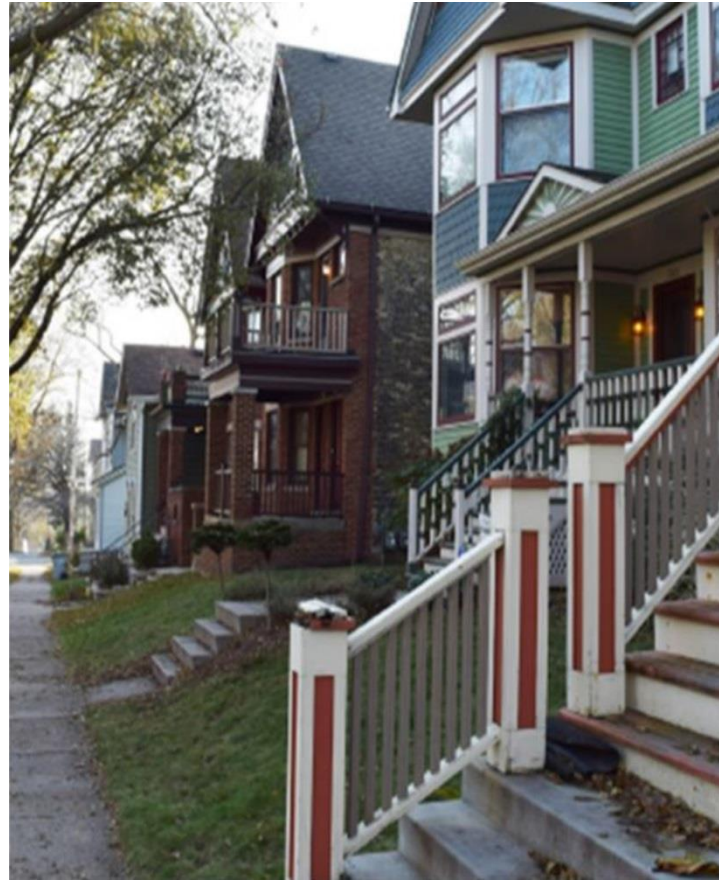


A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



City of Milwaukee
Department of City Development

BRONZEVILLE ADVISORY COMMITTEE | APRIL 2018



Milwaukee Common Council Resolution #171143

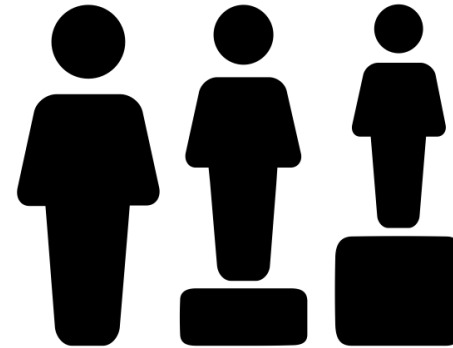
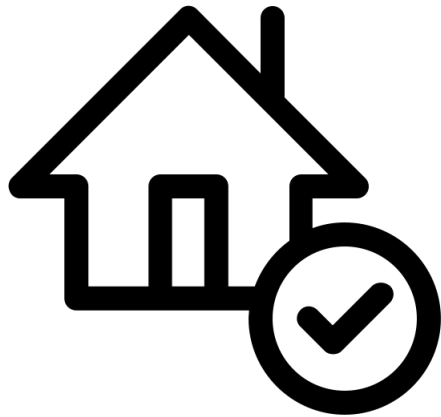
Adopted November 28, 2017, Resolution #171143 directed the Department of City Development (DCD) to prepare an Anti-Displacement Plan for neighborhoods surrounding Downtown Milwaukee.



Milwaukee Common Council Resolution #171143

“Milwaukee’s skyline is changing on a monthly basis due to the rapid pace of new construction and while the downtown building boom brings many improvements to the city, including more people and an expanded tax-base, it may also kill some cultural traditions and diversity, the precise characteristics that make Milwaukee so dynamic and desirable in the first place... Development should not dismantle and displace existing neighborhoods and communities in order to make way for new residents... DCD must ensure that its economic revitalization efforts for Milwaukee include policies that help poorer residents.”

Prioritize choice and equity alongside traditional development goals



Prioritizing choice means recognizing that as development occurs, policies and programs should be crafted to minimize the potential of displacement for existing residents and businesses that want to remain in their communities.

