

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 Grant July 19, 2016

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, 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. HACM has hired a Choice Neighborhood Coordinator, Tim Hoyer, to assist in coordinating CNI partnerships and working groups, as well as reporting for the CNI grant. Tim has most recently worked in community development for four years with the Layton Boulevard West Neighbors organization.
2. On April 27, 2016, HACM hosted a meeting with the four Alderpersons from the CNI neighborhood to brief them on the Choice Neighborhood activities and strategies: Ald. Cavalier Johnson, Ald. Chantia Lewis, Ald. Khalif Rainey, and Common Council President Ashanti Hamilton.
3. The City and HACM are finalizing lists of stakeholders and residents to be invited to be initial members of the four CNI working groups (Housing, People, Education, and Neighborhood) and the CNI steering committee. Invitations should go out within the next week or two, with a goal of beginning quarterly working group and steering committee meetings by September 2016. Each working group will ensure coordination of activities in the specific area, and focus on progress through strategies and activities towards outcomes, and discuss potential issues/concerns, and develop proposed solutions.

Housing Update

1. In January 2016, HACM submitted two proposals related to Westlawn to the Wisconsin Housing and Economic Development Authority (WHEDA) for low-income housing tax credits (LIHTC). 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. The building will also include multiple community and activity rooms, a sunroom, an exercise room and a green roof. Victory Manor will have an admissions preference for veterans, and a partnership with the Center for Veterans Issues, Ltd. will provide integrated supportive services in the building. Construction will begin in March 2017.

2. HACM will proceed with the construction of the 30 townhomes-style family units which did not receive a 9% LIHTC award from WHEDA by using the non-competitive 4% LIHTC allocation. Construction is also expected to start in March 2017.
3. Relocation of the households living in the first block and the second block is ongoing, and relocation of the entire first block is estimated to be completed by the middle of August 2016. Demolition of the first block will begin in September 2016 with construction to begin in March 2017.

People Update

1. In late January 2016, an initial general information notice (GIN) was mailed to all Westlawn residents that will need to be relocated. A copy of the GIN is attached as Attachment A. The notice of their general rights during relocation and will be mailed out to all households during January 2016. Following receipt of the GIN, HACM began meeting with residents in Block 1 and Block 2, both in groups and individually, to explain the relocation process, explain their rights, and explain their relocation options, and provide them with notices of relocation eligibility.
2. Relocation options depend on a household's eligibility and on the availability of units, and generally include: (1) relocation to an available public housing unit in another HACM development; (2) relocation to an available project-based voucher unit in another development; (3) relocation to a private market unit using a rent assistance voucher; (4) homeownership. Through June 30, 2016, we have relocated 20 households and we have many others that are scheduled to move in July and August. To date, 15 households have expressed an initial interest in homeownership.
3. HACM has hired six case managers for the Choice Neighborhood grant to provide overall case management for Westlawn households in the areas of workforce development, education, healthcare, and other supportive service needs. HACM promoted the opportunity to public housing residents and rent assistance participants to locate qualified candidates for the position. Of the six case managers, 3 are public housing residents (2 from Westlawn and 1 from Hillside Terrace), 2 are in HACM's rent assistance program, and 1 is not a Section 3 resident.
4. Through June 30, 2016, case managers have completed initial assessments of 119 Westlawn households, are developing individualized self-sufficiency plans with them, and have made numerous referrals for supportive services.
5. Milwaukee Public Schools has named a Choice Neighborhood Partnership Assistant to coordinate MPS activities as part of the CNI initiative.

6. In order to assist Westlawn residents who plan to return to Westlawn with continuity in schooling during relocation, MPS has committed to providing transportation for two years back to the four schools in the CNI neighborhood, or to their current school if an MPS school.
7. Browning Elementary School, which operates out of the Silver Spring Neighborhood Center, has recently been added to the Milwaukee Community Schools Partnership, a joint effort of MPS and United Way of Greater Milwaukee & Waukesha County. The 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. The Journal-Sentinel article is attached as Attachment B.

