

Supportive Housing Commission members (2011)

Mr. James Tarantino
Chair
Owner, Tarantino & Co.

Ms. Suzanne Breier
Vice Chair

Ald. Michael Murphy
Alderman, 15th District,
representing Milwaukee
Common Council

Supv. Lynne DeBruin
County Board Supervisor, 15th
District, representing Milwau-
kee County Board

Ms. Joan Lawrence
Executive Director,
Our Space, Inc.

Mr. James Marks
Vice President of Grants,
Greater Milwaukee
Foundation

Mr. Kenyatta Yamel

Ms. Anne McDevitt
(resigned)

Mr. Robert S. Berlan

Mr. Ken Schmidt
Executive Director,
Hope House

Ms. Paula N. John
President, Erica P. John Fund

Mr. Steven Mahan
Director, City of Milwaukee
Community Development
Grants Administration

Mr. Tony Perez
Executive Director, Housing
Authority of the City of Mil-
waukee

Staff support

Ms. Martha Brown
Deputy Commissioner, Mil-
waukee Department of City
Development

James Mathy
Special Needs Housing Man-
ager, Milwaukee County
Housing Division

2011 Policy Initiatives

In May, the Milwaukee Common Council adopted amendments to the City's zoning ordinance that simplify the creation of permanent supportive housing.

Changes to the code's design provisions reduce the number of parking spaces required for permanent supportive housing buildings, and allow greater unit density for these buildings. The commission adopted supportive housing service and design standards and will use them to review and evaluate proposed projects that seek classification as permanent supportive housing.

Another zoning code amendment allows up to three individuals living in a housing unit to receive supportive services on site without receiving approval by the Board of Zoning Appeals. Previously, only two individuals could receive on-site supportive services.

Milwaukee County's New Behavioral Health Facility Study Committee was convened to examine ways to create community alternatives to in-patient care provided at the Milwaukee County Mental Health Complex. The Committee's community linkages sub-group recommended the expansion of permanent supportive housing and the establishment of a strong partnership between the Milwaukee County Behavioral Health Division and the local homeless shelter system. The Milwaukee County Board is expected to take up the Study Committee's recommendations in early 2012. Supportive Housing Commissioner Supv. Lynne DeBruin serves on the Study Committee.

Partners in Permanent Supportive Housing

The significant expansion of permanent supportive housing buildings in Milwaukee reflects the work of many partners that provide resources including affordable housing tax credits, development expertise, social service expertise, rent vouchers, financing, and grant funds. The Commission wishes to acknowledge the following partners whose participation has been so crucial to the success of our efforts thus far.

Cardinal Capital Group
Center for Veterans Issues
City of Milwaukee Community
Development Grants Administration
City of Milwaukee Dept. of City
Development
City of Milwaukee Housing Trust Fund
Community Advocates
General Capital
Guest House of Milwaukee, Inc.

Heartland Housing
Hope House
Housing Authority of the City of
Milwaukee
Jewish Family Services
Mercy Housing Lakefront
Milwaukee Center for Independence
Milwaukee Common Council
Milwaukee Continuum of Care
Milwaukee County Behavioral
Health Division
Milwaukee County Board
Milwaukee County Housing Trust Fund
Milwaukee County Division of Housing
Our Space, Inc.
St. Ben's Meal Program
Stay in Balance
U.S. Dept. of Housing and Urban
Development, Wisconsin Office
U.S. Veterans Administration
WHEDA

www.supportivehousingmilwaukee.org

2011 Annual Report

Milwaukee City/County Commission on Supportive Housing



Mission of the Commission

The enabling legislation established the following mission for the Commission on Supportive Housing:

"...serve as a community infrastructure with the institutional commitment and the financial resources necessary for providing safe, affordable and accessible housing options with supportive services for persons with mental illness or other special needs. The commission shall establish goals and benchmarks for the effort to address housing needs for persons with mental illness and other special needs in the community, and monitor progress and hold the community accountable for meeting those goals."

The City/County Commission on Supportive Housing was created by resolutions adopted in 2007 by both the Milwaukee Common Council and the Milwaukee County Board. Both City and County officials appoint Commission members. The Commission held its inaugural meeting January 15, 2008.