Prioritizing equity means that anti-displacement and related policies and programs should be intentionally designed to ensure that historically disadvantaged groups are able to benefit from and gain access to the wealth-building opportunities provided by development occurring in city neighborhoods.

Existing Initiatives

Moving Milwaukee Forward

- City of Milwaukee
- Historic King Drive BID
- Harbor District Inc.
- Walker's Point Association



MKE United

- Greater Milwaukee Committee
- Greater Milwaukee Foundation
- Urban League
- City of Milwaukee



Existing Initiatives

Eviction and Landlord/Tenant Initiatives

- City of Milwaukee
- CommonBond Communities of Wisconsin
- Wisconsin Policy Forum
- Community Advocates Public Policy Institute



Turning the Corner

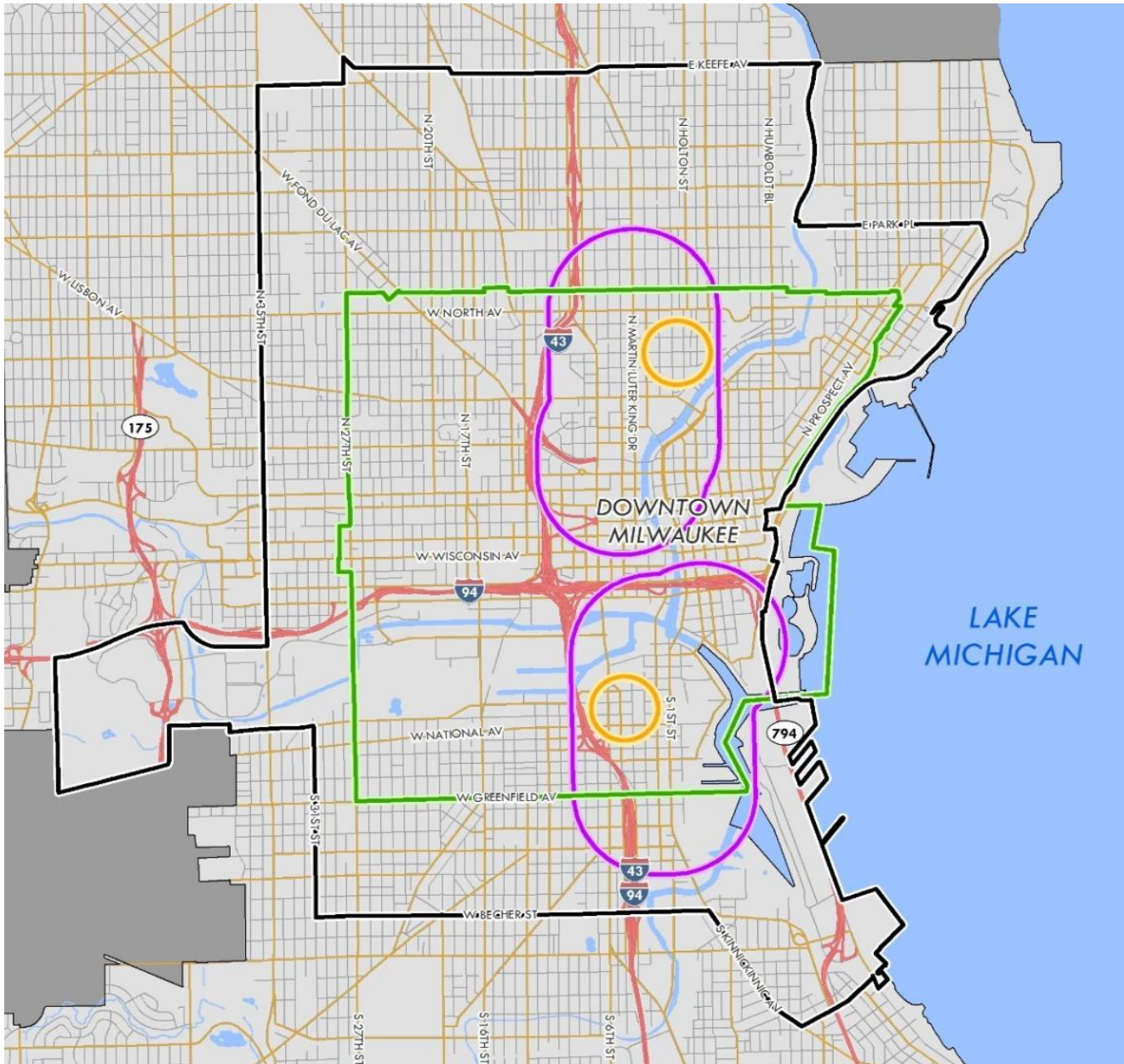
- Data You Can Use

LISC Equitable Development Symposium

- LISC Milwaukee



Study Area



Map Legend

- Anti-Displacement Study Area
- MKE United Study Area
- Equitable TOD Planning Study Area
- Turning the Corner (Approximate)