Neighborhood Update

1. In April 2016, DCD staff led a neighborhood walkthrough of the Silver Spring retail corridor to identify and prioritize possible retail façade and site improvements. Organizations that participated in the walkthrough included DPW, DNS, MPD, Havenwoods Economic Development Corporation, and Westlawn Resident Council.
2. Havenwoods Economic Development Corporation will hire a Choice Neighborhood Coordinator that will assist in outreach to the CNI neighborhood and in planning events to improve community involvement and community spirit.
3. Havenwoods is hosting a Rhythm & Blooms Summer concert series with three concerts at Green Tree Community Garden and two at Westlawn Gardens. (Attachment C)
4. Over 50 runners participated in the Growing Power 5K Run/Walk. DCD and HACM staffed a booth to provide information about the CNI and gain neighborhood input.
5. DCD has submitted a draft Critical Community Improvements to HUD for review.
6. 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) (see attached letter Attachment D). 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 four reports (October 2013 to March 2016) are attached (Attachment E). HACM exceeded goals in Section 3 contracting and in Section 3 hiring.
3. On May 17, 2016, HACM hosted a Section 3 Contracting Seminar at the Hillside Resource Center (Attachment F). Presenters included HACM, as well as staff from HUD, Small Business Administration, City of Milwaukee Office of Small Business Development, Milwaukee County, City of West Allis, Housing Authority of the City of South Milwaukee, Wisconsin Procurement Institute, Employ Milwaukee, and WRTP/Big Step. Over 80 attendees, mostly a mix of small and large contractors, received information on the Section 3 program, as well as programs and tools offered by the Small Business Administration.
4. On August 17, 2016, HACM will host a Contractor information fair on "Doing Business with HACM" at the Manpower headquarters. HACM will be promoting this event in the coming weeks and will invite local businesses, Chambers of Commerce and others to receive information on how to do business with HACM.
5. In 2015, nine HACM public housing residents completed the YouthBuild training program, receiving hands-on training in basic construction skills as well as GED preparation assistance. All nine graduated with certifications in Home Builders Institute Pre-Apprenticeship Certificate Training (HBI-PACT), as well as other industry-recognized certifications such as asbestos abatement, lead abatement, and HAZWOPER. 7 of these 9 graduates were placed in employment to date. HACM is currently training the second cohort of 11 YouthBuild participants in the construction trades. 9 of the 11 young adults are public housing residents or rent assistance participants.



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

January 25, 2016

Dear Westlawn Resident:

Recently, the Housing Authority of the City of Milwaukee (HACM) was awarded a Choice Neighborhood Implementation grant from the U.S. Department of Housing and Urban Development (HUD) to transform the Westlawn neighborhood, which includes the Westlawn housing development.

Part of this grant will be used to build new housing, which will require the demolition of all of the existing housing units at Westlawn. Because you live in housing that will eventually be demolished, we want to let you know that once the Housing Authority is ready to begin your section of the development, we will contact you regarding the need for you to move temporarily.

However, please note that:

- You do **not** need to move right now.
- This is **not** a notice to vacate the premises.
- This is **not** a notice of relocation eligibility

Due to the size of Westlawn, relocation will happen in four different phases that are currently estimated to occur during 2016 and 2017. We have attached a map of Westlawn with estimated dates of relocation for each of the identified phases. These dates are only estimated at this time and are subject to change.

This notice also serves to inform you of your potential rights as a displaced person under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA).

The Housing Authority will contact you in writing at least 90 days before you will be required to move into temporary housing. At or before that time, you will have a meeting with our Relocation staff including Jim Eigenberger, Senior Asset Manager, to review options for your relocation. At the time you will be asked to move, you will be eligible for:

1. Relocation advisory services including help for you to find another place to live;
2. Payment for your moving expenses and other related expenses;
3. Replacement housing payments to enable you to rent, or if you prefer to purchase, a comparable replacement home;

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286 0833 Fax

Community Services
650 W. Reservoir Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-3169 Fax
(414) 286-3504 TDD

Housing Operations
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2192 Voice
(414) 286-8742 Fax

Maintenance Operations
2411 N. 51st St.
Milwaukee, WI 53210
(414) 286-2931 Voice
(414) 286-0208 Fax

Modernization & Development
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2951 Voice
(414) 286-8742 Fax

Rent Assistance
5011 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-5650 Voice
(414) 286-5094 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

You will also have the right to appeal decisions that are made by HACM, if you feel that decisions regarding your relocation were not properly made.

The enclosed HUD brochure, "Relocation Assistance To Tenants Displaced From Their Homes" provides an explanation of this assistance and other helpful information.