The enabling legislation provided for appointees to the Commission representing the philanthropic community, the Milwaukee Continuum of Care, mental health advocacy organizations, mental health consumers, and citizen and business representatives. A list of the Commission's membership during 2011 is contained in this report.

2011 Activities

The Commission met four times during 2011, on January 11, April 20, July 19, and October 5. Meetings were held at Johnston Center Residences, Thomas Wynn Veterans Manor, Capuchin Apartments and Empowerment Village-National, allowing Commission members to tour most of the new supportive housing developments that opened their doors in 2010 and 2011.

James Tarantino chaired the commission throughout 2011, and Suzanne Breier served as vice-chair. One commission member, Anne McDevitt, resigned mid-year.

The commission received quarterly updates on the development of sup-

portive housing units in Milwaukee County. The commission also received presentations regarding:

- City of Milwaukee zoning changes affecting supportive housing;
- recent changes in federal and state funding for programs that prevent homelessness and provide support to homeless individuals;
- the peer support programs operated by Our Space, Inc., at several Milwaukee supportive housing buildings;
- progress in planning community-based supports for individuals now served by the Milwaukee County Mental Health Complex.

2011 Supportive Housing Development Activity

The opening of new supportive housing in 2011 doubled the number of supported units in Milwaukee County. The count of occupied units jumped from 163 at the close of 2010 to 336 at the close of 2011.

Units at five different buildings accounted for this increase.

- **Empowerment Village—National Avenue**, 1527 W. National Ave. Milwaukee, opened its doors January 3, 2011. The project replaces a former 90-bed Community Based Residential Facility that operated at the same site.



Construction involved renovation of an existing building at the property to house offices and program space for Our Space, Inc.; demolition of an addition to that building, and construction of a new addition

to house 34 one-bedroom apartment units. The apartments face a quiet courtyard.

Our Space provides supportive services at the building; Cardinal Capital served as developer.

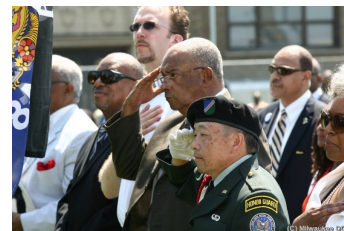
- **Farwell Studios, 1328 E. Albion St.**, Milwaukee, is a mixed-use building with first floor commercial tenants and 38 apartment units on the second and third floors. The property was purchased out of foreclosure with the assistance of federal Neighborhood Stabilization Program funds awarded to Milwaukee County's NSP Consortium.

On May 1, 19 units in the building began operation as supportive housing units. (Tenants in place at the time of the foreclosure and purchase occupy the remaining units.) Stay in Balance, a Waukesha organization that provides support to families dealing with mental illness, is providing supportive services to the residents of these units.



- **Thomas H. Wynn Veterans Manor** celebrated a grand opening on Memorial Day (May 30). The 52-unit building, constructed on a long-vacant corner lot at 3430 W. Wisconsin Ave., was designed specifically to serve military veterans at risk of homelessness. The project is a partnership between the Center for Veterans Issues, which provides supportive services at the building, and Cardinal Capital Group.

Veterans Manor is the first local supportive housing development to provide Veterans Administration Supportive Housing (VASH) rent vouchers to some of its residents. The VASH vouchers were allocated to the project by the Housing Authority of the City of Milwaukee.



The development also fostered a unique partnership with the Milwaukee Center for Independence. The building's first floor includes a large commercial kitchen used by MCFI to make school lunches under contract with Milwaukee Public Schools. The

kitchen also will be used to provide employment training in food service professions to Veterans Manor residents. Space adjacent to the kitchen has been reserved for a café that will serve the neighborhood and provide employment opportunities for residents who complete the food service training.

Thomas H. Wynn Veterans Manor was recognized as a notable project by the Wisconsin Commercial Real Estate Women during its 2011 awards program.

