions preference for veterans, and supportive services will be provided through a partnership with the Center for Veterans Issues, Ltd.
3. **WG Scattered Sites:** HACM will proceed with the construction of 30 new townhome-style family units (WG Scattered Sites) using WHEDA bond financing with 4% tax credits. These 30 units will be built on empty lots on the eastern half of Westlawn (east of 64th Street).

4. **WL Renaissance III:** In May 2017, HACM was awarded \$1,009,508 in 9% competitive low income housing tax credits from WHEDA. This funding will support construction of 94 mixed income units in two midrise buildings along 66th and Silver Spring Drive. Construction is expected to begin in Spring 2018 and be completed by Summer 2019.
5. In spring 2017, HACM bid out the first two phases of construction (Victory Manor and WG Scattered Sites). Unfortunately, due to the current construction bidding environment, the two projects only had one construction bid each and the bids were significantly over the estimated budgets. This has required additional negotiation between HACM staff and each sole bidder, as well as use of value engineering to consider options and alternatives to prioritize and reduce the budget. In the case of WG Scattered Sites, HACM may take on the role of the prime contractor using modular housing and bidding out for subcontractors. In the case of Victory Manor, HACM is still in negotiations with the bidder. Construction was originally estimated to begin in April 2017, but due to these factors, it is now estimated to begin in September 2017.

People Update

1. Relocation of residents in the housing units in the first demolition area was completed in August 2016 and in the second demolition area was completed by March 2017. The goal is to complete the relocation of all Westlawn residents by the end of 2017. Through 6/30/2017, an estimated 251 Westlawn households have relocated, including 39 to other public housing, 11 to other multifamily subsidized housing, 141 using tenant-based rent assistance vouchers, 55 to private market rentals, and 5 to homeownership.
2. HACM hired six case managers for the Choice Neighborhoods grant to provide overall case management for Westlawn households in the areas of workforce development, education, healthcare, and other supportive service needs. As of June 30, 2017, case managers have completed initial assessments of all Westlawn households. In addition to assisting them in relocation, case managers work with residents to develop individualized self-sufficiency plans, and have made numerous referrals for supportive services.
3. Milwaukee Public Schools has named a Choice Neighborhood Partnership Assistant to coordinate MPS activities as part of the CNI initiative. In order to assist Westlawn residents who plan to return to Westlawn with continuity in schooling during relocation, MPS is providing two years of transportation so that students can continue attending the four schools in the CNI neighborhood, or their current MPS school.
4. Browning Elementary School, which is adjacent to the Silver Spring Neighborhood Center, has been added to the Milwaukee Community Schools Partnership, a joint effort of MPS and United Way of Greater Milwaukee & Waukesha County. This community schools model is a proven strategy to transform a school into a place where students, families, staff and the surrounding community work together to ensure every student is successful. Community schools are intended to bring additional resources to struggling schools and have shown success in cities like Cincinnati where graduation rates have increased.

5. The Kilbourn, Kluge, Browning and Carmen principals continue to meet monthly to develop logic models that lead to the creation of action plans grounded in research-based practices that yield high levels of academic achievement. In addition, the schools are working together to build a feeder pattern from pre-school to elementary, and from elementary to middle/high school within the schools of the Choice Neighborhood, with activities such as inviting all parents of 5th graders from the three elementary schools to an open house/orientation at Carmen Middle School. In June 2017, MPS Superintendent Dr. Darienne Driver recognized the principals for their work with a Strategic Planning award.
6. In July 2016, Froedtert and the Medical College of Wisconsin and the Milwaukee Bucks committed more than \$500,000 to develop and fund a workforce development initiative that will train and prepare high school students and adults on Milwaukee's northwest side interested in pursuing careers in health care. People enrolled in this program will have access to career training, internships and apprenticeships to help them become a certified nursing assistant, medical assistant, health care customer service professional or information technology support professional. A new "Learning Center" has been built in an existing classroom at Carmen Schools of Science & Technology's northwest campus at 5496 N. 72nd St. to house training programs taught by Milwaukee Area Technical College and Medical College of Wisconsin. The facility will help train more than 300 students and adults in the surrounding neighborhood over the next five years.
7. Carmen Northwest High School recently celebrated College Day for its very first class of 12th grade graduates. 100% of its graduating class was accepted to at least one 4-year college, and the graduates received more than \$4 million in scholarship offers including three students receiving full cost renewable scholarships. In addition, Carmen's south side high school was recently named the #1 high school in Wisconsin by U.S. News and World Report.
8. On May 23, 2017 the Milwaukee Bucks and Johnson Controls jointly revealed plans to build a \$150,000 multi-sport complex on the campus of Browning Elementary School and Silver Spring Neighborhood Center in Milwaukee's Westlawn Neighborhood. The complex will include six basketball courts, one futsal court, a soccer field and additional recreation space, all contained within a 200-meter track. The courts have been configured to allow flexibility for use of other sports, such as volleyball and tennis, and will be well lit to provide a safe space for recreation during evening hours as well. The entire project will be completed before children return to school this fall. In addition to building the athletic complex, the Bucks and Johnson Controls committed to an annual gift of \$60,000 for each of the next three years, with half to Playworks to fund programming at Browning Elementary, and the other half to the Silver Spring Neighborhood Center to provide after-hours and weekend programming at the new complex. Together, these grants will ensure that the complex features proven programming designed to maximize the value of the space for the surrounding community.
9. Choice Neighborhoods case managers recently hosted a community baby shower. The event offered new and expecting parents access to resources to keep their kids safe and healthy, along