Once the new housing units are completed, you will also have a right to return to Westlawn. After completion, if you want to return to Westlawn, you may return if: (1) you were compliant with the terms of the lease at the time you were temporarily relocated; and (2) if you continued to remain lease-compliant during the time prior to return.

You must continue to pay your rent and meet all other obligations as specified in your lease agreement. Failure to do so may be cause for eviction. If you choose to move or if you are evicted prior to receiving a formal notice of relocation eligibility, you will not be eligible to receive relocation assistance. It is important for you to contact us before you make any moving plans.

Again, YOU DO NOT NEED TO MOVE RIGHT NOW and this is not a notice to vacate the premises. Relocation will happen in four phases during 2016 and 2017. Once it is your time to relocate, HACM will contact you in writing at least 90 days before you will be required to move and you will have a meeting with our Relocation team to review options for your relocation.

We also want to invite you to one of two upcoming meetings to discuss relocation in general. The meetings are on February 2, 2016 at 6:00 PM or February 4, 2016 at 10:30 AM. Both meetings are at the Silver Spring Neighborhood Center at 5440 N. 64th Street with the first meeting in the cafeteria and the second meeting in the north conference room. Attending one of the meetings is optional (not required) but is highly recommended if you have questions.

If you have any questions, you can also call Jim Eigenberger at (414) 286-5681 or the Westlawn Manager, Debra Patterson, at (414) 286-8868. Para más información en Español, por favor llamar al teléfono (414) 286-2968.

Sincerely,



Antonio M. Pérez
Secretary-Executive Director
Housing Authority of the City of Milwaukee



EDUCATION

MPS brings 2 more elementary schools into community model

By Patrick Thomas, Milwaukee Journal Sentinel

July 13, 2016

Milwaukee Public Schools is bringing two more buildings into its community schools model this fall, a turnaround strategy that offers students and families more social services in partnership with the United Way.

Adding Browning Elementary on the city's northwest side and Lincoln Avenue School on the south side brings the roster of community schools to six.

The two elementary schools were chosen because of their geographic locations and the need for achievement gains.

"We wanted schools that were in need of a turnaround model," said Danielle Costello, family and community engagement specialist at MPS. "We wanted to expand our geographic diversity."

According to state data, about 90% of students in each school live in poverty.

The four other schools in the partnership are Auer Avenue School, Bradley Tech High School, Hopkins Lloyd Community School and James Madison Academic Campus.

This past school year was the first full year of implementation for the Milwaukee Community Schools Partnership.

With the \$300,000 grant to launch the program running out, the district plans to keep the roster at six schools going forward. Costello said this upcoming year is the last year of the "pilot phase" and will be used to determine the effectiveness of community schools.

"We are still proving that it works and see the success that we want to see and make sure it is a result of being a community school," she said. "We need to clearly articulate the added value of being a community school."

Community schools are intended to provide additional resources to struggling schools, said Ryan Hurley, a United Way employee and director of the partnership. He said in Cincinnati, which uses community schools, graduation rates rose from 51% to more than 80%.

Part of the cost of community schools is taken up by a coordinator employed by United Way to come into a school and evaluate it to determine what additional resources are needed.

Hurley said MPS and United Way pay for community schools' additional resources about 50/50 depending on the school.

"If a school needs additional health resources, the coordinator figures out how we can meet that priority," Hurley said. "We want this to be something that schools and communities choose and not something that is imposed upon them."

With the end of the grant, Costello said MPS and United Way will look to sustain their current structure at six schools and hope to seek out additional businesses in the community to help fund the community schools model.

Several community schools saw large literacy gains in the STAR test, a state standardized test.

Auer Avenue literacy went up from 17% to 48% proficiency in the 2015-'16 school year, and Hopkins Lloyd went from 22% to 48%.

However, not all gains were as significant. In math scores Hopkins Lloyd went from 10% to 11% and Auer went from 7% to 10%.

Find this article at:

<http://www.jsonline.com/news/education/mps-brings-2-more-elementary-schools-into-community-model-b99758213z1-386716091.html>

Check the box to include the list of links referenced in the article.

