

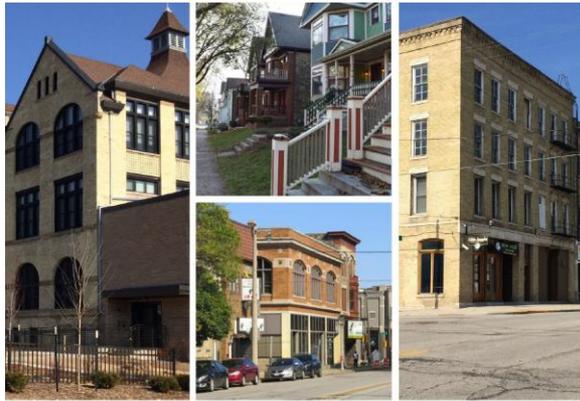
MKE UNITED Anti-Displacement Fund May 2020 Update



City of Milwaukee 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



Recommendation:

Assist existing homeowners retain their homes

“Identify resources to assist low and moderate income homeowners in neighborhoods where rapidly rising values may create a property tax hardship.”

Anti-Displacement Fund Timeline

- **December 2018:** Common Council directs DCD to develop a proposed local framework for an Anti-Displacement Tax Fund modeled on the Atlanta Westside Future Fund.
- **May 2019:** DCD presents a potential framework for Anti-Displacement Tax Fund to Common Council. Proposal notes the need to identify a local sponsor, program administrator, and raise private (non-governmental) funds.

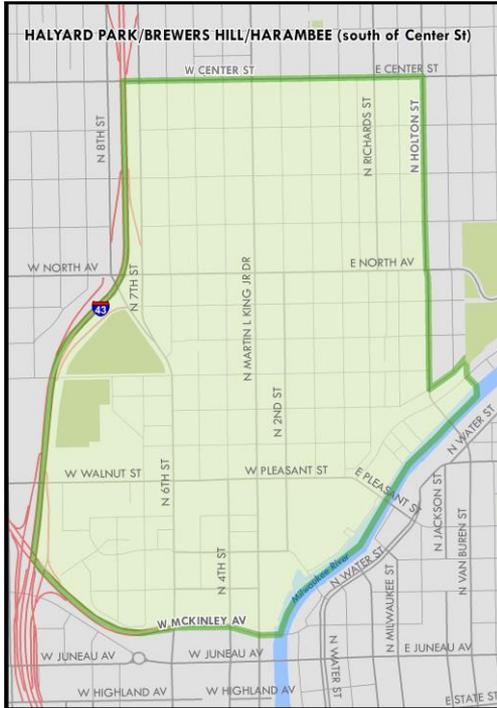
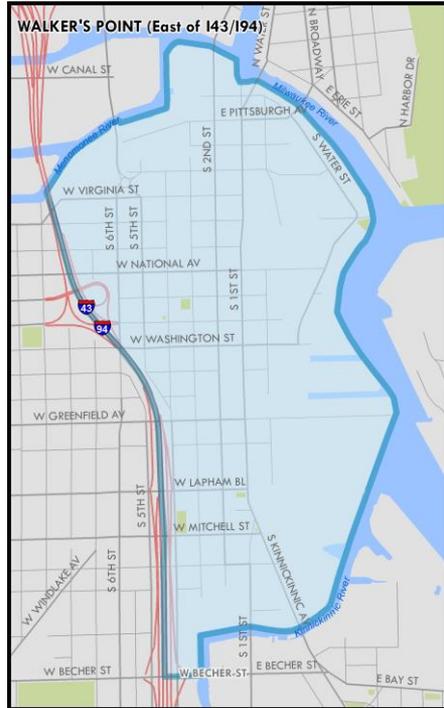
Anti-Displacement Fund Timeline

- **June 2019:** MKE United agrees to explore sponsoring the creation of the Anti-Displacement Fund.
- **October 2019:** MKE United secures sufficient fundraising commitments to launch MKE Anti-Displacement Fund during 2019 tax season. ***Fund contributions were provided by generous philanthropic and private donors, since no public funds can be utilized for tax assistance payments.***

Anti-Displacement Fund Timeline

- **November 18, 2019:** MKE United Anti-Displacement Fund launches, begins accepting applications.
- **November 2019 – January 2020:** Neighborhood outreach and applications.
- **January 10, 2020:** Application period ends.
- **January 22, 2020:** Anti-Displacement Fund tax assistance payments transmitted to City Treasurer's Office.