Top left: Empowerment Village —National
 Top right: Grand opening, Veterans Manor
 Middle right: Thomas H Wynn Veterans Manor
 Bottom left: Farwell Studios

Awards Honor Supportive Housing Buildings

Three of Milwaukee's supportive housing developments were recognized in 2011 for their excellence as real estate projects.

- Thomas H. Wynn Veterans Manor — *Notable Project, Wisconsin Commercial Real Estate Women*
- Johnston Center Residences — *"Reader's Choice" award, Affordable Housing Finance Magazine* — *Mayor's Design Award*
- Empowerment Village — National — *Mayor's Design Award*

2011 Supportive Housing Scorecard

Figures current as of 12/31/11

Units needed in Milwaukee County*: 1260

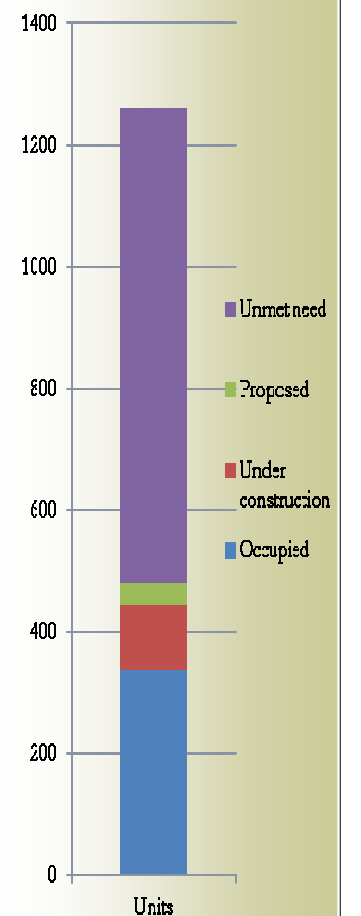
Units occupied: 336

Units under construction: 109

Units proposed: 37

Unmet need: 781 units

*Per 10-Year Plan to End Homelessness, published 2010



- **Empowerment Village—Lincoln Avenue**, 525 W. Lincoln Ave., provides 30 one-bedroom supportive housing units. It opened September 1. The building includes a fitness center, technology center, and laundry facilities for residents.



Services at EV-Lincoln are provided by Our Space, Inc. Cardinal Capital served as the developer.

- **Capuchin Apartments** held a grand opening ceremony on September 15. The 38-unit building, located at 2501 W. Tamarack St., was constructed as an extension of the community meal program operated for the last 40 years by St. Benedict the Moor church (commonly known as "St. Ben's").



Heartland Housing served as the developer and Guest House of Milwaukee is providing supportive services at the building.

The building includes a community center, fitness room, business center with computers available for resident use, and a private patio for residents.



Capuchin Apartments is named for the religious order that serves the St. Ben's parish. The order is providing annual financial support to cover the cost of the supportive services at the building.

Work was underway in 2011 at four supportive housing developments expected to open in 2012.

- **Autumn West**, 3410 W. Lisbon Ave., Milwaukee, will provide 21 apartment units for a transitional housing program for homeless individuals. Ground was broken for the building on October 19. Community Advocates is the developer and service provider.



- **Highland Commons**, 6700 Beloit Rd., West Allis, is under construction at the site of the former New Samaria room and board facility. Highland Commons will provide 50 one-bedroom apartments; supportive services will be provided by Milwaukee Center for Independence.



- **Bradley Crossing**, 4300 W. Bradley Rd., Brown Deer, received an allocation of affordable housing tax credits in 2011. The 60 unit development will include 30 supportive units for individuals at risk of homelessness because of behavioral disability. The project is a partnership between Jewish Family Services, which will provide supportive services, and General Capital. The developers also expect to construct a senior center at Bradley Crossing for use by Brown Deer residents.

- **United Methodist Children's Services** began construction of a 10-unit apartment building at N. 38th St. and W. Lisbon Ave., Milwaukee. Five units will provide supportive services to families dealing with mental illness.

Top left: Empowerment Village—National
 Top right: Autumn West (rendering)
 Center left: Capuchin Apartments grand opening
 Center right: Highland Commons
 Bottom left: Capuchin Apartments