

You Make the Neighborhood

There are resources available to help homeowners and renters stay in their homes and neighborhoods.

City of Milwaukee

Department of Neighborhood Services (DNS)

Complaints for building or property related problems. BEFORE calling DNS, call the landlord or the building's owner about the problem. If the owner is unresponsive, then DNS should be your second call...not the first. <http://city.milwaukee.gov/Complaints>

Rent withholding: The occupants of a rental unit may apply to DNS for rent withholding if the property they rent has an active overdue code violation. Rather than paying rent to the owner, the tenant pays the rent to the department.

<http://city.milwaukee.gov/CodeViolationProcess>

The **Compliance Loan Program (CLP)** provides 0% interest, deferred payment loans to assist homeowners in making repairs necessary to fix code violations on their property.

<http://city.milwaukee.gov/CLP>

To make a complaint about a building related problem call:

- (414) 286-2268, 8:00 a.m - 4:30 p.m. Monday through Friday

Neighborhood Improvement Development Corporation (NIDC)

NIDC's Strong Homes Loan Program offers resources for homeowners to make emergency and essential home repairs.

(414) 286-5608, <http://city.milwaukee.gov/NIDC>

Housing Resource Guide: <https://goo.gl/Mr9hzd>

Wisconsin Department of Consumer Protection

Landlord / tenant guide: <https://datcp.wi.gov/Pages/Publications/LandlordTenantGuide.aspx>

Rent abatement: Under State law, tenants may abate (reduce) a portion of their rent if conditions make a portion of their unit is unusable.

Consumer Protection Hotline: (800) 422-7128



Community Advocates

(414) 449-4777, <http://communityadvocates.net/housing/>

Resources for renters and homeowners including:

- **Tenant-landlord mediation:** Through this program, mediation is provided to low-income tenants facing eviction or small claims actions related to tenancy.
- **Rent Bridge Program:** Community Advocates staff will negotiate a payment plan with property owners for clients who have income, but have missed a payment.
- **Utility assistance and Furnace replacement referrals**

Other Resources

Metropolitan Milwaukee Fair Housing Council: (414) 278-1240

Referrals and resources for homeowners and renters on issues like:

- **Fair housing/lending:** Investigates allegations of predatory lending or sales tactics based on race, national origin, disability, family status sex, age or religion, mortgage rescue scams and other fair housing violations.
- **Discrimination in renting:** Investigates allegations of housing discrimination.

<http://fairhousingwisconsin.com/>

Disability Rights Wisconsin (414) 773-4646, email: info@drwi.org

Landlords are required by the Fair Housing Amendments Act to make **reasonable accommodations** for tenants with disabilities.

<http://www.disabilityrightswi.org/>

Referrals for low-cost and free legal services for tenant/landlord issues and foreclosure:

Legal Action (414) 278-7722, or toll free (855) 947-2529

Non-profit law firm which provides legal services for low-income individuals including:

- **Housing and foreclosure resources:** <https://goo.gl/ivMgIT>
- **Eviction Defense Project:** <https://goo.gl/Xvezwr>

Legal Aid (414) 727-5300

Legal Aid helps Milwaukee County tenants in disputes with current or former landlords. <https://lasmilwaukee.com/services/civil-division/landlord-tenant-relationship/>

Mediate Milwaukee (414) 939-8800

Mediation Network provides fair and neutral process for homeowners facing foreclosure or landlord-tenant disputes (including evictions).

<http://mediatewisconsin.com/>

Legal Resources Online

Wisconsin State Bar Landlord/Tenant Information:

<https://goo.gl/fFzA9c>

Legal Action Tenant Sourcebook: (Most up to Date)

<https://goo.gl/YwRXfM>