

Sept. 10, 2006

Dear Common Council Members:

As I am sure you are all aware, affordable housing is often the key for families as they try to improve their economic condition. I urge you all to support the Housing Trust Fund that will shortly come up for a vote.

Tom Lengyel
Cedarburg, WI

Please affirm Milwaukee's need for affordable housing by supporting the Housing Trust Fund.
Thank you!

William Herr
913 E. Dunlap #33
Milwaukee, WI 532
414 810 3463

Send the Common Council a message now! Tell them in your own words why Milwaukee needs more affordable housing.

Dear Common Council Members:

We are all affected by the lack of affordable housing. It dehumanizes all of us. It makes our city a travesty of justice, and a magnet for increasing violence. Human needs must be met and housing is a basic human need. We tore down 5 SRO's decades ago and never supplied any kind of replacement. We need affordable housing NOW!

Your Name: Joan Bleidorn

Your Address: 3909 N. Murray Ave #705

Your Phone Number: Shorewood, 53211-1-414-332-7129

I'm writing in support of the Milw. Housing Trust fund. The need for economic justice will be served by this. When faced with increasing crime, a city needs to take positive steps to improve community. Jane Collins

Please affirm Milwaukee's need
for affordable housing by supporting
the Housing Trust Fund.

Virginia L. Olson
600 N. Santa Monica
Whitefish Bay, WI 53217

Dear Alderman Murphy,

Divine Word Lutheran Church
5505 West Lloyd St.
Milwaukee, WI 53208

12 SEP 2005 PM 9



Please support
the Milwaukee Housing
Trust fund proposal
because maybe you can
build a Rehab for young
girls who have been
sexually assaulted in a
home, park or even by a
family member.

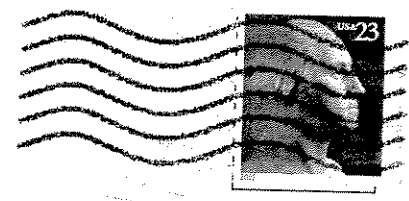
To Alderman
Murphy:
Alderman Murphy
City Hall Rm. 205
200 E. Wells St.
Milwaukee, WI
53202

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Dear Alderman Murphy,

MILWAUKEE WI 532

12 SEP 2005 PM 2 T



Please assist us
in the effort to
help those in need
by supporting the
Milwaukee Housing Trust
Fund.

TO: ALDERMAN MURPHY
CITY HALL RM. 205
200 E. WELLS ST.
MILWAUKEE, WI 53202

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Michael C. Cloche
Divine Word Lutheran Church
5505 West Lloyd St.
Milwaukee, WI 53208

302+3518

Dear Alderman Murphy

MILWAUKEE

Divine Word Lutheran Church
5505 West Lloyd St.
Milwaukee, WI 53208

12 SEP 2006 PM 2 T



Thank you for your
work on the Housing
Trust Fund. Please
know that there are
many people of faith
who want affordable
housing for all in
our city. Sincerely,
Debra Babayan

302+2515

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Alderman Murphy
City Hall Rm 205
200 East Wells St.
Milwaukee WI
53202-3571

Dear Alderman Murphy

MILWAUKEE WI 532

12 SEP 2006 PM 6 T



Please find funds
for a Housing
Trust Fund.

Debra Babayan

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Alderman Murphy
City Hall Room 205
200 E. Wells St.
Milwaukee, WI
53202

Divine Word Lutheran Church
5505 West Lloyd St.
Milwaukee, WI 53208

302+2515

Dear Alderman Murphy

MILWAUKEE WI 532
12 SEP 2006 PM 2 L



Please help the families of Milw. by funding the Housing Trust Fund

Thanks
J. Leaw

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Alderman Murphy
City Hall Rm, 205
200 E Wells St
Milwaukee WI

53202

Divine Word Lutheran Church

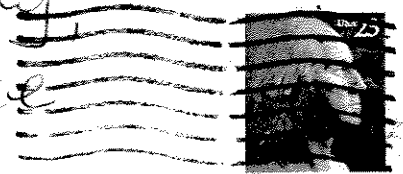
5505 West Lloyd St
Milwaukee, WI 53208

Dear Alderman Murphy

We all deserve a place to live. Please join me in supporting the Housing Trust Fund.

Divine Word Lutheran Church
5505 West Lloyd St.
Milwaukee, WI 53208

Thank you!
Jane Raymer
2012 N. 5th St
53208



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Ald. Murphy
200 E Wells St
Rm 205
Milw WI 53202



IndependenceFirst

The Resource For People With Disabilities

August 31, 2006

Alderman Murphy
City Hall, Room 205
200 East Wells St.
Milwaukee, WI 53202-3570

HTF

Dear Alderman Murphy;

As you undoubtedly are aware, a proposal to create a Housing Trust Fund for the City of Milwaukee is now before the Common Council. We are pleased by the reports that you will be supporting the Housing Trust Fund. IndependenceFirst has been a strong supporter for the Milwaukee Housing Trust Fund because we see a great potential for the Fund to assist people with disabilities in the City.