with gifts of everyday items that are truly appreciated by parents making ends meet on a limited budget. Sponsors and educational presenters included UnitedHealthcare; Strong Baby Sanctuary; the Milwaukee Health Department; Children's Hospital of Wisconsin's Safe Kids Wisconsin with car seat safety information; the African American Breastfeeding Network of Wisconsin; Fight Asthma Milwaukee Allies; the Medical College of Wisconsin's Reach Out and Read of Greater Milwaukee; the #1 Stunnaz Motorsports Club; and Open Door Community Center of Jesus Christ.

10. Milwaukee Awards in Neighborhood Development Innovation (MANDI) recently awarded the Silver Spring Neighborhood Center the 2017 BMO Harris Cornerstone Award that honors an organization or program with a long-standing commitment to a neighborhood and demonstrated effectiveness over time, as well as a People's Choice award based on voting from the public.

Neighborhood Update

1. In April 2016, DCD staff led a neighborhood walk-through of the Silver Spring retail corridor to identify and prioritize possible retail façade and site improvements. Organizations that participated in the walk-through included DPW, DNS, MPD, Havenwoods Economic Development Corporation, and Westlawn Resident Council.
2. Havenwoods Economic Development Corporation (HEDC) hired a Choice Neighborhood Coordinator to assist with outreach to the CNI neighborhood, planning, and coordinating community events to improve community involvement and unify the community.
3. Havenwoods, in partnership with HACM, coordinated a Rhythm & Blooms Summer concert series with three concerts at Green Tree Community Garden and two at Westlawn Gardens.
4. On Wednesday, June 21, 2017, a "Neighborhood Huddle" informational meeting was held for all CNI stakeholders at Carmen School Northwest to solicit feedback about ideas for "creative placemaking" activities within the CNI neighborhood this summer and beyond. Two previous neighborhood huddles were held at McGovern Park in August and December 2016 with approximately 50 people at each session.
5. In November, Safe & Sound announced an expansion of services into MPD District 4, with a focus on the Westlawn Choice Neighborhood and on Thurston Woods.
6. The Greater Milwaukee Foundation extended the boundaries of Healthy Neighborhoods to coincide with the CNI boundaries.
7. Pick 'n Save added Westlawn to its Fresh Picks Mobile Markets locations, ensuring that fresh produce and groceries are available outside of Silver Spring Neighborhood Center two days per month.

8. Johnson Controls (JCI) identified Westlawn as one of its three designated neighborhoods for funding, the others being Havenwoods and Thurston Woods.
9. The Critical Community Improvements Plan is being resubmitted to HUD for approval.
10. DCD is currently working with two retail tenants on Silver Spring for possible façade grants to promote improvement of the commercial corridor.

Section 3 Update

1. Staff from HUD's Fair Housing and Equal Opportunity (FHEO) office made a site visit to Milwaukee on March 29-30, 2016 to perform a review of HACM's compliance with its Section 3 Voluntary Compliance Agreement (VCA). The summary of the review stated, "During its two-day audit of HACM's Section 3 VCA efforts, FHEO found HACM to be in compliance with all elements contained within its VCA."
2. Summary charts of the Section 3 outcomes for the period covered by the six semi-annual reports (October 2013 to March 2017) are attached (Attachment A). HACM exceeded goals in Section 3 contracting (32% of contract dollars in building trades and 27% in other services were to Section 3 business concerns) and in Section 3 hiring (66% of new hires were Section 3 individuals).
3. HACM, HUD, SBA, City of Milwaukee Office of Small Business Development, Milwaukee County and other local housing authorities hosted a Section 3 Contracting Seminar held on May 17, 2016 with over 80 attendees. Additionally, on August 17, 2016, HACM hosted a contractor fair at the Manpower Headquarters office to explain how to do business with HACM including federal and HACM requirements such as MBE/WBE, Section 3, and Davis-Bacon and to describe upcoming opportunities for contracting with HACM. In total, 107 representatives of small businesses attended the contractor fair. HACM personnel were available to answer contractor questions during the fair, and computers were available to allow businesses to register as Section 3 business concerns if they met the eligibility requirements.
4. The one contractor hired to date was for demolition of the first block of Westlawn. The demolition contractor for this phase was Dakota Intertek Corporation, a certified MBE firm and a Section 3 business concern. Total Section 3 business participation on the contract was 96% (Prime contractor Dakota Intertek Corp at 57%, combined with the following Section 3 business concern subcontractors: Professional Asbestos Removal & Survey Services Corp. at 20%, Johnson's Demolition & Concrete at 8%, EFH Trucking at 6%, Stanley Harris Trucking at 5%) and total MBE/WBE participation was 71%, (but is counted at 100%, in accordance with MBE/WBE guidelines), as Dakota Intertek is the prime contractor, and is MBE certified. Dakota Intertek has also subcontracted with the following MBE and/or WBE subcontractors: Johnson's Demolition & Concrete at 8%, and EFH Trucking at 6%.

