



The Housing Authority of the City of Milwaukee Supportive Services Highlights

The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.

Choice Neighborhood Initiative (CNI)

CNI is a \$30 million HUD grant awarded to City of Milwaukee and HACM in 2015, leveraging \$275 million+ from over 25 partners. The grant supports a locally-driven, comprehensive strategy to transform the northwest side of Milwaukee into an inclusive community of opportunity through three primary strategies:

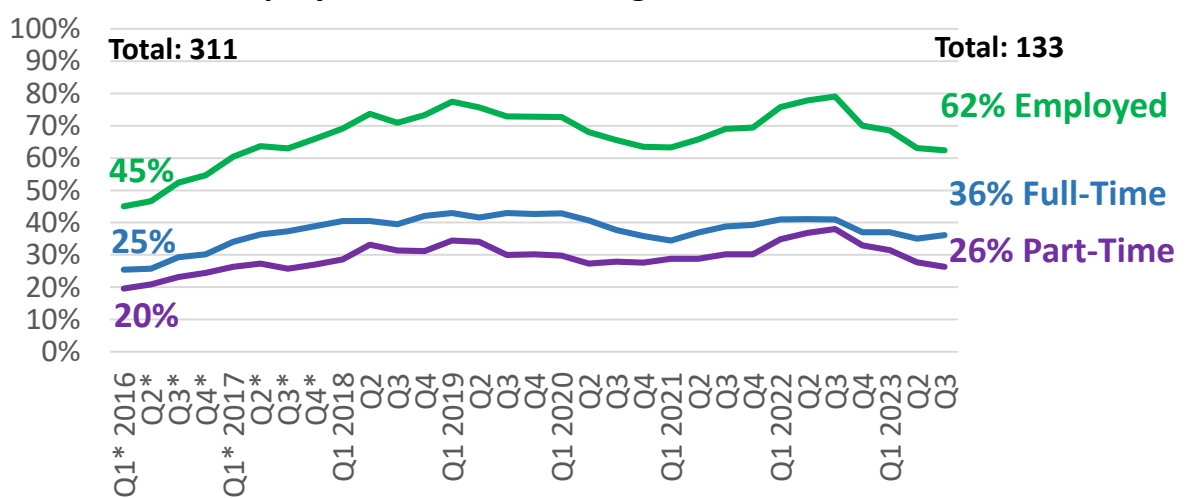
Housing: Replacing the distressed Westlawn public housing development with high-quality, mixed-income housing;

Neighborhood: Supporting a vibrant mixed-income, mixed-use community with amenities and assets that attract residents and investment

People: Supporting positive outcomes for Westlawn residents related to employment, health, safety, education and self-sufficiency.

Employment of Case Managed Residents

Through case management in our CNI grant program, HACM has increased the full- and part-time employment rate of work-able residents from 45% in 2016 to 62% at 09/30/2023.



@Promise Resident Training Program

Launched in 2017, @Promise is a HACM initiative that is geared toward young adults interested in pursuing a college education. The program builds upon the stability of HACM’s quality, affordable housing by also offering supportive services that together can transform residents’ lives. @Promise provides motivated residents with the opportunity to overcome barriers that could otherwise keep them locked into a cycle of poverty.



- Life Skills Training
- Part-Time Employment
- Post-Secondary Education
- Tuition Assistance
- Mentoring
- Job Placement Assistance

Make Your Money Talk (MYMT)

MYMT is a partnership with the Wisconsin Women's Business Initiative Corporation to provide financial wellness program for HACM residents with a 4:1 matched individual development accounts (IDA).

	2023	Cumulative 2004 - 2023
Make Your Money Talk Graduates:	274	3,335
IDA Accounts opened	115	1,618
IDA Accounts used for household assets:		
Purchase a home	3	189
Post-secondary education	2	105
Starting a business	3	91
Purchasing or repairing a vehicle	13	135
Pay off debt needed for credit repair	103	467

Resident Impact Story



In 2015, Brandy Jordan was inspired to become an entrepreneur when then-President Barack Obama made entrepreneurship one of his top initiatives. A postcard about the “Make Your Money Talk” program (sponsored by WWBIC, HACM, and Bader Philanthropies) soon arrived in her mailbox, and Brandy was soon on her way to building her financial wellness and creating a business plan for Queen Brandy’s African Boutique.

The Milwaukee-based boutique specializes in African attire and jewelry, and Brandy also hopes to soon set up an outreach program in Africa. Brandy credits MYMT for opening doors for her business and helping her get started on the right track.

“I really appreciated the opportunity to participate in the Match Savings Program,” says Brandy. “I not only received a \$2,000 grant but a lot of knowledge in starting a business.”