The City of Milwaukee has many people with disabilities, nearly a quarter of the population, as compared to Wisconsin's average of 16% or the national average of nearly 1 in 5. IndependenceFirst was fortunate to have a representative, Brian Peters, on the Housing Trust Fund Taskforce, and with the support of many members of the Taskforce, he was able to ensure that the needs of people with disabilities are served by the proposed Fund.

Among the recommendations in the final report that benefits people with disabilities are:

- New & substantially rehabilitated buildings should incorporate Universal Design and be Visitable on the ground floor. Both are design principles that increases the accessibility of the housing units, although neither are considered fully accessible. They do make it easier & far cheaper to adapt the unit to the needs of a person with physical disabilities at a later time, compared to the typical costly retrofit. The details are described in the report, and past experience has shown that the cost is minimal.
- New single-family housing would be constructed to be Visitable to ensure that people with disabilities and our aging population would have easy access to visit their families and friends' homes. Again, past experience has shown the cost is minimal, and that many people appreciate the features.
- The Housing Trust Fund would be proactive in ensuring that developers meet their legal responsibilities regarding Section 504 of the Rehabilitation Act, the Fair Housing Act as Amended, and the Americans with Disabilities Act. This will help the developers and organizations avoid costly lawsuits.
- A minimum of 2% of Fund dollars, or \$100,000, whichever is less, will be designated for accessibility modifications. This can range from helping a landlord make his/her building more accessible for an aging tenant to a newly disabled homeowner modifying the home so that he/she would not need to move out, to assisting

emergency shelters and homeless housing in making their facilities accessible for people with disabilities.

- There would be incentives for organizations to work with people with disabilities who are living in nursing homes or other institutions to move back into the community. Unfortunately, it is a sad fact that because of a lack of affordable housing and/or other services, there are some people with disabilities who are forced to live in nursing homes! It is the goal of the disability community to get our brothers and sisters out of nursing homes back with their families and friends where they belong.
- IndependenceFirst would have a voice on the Housing Trust Fund Advisory Board. Historically, it has not been common that people with disabilities have "a seat at the table" in the government and other decision-making bodies.

Those requirements far surpass anything that is currently happening in the City of Milwaukee for people with disabilities. For instance, for 2005, the CDBG program was budgeted to assist twenty homeowners in installing ramps in their homes. Only twenty, even though there is a waiting list numbering in years! Even more horrific is the fact, that because of escalating costs of lumber and other factors, only twelve were built! The Trust Fund would enable more homeowners to be able to install ramps for family members, and allow the person to be a part of the community rather being trapped in his/her home!

In short, the Milwaukee Housing Trust Fund is a tremendous opportunity, not just for the low-income residents of the City of Milwaukee, but also for people with disabilities who are a large part of our Milwaukee community.

As the Director of a Center for Independent Living that has many residents in your district, we hope that that with the support of yourself and other Aldermen, the Housing Trust Fund will become a reality in the City of Milwaukee.

Sincerely,



Lee Schulz
Executive Director

With the Support of the Resident(s) of the District:

Paren Avery 5406 W. McKinley Ave Milwaukee

Abra Langham 5618 W Allen Ave., Milwaukee

Ana Villacres 1535 N 57th, Milwaukee

Stan Spruce 4133 W. McKinley Ct. Milwaukee 53208



IndependenceFirst

The Resource For People With Disabilities

Position Paper on Housing Trust Funds

According to the U.S. Census, In the United States, nearly 1 in 5 Americans has a disability. This number is slightly lower in Wisconsin, with 16% of residents reporting a disability, although this varies from community to community. It ranges from a high of nearly a quarter of county residents in Vilas County to a low of 11.1% in Ozaukee County. The population of persons with disabilities may be more concentrated into urban areas because of access to public transportation, services, and programs. For instance, the City of Milwaukee holds 15% of the total population of people with disabilities in the state, compared to 12% of general population. The population of people with disabilities tends to be disproportionately low income. Many rely on Social Security and other benefits that put them in the category of what is considered "Extremely Low-Income," defined as below 30% of the Area Median Income. Data has shown that people in this category have the highest housing cost burden of any income group, paying well more than 30% of their household income toward housing costs. In addition, people with disabilities, even when affordable housing is found, often lack the financial resources to make their home accessible for their needs.

A part of the solution can be the creation of local and state housing trust funds in Wisconsin. The housing trust funds can use the following strategies to meet the housing affordability and accessibility needs of people with disabilities in Wisconsin:

- ***All new and substantially rehabilitated housing should be accessible and integrated for people with disabilities, including non-multi family housing.*** Historically, people with disabilities have been segregated from the community in institutions, group homes, residential centers, etc. In the past few decades, we have seen tremendous changes in freedom for people with disabilities, but the physical infrastructure of communities have not caught up to the societal changes. People with disabilities now can live anywhere they can afford to, but many housing units remain inaccessible for people with physical disabilities. In the City of Milwaukee, 69% of housing is located in buildings with 2 units or less, which means, accessibility-wise, neither the Federal Fair Housing Act (FFHA) nor Section 504 of the 1973 Rehabilitation Act covers them. The FFHA and Section 504 has accessibility standards for new multi-family housing, but does not cover new single-family housing. Couple this with the fact that 97.2% of housing in the City of Milwaukee was built before 1990 (FFHA's new construction accessibility requirements took effect in 1991), the vast majority of available housing in the City of Milwaukee is inaccessible. There is no reason to believe that this would be any different for most, if not all, of the communities in the state. For true integration to occur there must be single-family and multi-family housing available that are also accessible. A housing trust fund that leads the way can be a small step toward providing more accessible housing for people with disabilities.