Anti-Displacement Fund Neighborhoods



- Average assessed value of homes increased more than 10% above city average increase between 2014-2019
- Identified by Anti-Displacement Plan as exhibiting indicators associated with risk of displacement due to rising property values

Partnerships



(Fund Sponsor)



(Technical Assistance)



Partnerships



(Outreach and Engagement Partners)

Outreach | November 2019 – January 2020

- **2** mailings to **1,100** homeowners
- **7** informational sessions at Urban League, Arts @ Large, UCC
- **16** application open houses at Urban League, The Vibe, Mitchell St. BID, Mitchell Library, UCC
- Door-to-door outreach by WestCare, SOC
- Shared information at neighborhood meetings
- Fund website

Results

- **156** applications received
- **111** applicants certified as eligible for assistance through Fund*
- **86** participants received property tax assistance with 2020 tax bill - **25** additional participants did not experience a tax increase in 2019 but are eligible for assistance in future program years
- Fund provided **\$38,356** in tax assistance payments (**\$446** average)

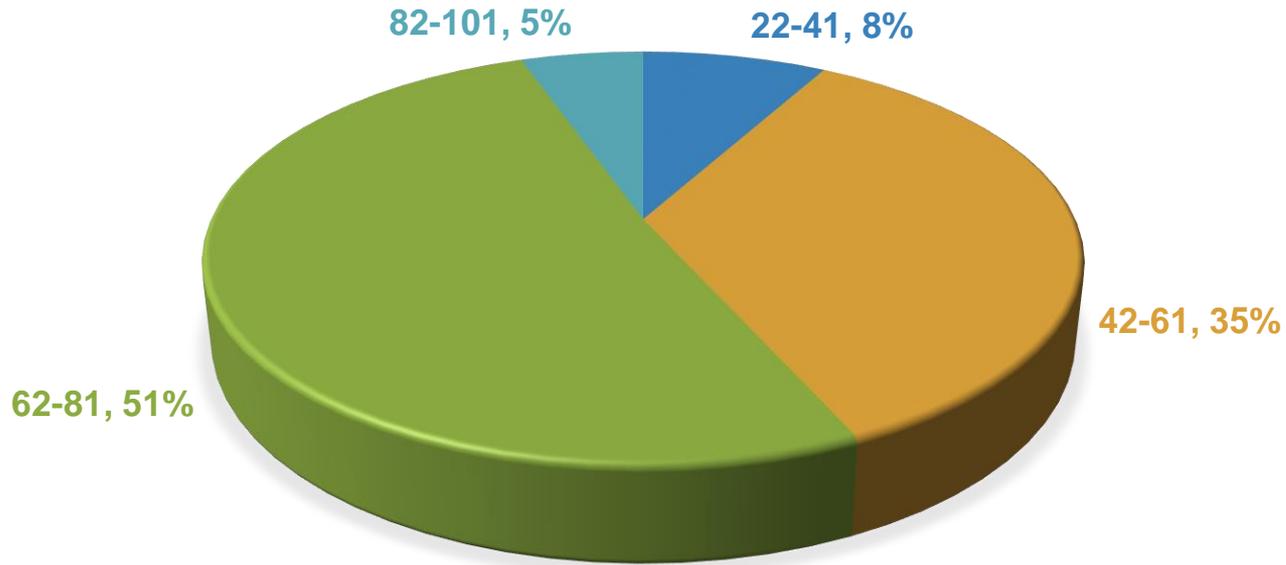
**Represents 43% of 260 estimated eligible households in Fund areas.*

Eligibility Criteria

- Owner occupied homes in program area
- Must have owned property since January 1, 2015 (or inherited from family member)
- Current on real estate taxes and not subject to mortgage foreclosure
- Income at or below City averages