Service Coordination for Seniors and Disabled Adults

*Partnership with **Lutheran Social Services of Wisconsin and Upper Michigan, Inc.***

Lutheran Social Services (LSS) provides service coordination to senior and disabled residents living in HACM’s high-rises. The program is funded through a few remaining Resident Opportunities and Self Sufficiency (ROSS) grants through resident organizations as well as some operating subsidy from HACM. LSS took over this program in 2019 when the nonprofit UNISON was dissolved. The program assists residents by linking them to needed services in the community, including but not limited to: healthcare services, behavioral health services, food/nutrition, transportation, household skills/life skills, financial assistance, social service assistance, housing retention/lease education, conflict resolution, translation, crisis intervention, and general information & referrals. During calendar 2022, the program assisted about 920 seniors and persons with disabilities in HACM developments.



Homeownership

Since 1994, the Housing Authority of the City of Milwaukee's Homeownership Program has helped hundreds of people realize their dream of becoming homeowners. The program offers ways for public housing residents, rent assistance voucher holders and others to work towards acquiring an asset that can benefit their family and the community for generations to come.

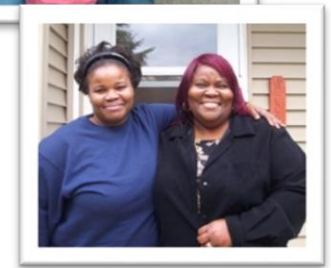
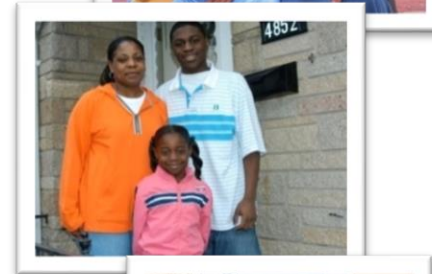
Section 32 Homeownership

This program assists people who live in HACM's public housing units, or people who would qualify for public housing based on their income, in preparing for and achieving a homeownership goal. Participants may be eligible for forgivable second mortgages if they choose to purchase a home sold by HACM. Since the program began, HACM has assisted **307 people in purchasing a home**. The **estimated tax revenue** generated from HACM home sales since 1994 is nearly \$10 million.

In 2021, HACM partnered with ACTS Housing to provide the rehab component of the Section 32 Homeownership Program. As of September 1, 2022, HACM has sold 12 of its vacant Scattered Sites units to first-time and income eligible buyers in partnership with ACTS Housing. HACM will continue to evaluate its units for Section 32 suitability as they become vacant.

Section 8(y) Homeownership

This program assists HACM Housing Choice Voucher Program participants in converting their housing voucher to a mortgage payment. To date, **273 participants have purchased a home**. While the 8(y) program is temporarily not accepting new applications, we are still working with voucher holders who were enrolled before the hold. The real estate market is currently very competitive and sellers aren't as willing to make required repairs.



Family Self-Sufficiency (FSS) Program

FSS is a HUD program that allows housing choice voucher participants and public housing residents to build financial assets if the household income from wages increases and the participant completes the program. Participation generally lasts five years, during which participants accomplish educational, professional, and personal goals.

During HACM's housing software conversion to YARDI, data conversion errors occurred at the time of conversion that have had an ongoing impact on escrow calculations. HACM and YARDI have worked on a solution to resolve the matter. This is also part of the HUD Corrective Action Plan. Over the next six months, HACM staff will review each FSS participant as of the time of conversion and post-conversion, void any recertifications for each FSS participant back to their enrollment date in FSS, correct the baseline FSS information, and then re-enter the recertification information. While this process is very detailed and complicated, according to YARDI, this process will correct the FSS calculations and escrow balances. We will have up-to-date numbers regarding FSS in a future report.

YouthBuild



2022 – 2023 Cohort

- 9 individuals enrolled initially
 - 1 transitioned to the health track option
 - 8 are currently enrolled on the construction side
 - 2 left due to deaths in immediate family
 - 1 left after probation ended
 - 1 left the program to secure employment and care for a child(ren)
- 9 of the 9 have completed the Occupational Safety and Health Training (OSHA) Certification
- 3 of the 8 have completed the Home Builders Institute Carpentry Pre-Apprenticeship Certificate Training (HBI-PACT)

Jobs Plus Initiative

Jobs Plus is a \$2.3 million HUD grant to connect Hillside Terrace residents with employment, education, and financial empowerment services. The initiative promotes the economic advancement of public housing residents by incentivizing employment and earnings increases through the earned income disregard for participating families, and by providing services designed to support work including: employer linkages, job placement and counseling, educational advancement and financial counseling. The grant will end on 1/31/2024.

As of 9/30/2023:

- 56.7% of Hillside residents that enrolled and are being actively case managed are employed (127 out of 224). This is a decrease from last quarter (61.4%) and is due to the new enrollment of 17 unemployed residents into the case management program during the quarter.
- This number is higher than the overall employment rate of all work-able residents in Hillside of 49.7%, showing the impact of case management.
- During the grant, HACM has assisted 89 residents in starting new full time employment, 67 for new part-time employment, and 96 have improved their employment through promotion or more hours.
- Through the earned income disregard incentive, Hillside residents have been able to keep more than \$1.5 million total that would normally have been paid as rent over the 4-year grant period.