Havenwoods Summer Concert Series

Rhythm & Blooms

Great music, great food, great people, two great locations
Thursdays, 6:00pm-8:30pm

July 21 - Fox & Branch and Kelli & The Soul Mates

Green Tree Garden at 60th & Green Tree

July 28 - Larry Moore Trio

Westlawn Gardens at 62nd & Custer

Aug 4 - The Esquires

Green Tree Garden at 60th & Green Tree

Aug 11 - Valerie B. & the Boyz

Westlawn Gardens at 62nd & Custer

Aug 18 - Extra Crispy Brass Band

Green Tree Garden at 60th & Green Tree

*Shuttle available from Westlawn to the Green Tree Garden for the July 21, Aug 4 and Aug 18 Concerts.

Pick-up: 5:30pm & 5:45

Where: corner of 62nd and Custer
Return shuttle after concert.

www.havenwoods.org

 /Havenwoods-EOC,

 /Haven_woods





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Midwest Regional Office, Region V
Ralph H. Metcalfe Federal Building
77 West Jackson Boulevard – Room 2101
Chicago, Illinois 60604-3507

OFFICE OF FAIR HOUSING
AND EQUAL OPPORTUNITY

April 27, 2016

Mr. Mark Wagner
Chairman of the Board of Commissioners
Housing Authority of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Mr. Antonio M. Perez
Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

SUBJECT: Section 3 of the Housing and Urban Development Act of 1968
Review of the Housing Authority of the City of Milwaukee (HACM) Voluntary
Compliance Agreement (VCA)

Dear Mr. Perez:

The U.S Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity (FHEO), Region V completed its first onsite monitoring review of HACM's Section 3 Voluntary Compliance Agreement. The purpose of our review was to determine HACM's progress in satisfying provisions of the VCA entered into on July 31, 2014. As you are aware, the VCA requires HACM to take specific steps and corrective actions to bring itself into compliance with the requirements of Section 3.

Section 3 regulation at 24 CFR 135 requires:

.....that employment and other economic opportunities generated by HUD financial assistance for Public and Indian housing assistance shall, to the greatest extent feasible, be directed to low- and very low-income persons. Section 3 applies to training, employment, contracting and other economic opportunities arising in connection with the expenditure of Public and Indian housing assistance.

Telephone: (312) 353-7776 Fax: (312) 886-2837
Hot Line 1-800-765-9372 TDD 1-800-927-9275

During this phase of the review, FHEO recognized that HACM is committed to implementing improvements and taking steps to increase communication between its residents about employment and training opportunities and with businesses about Section 3 requirements and contracting opportunities.

The review team arrived at this conclusion by analyzing information collected on-site through interviews, observations, and data, as well as comparing HACM's current activities to those listed in its VCA and Section 3 Plan. Be advised that every six months, FHEO will review the progress that HACM, its contractors, and subcontractors have made in meeting the numerical goals for employment and contracting under the current VCA. FHEO retains the discretion to decide what form the audit will take (i.e. on-site visit, conference call, etc.).

FHEO staff is pleased with HACM's VCA progress and looks forward to the continued working relationship that has been established between the two teams during this visit.

As always, additional technical assistance and staff training on the requirements of Section 3 can be provided upon request. If you have questions regarding any aspect of this report, please contact Ms. Elva Lewis at (614) 280-6112.

Sincerely,



Maurice J. McGough, Director

Office of Fair Housing and Equal Opportunity
Region V

cc: Evans Gant, Section 3 Administrator, HACM
Kenneth Barbeau, Director of Community Programs and Services, HACM
Dale Darrows, Field Office Manager, HUD Milwaukee Office
John Finger, Public Housing, HUD Milwaukee Office

Section 3



Housing Authority
of the City of Milwaukee

Section 3 Update

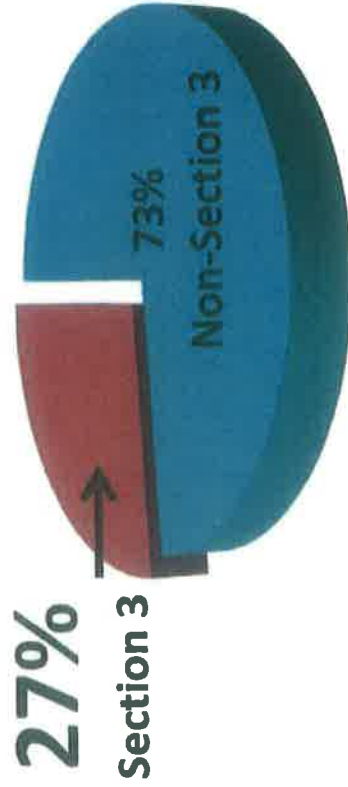
The 4th semi-annual report as part of the VCA was submitted June 2, 2016.