5. HACM had planned a job information fair to be held in April 2017 after the selection of the first construction contractors to help link potential employees to jobs with contractors. Due to the delay on approval of contractors, this event will now be in August or September 2017, once contractors have been selected. The event will be heavily promoted to local residents and will be near the Westlawn neighborhood.
6. HACM has a contract with Employ Milwaukee to be a YouthBuild program training site, along with Northcott Neighborhood Housing and Milwaukee Christian Center. HACM trained two cohorts of young adults in 2015 and 2016 in the YouthBuild training program, providing hands-on training in basic construction skills as well as GED preparation assistance. Over the two years, 20 individuals received the training, 18 of the 20 participants passed their certifications in Home Builders Institute Pre-Apprenticeship Certificate Training (HBI-PACT), and several received other industry-recognized certifications, such as asbestos abatement, lead abatement, and HAZWOPER. Seven graduates from the first cohort and 5 from the 2nd cohort have been placed in employment to date.
7. HACM is currently training a third Youthbuild cohort of 11 individuals. Recently, nine members of this crew were able to participate in the installation of the underground stormwater detention system in the Westlawn Gardens neighborhood, working hand-in-hand with seasoned construction teams and receive pay for their on-the-job training. We have attached an article from the Milwaukee Independent that describes the experience. In addition, there is a photo essay and audio interview at the following links:

Photo essay: <http://www.milwaukeeindependent.com/photos/photo-essay-construction-site-classroom-offers-hands-on-education/>

Audio interview with corps member Tracey Underwood :
<http://www.milwaukeeindependent.com/audio/audio-westlawn-youth-learn-trade-skills-at-sports-complex-build/>

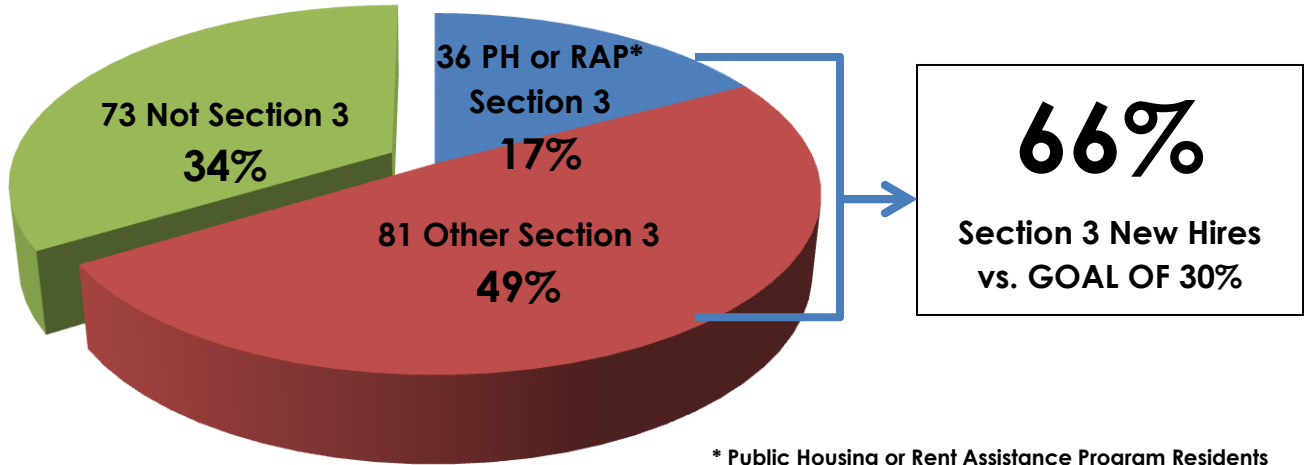


HOUSING AUTHORITY OF THE CITY OF MILWAUKEE

Section 3 Update

for the period 10/1/13 to 03/31/17

Section 3 New Hires (228 Total)

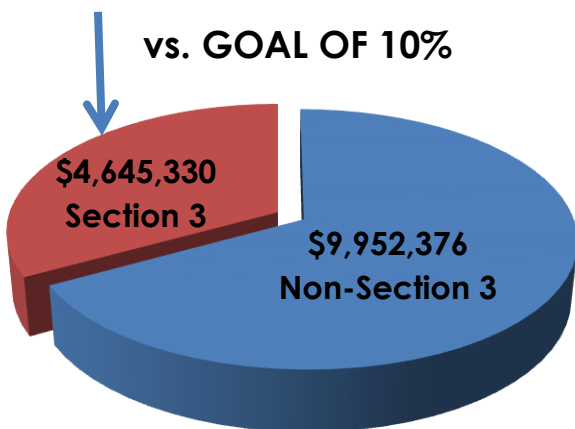


Section 3 Contracting

Building Trades

32% Section 3

vs. GOAL OF 10%



Other Services

27% Section 3

vs. GOAL OF 3%