- **Housing trust funds, by their nature, ensure that the low-income population has increased access to affordable housing.** Extremely Low-Income are very housing cost-burdened, meaning those families pay a disproportionately high percentage of their income toward the rent or the mortgage. The National Low-Income Housing Coalition has calculated that 91% of the renter households that are burdened are those who are Extremely Low-Income. People with disabilities, especially those who receive Social Security, or are the “working poor” very often are Extremely Low-Income. Affordable Housing is out of reach for many. Communities must ensure that affordable housing units are part of the housing stock. A housing trust fund can be used to ensure that low-income people, including those with disabilities, have access to affordable housing in the communities they live in.
- **ALL new and substantially rehabilitated housing should be built to allow minimum access to people with mobility disabilities.** Such housing would have a minimum requirement of a zero-step exterior path of travel and an exterior doorway of at least 36” clear space, with an interior path of travel and doorways (including bathrooms) with clear space of 32”. Additionally, the bathroom should be usable for a person in a wheelchair with a reinforced wall so that a grasp bar can be installed if desired. Those standards are also known as “Visitability.”
- **Housing trust funds can dedicate funds for use in communities to cover accessibility improvements.** A certain percent or amount of funds can be established as a dedicated stream toward accessibility improvements, whether it be home modifications for a newly disabled homeowner, the addition of ramps and other modifications to make older apartments accessible, or funds for improving emergency shelters.

Because the population of people with disabilities is a large group with varying needs and accessibility requirements, there is no single step that can be taken which would solve the problem of inaccessible and unaffordable housing. Only creating multiple layers of programs, laws, and other actions can we hope to fully integrate people with disabilities into the community, where we can do the same everyday activities that so many other people do.

For further information, please contact Brian Peters, IndependenceFirst Housing Program Coordinator, at (414) 291-7520 (TTY or Relay) or e-mail bpeters@independencefirst.org.

This position paper was created by IndependenceFirst with support from the Independent Living Council of Wisconsin

Send the Common Council a message now! Tell them in your own words why Milwaukee needs more affordable housing.

Dear Common Council Members:

I am privileged to own a home in Milwaukee. So many people live in sub-standard housing. Many others cannot afford down payments or can't find small, livable homes. Please support the Housing Trust Fund.

Your Name: Brigid O'Donnell Brigid O'Donnell
Your Address: 112 N. 71 St. Milwaukee 53215
Your Phone Number: 414-453-9845

September 2, 2006

Dear Alderman Michael Murphy,

I hope you will support the proposal to allow more housing for the poor and homeless. A house is essential for just about everything: security, health, a base to be contacted and to contact for jobs, schooling, and what is necessary to survive and grow.

I have a full time job, and marvel at how much it costs to live: shelter, food, utilities, phone and transportation. How do the poor live? How do they support their families. If this is how it is for me, how is it for them?

I see the homeless & wonder how they survive. How can they take care of health needs? How do they stay warm and dry? How can they find stability and move ahead - or get by. How can they do anything without

housing? so if a proposal is
made that would provide
more housing for them,
it should be supported.

Please support the Housing
Trust Fund to provide more
housing, and jobs, to those
most in need of help.

Sincerely
Susan Maronek

614 N 54th St
Milwaukee, WI 53208

8-22-06

Michael Murphy, Alderman
Common Council at City Hall
200 E. Wells Street
Milwaukee, WI 53202

Dear Alderman Murphy,

I am your constituent and I am writing to urge you to support the recommendations of the Housing Trust Fund Task Force when they are introduced to the Common Council to establish a Milwaukee Housing Trust Fund.

My church, Gesù Parish, has provided me with information on a Housing Trust Fund including the Task Force Recommendations. An HTF will help people have a better chance for affordable rents and decent homes in Milwaukee. A Milwaukee HTF will also create jobs during construction or rehabilitation and later would generate ongoing taxes and fees for the city from the families who would have a modest and affordable place to live.

I fully support the ongoing funding sources identified in the recommendations: no additional taxes will be added. It is time we use these revenue sources for the common person, the hardworking adults and families and the elderly who built this city with their taxes and now need help with upkeep costs. We have used our tax money for building stadiums and buildings for sports and entertainment. Now it's time we help people to live in reasonable, safe, and affordable housing.

Milwaukee has many problems. I believe some of them can be alleviated by creating a Housing Trust Fund: A Key to Healthy Neighborhoods.

I will call you in the near future to talk with you about this. Thank you for your public service on behalf of people like me.

Sincerely,
Jan Kowalczyk
3025 N. 70th St. 53310