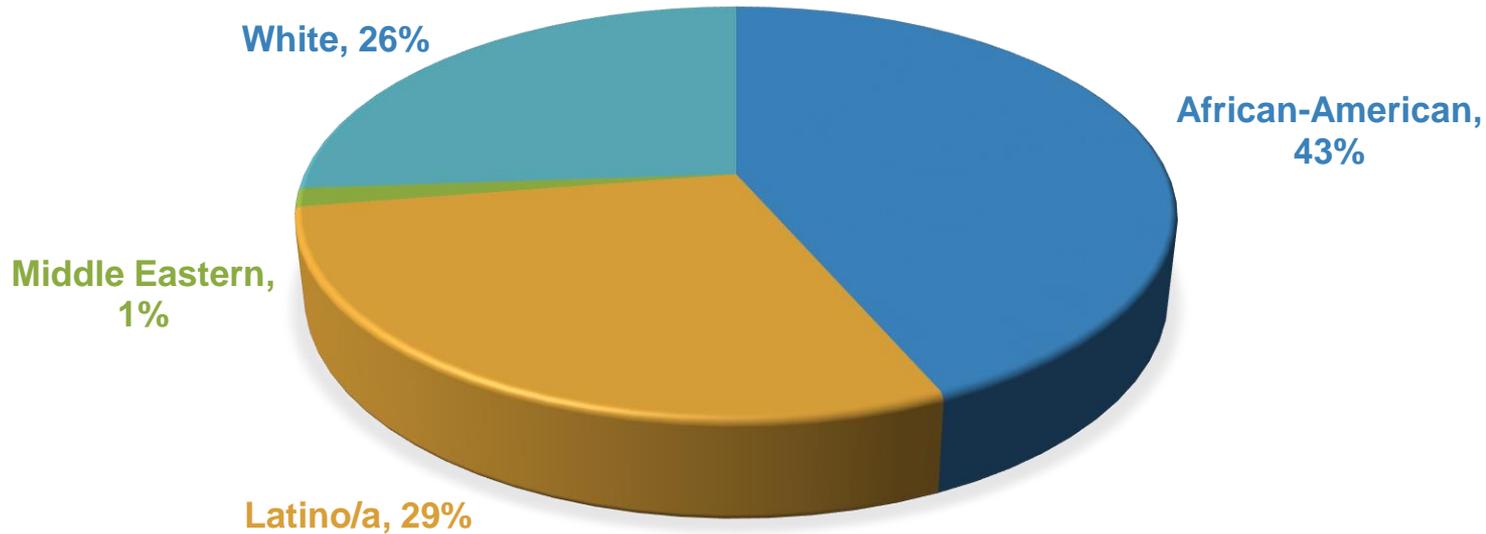
Family Size	Maximum Income Limit*
1	\$36,575
2	\$41,180
3	\$47,025
4	\$52,250
5	\$56,430
6	\$60,610

