

Anti-Displacement Neighborhood Preference Policy

November 2021

File #211079



ANTI-DISPLACEMENT PLAN

A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods
Surrounding Downtown Milwaukee



City of Milwaukee
Department of City Development

February 2018



Plan Goals Included:

- Preserve existing affordable rental housing and protect tenants at risk of displacement
- Prioritize affordable and mixed-income housing in neighborhoods at-risk of displacement

ANTI-DISPLACEMENT PLAN

“Utilize TIF and other City resources to create new affordable and mixed income housing”



Seven04 Place



*Welford Sanders
Historic Lofts*



*Garfield School
Apartments / The Griot*



ANTI-DISPLACEMENT PLAN

“Pursue a Preference Policy for existing neighborhood residents at-risk of displacement in new developments receiving City financial assistance”



Prioritize Choice



Promote Equity

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Policy Details:

- Policy created via Common Council resolution #190401, adopted July 30, 2019
- Designates 20% of affordable units in eligible developments receiving city assistance for prioritization of existing neighborhood (zip code) residents
- Preference at initial lease-up and throughout period of affordability

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Fair Housing Review:

- Statistical testing was conducted to ensure proposed policy has no disparate impact based on race or national origin
- Proposed geography and percentage of designated units informed by testing

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Geography:

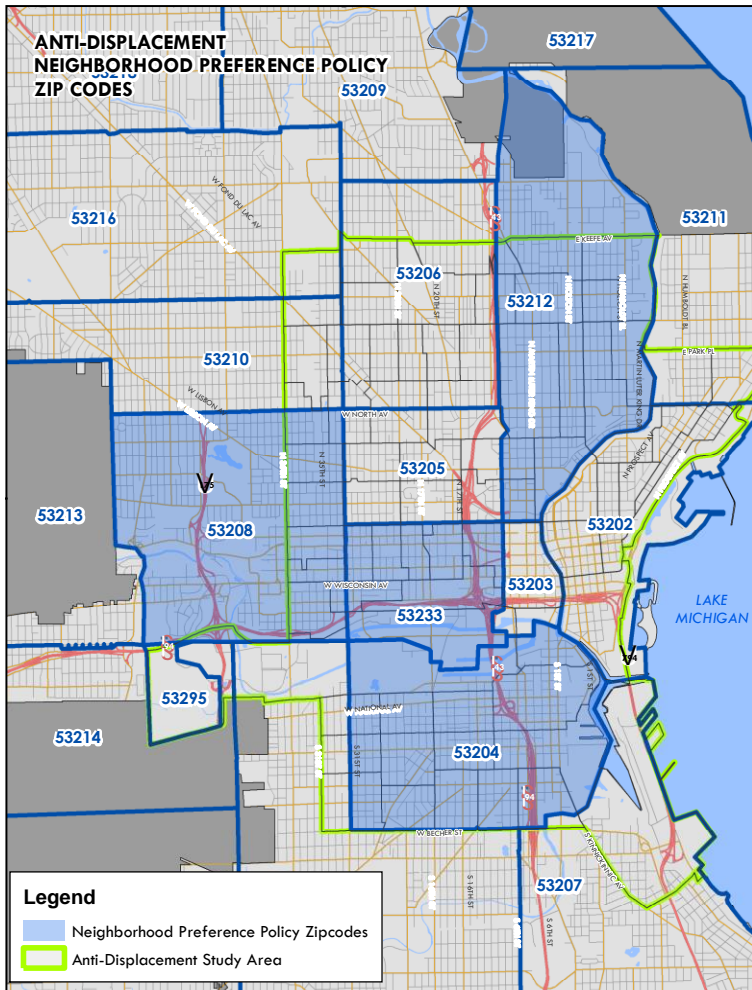
- Zip codes containing census tracts identified by Anti-Displacement Plan; and
- Zip codes where testing indicates policy will not result in a disparate impact based on race

53204

53208

53212

53233



Geography:

53204

53208

53212

53233

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Initial Implementation:

- DCD / CDGA / City Attorney's Office developed implementing regulations
- Included requirements within development agreements on covered projects
- “Pilot” implementation phase through 12/31/2021

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Initial Implementation:

- **Three** approved projects subject to policy. Projects include **197** total affordable housing units; **40** units provide neighborhood preference.



ThriveOn King (53212)



Thirteen31 (53204)



*37th Street School
Apartments (53208)*

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Initial Implementation:

- **Five** additional pipeline projects anticipated to include **284** total affordable housing units with **55** units providing neighborhood preference.



ThriveOn King (53212)



Thirteen31 (53204)



*37th Street School
Apartments (53208)*

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Next Steps:

- File #211079 would authorize continued implementation of Anti-Displacement Neighborhood Preference Policy
- DCD to carry out next periodic disparate impact testing and report to Council on any recommended policy updates/modifications before 12/31/2023