Section 3 Contracting

(10/1/2013 to 3/31/2016)

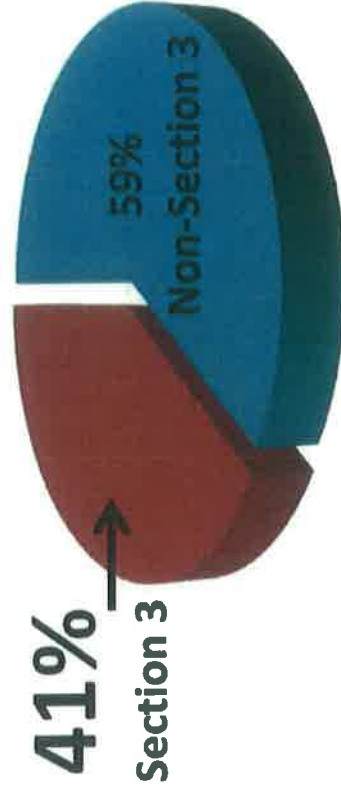
Building Trades (\$9,863,575)

Section 3 Goal of 10%



Other Services (\$7,637,132)

Section 3 Goal of 3%



Section 3



Housing Authority
of the City of Milwaukee

Section 3 Update

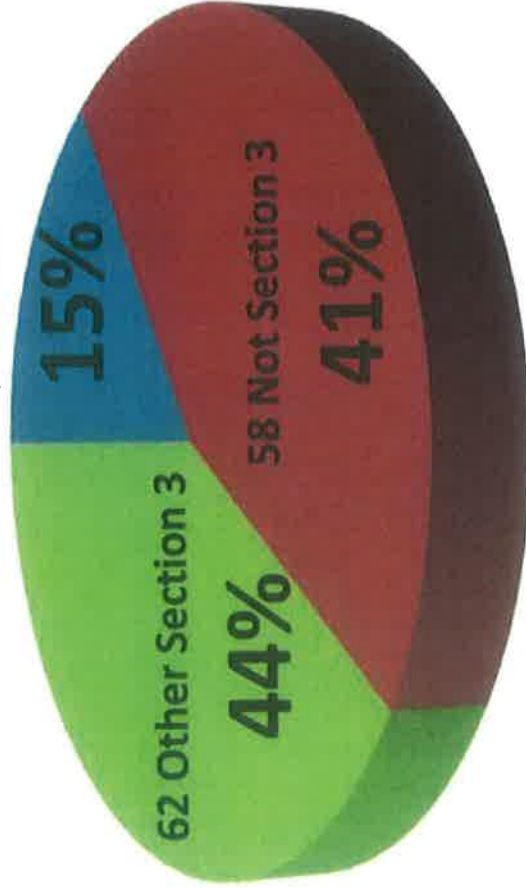
Section 3 New Hires (142 total)

(10/1/13 to 3/31/16)

22 PH or RAP
Section 3

59%

Section 3 New Hires
Goal of 30%



GROW YOUR BUSINESS

with Section 3 Contracting



Section 3 Contracting Seminar

Hosted by the Housing Authority of the City of Milwaukee

Tuesday May 17, 2016

8:00 AM – Noon

Hillside Resource Center ♦ 1452 N. 7th Street ♦ Milwaukee, WI 53205

Section 3 maximizes the impact of the U.S. Department of Housing & Urban Development's community investments by ensuring that work and contract opportunities are extended to low-income workers and the businesses that employ them. By certifying your business as a Section 3 business concern, you can gain preference for contracting opportunities.

- Learn the basics of the Section 3 program and how to gain access to contracting opportunities
- Meet representatives of the agencies that participate in Section 3
- Learn about SBA programs and additional tools to grow the capacity of your business

Presenting organizations include:

U.S. Department of Housing & Urban Development ♦ U.S. Small Business Administration
Housing Authority of the City of Milwaukee ♦ City of Milwaukee ♦ Employ Milwaukee
WRTP/BIG STEP ♦ City of West Allis ♦ South Milwaukee Community Development Authority
Section 3 Contractors ♦ *and others*

**REGISTER AT <http://conta.cc/1SMsAZT> or by contacting
Evans Gant at (414) 286-2894 or section3@hacm.org.**