Age of Homeowners



- **56%** of participants are 62 or older

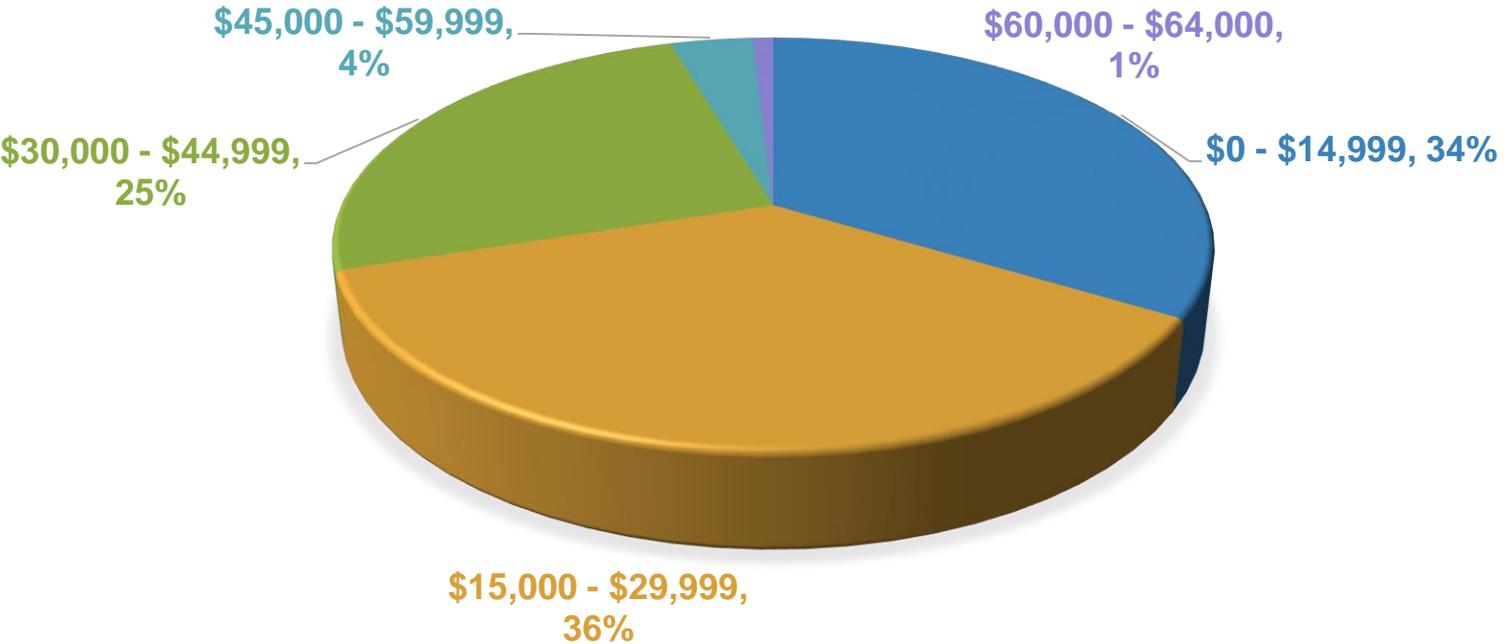
Race/Ethnicity of Homeowners*



**For homeowners where race data is available.*

- **74%** of participants are homeowners of color

Participant Household Income



- Median household income: **\$21,916**

Who is Benefiting from the Fund?

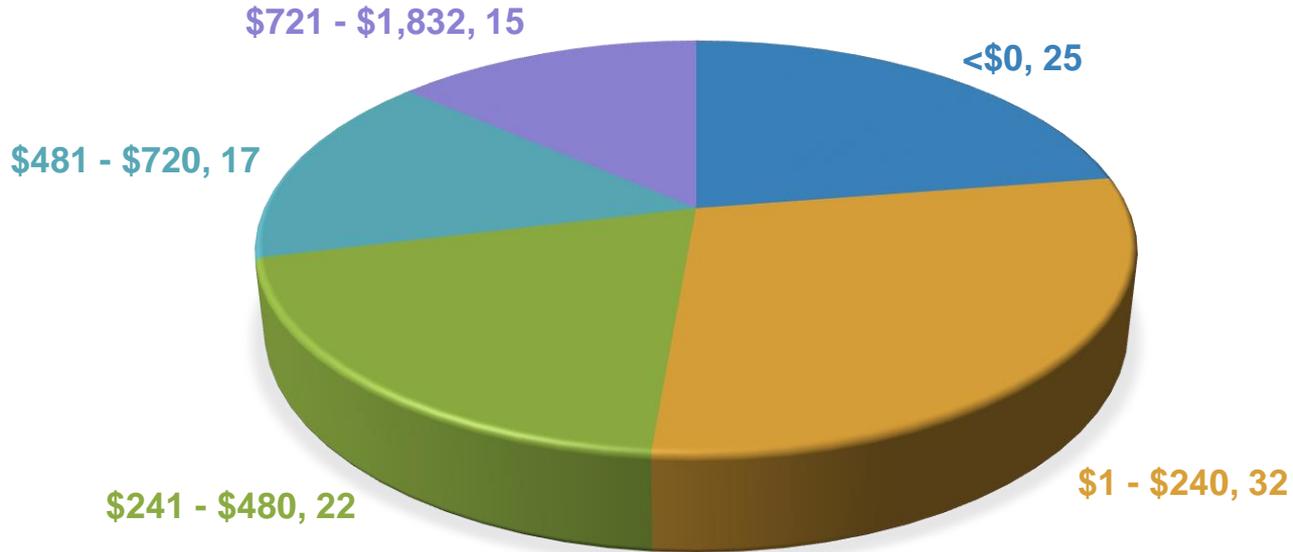
- Program participants have owned their homes for an average of **22** years. **88** participants (**80%**) have had their home in the family for more than a decade.



Who is Benefiting from the Fund?

- **\$71,500** Median Assessed Value 2018
- **\$87,200** Median Assessed Value 2019
- **\$1,705** Median Tax Bill 2018
- **\$2,071** Median Tax Bill 2019

2019 Tax Increase (Assistance from Fund)



Lessons Learned / Fund Impact



Next Steps



For more information:

mkeunited.com/antidisplacementfund