Analysis Development

- Develop consistent definitions
- Set of indicators
- Identify where trends might be occurring in order to target strategies
- Based on other cities' work and local conditions

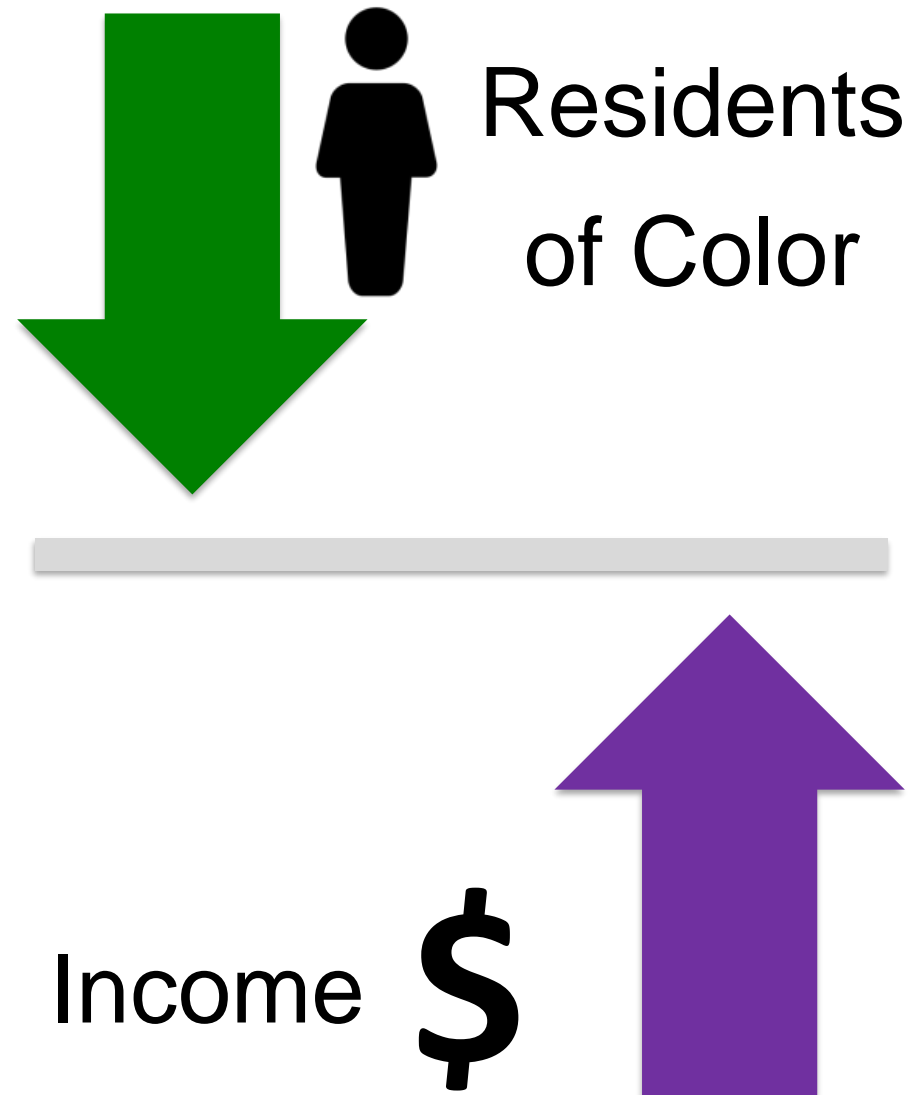
Gentrification Indicators

Gentrification

A market-driven racial and socioeconomic reconfiguration of urban communities that have suffered from a history of disinvestment.

Gentrification Metrics:

In general, a gentrifying neighborhood will exhibit a reduction in the percentage of households of color within the neighborhood, while at the same time seeing greater than city average increases in household incomes.



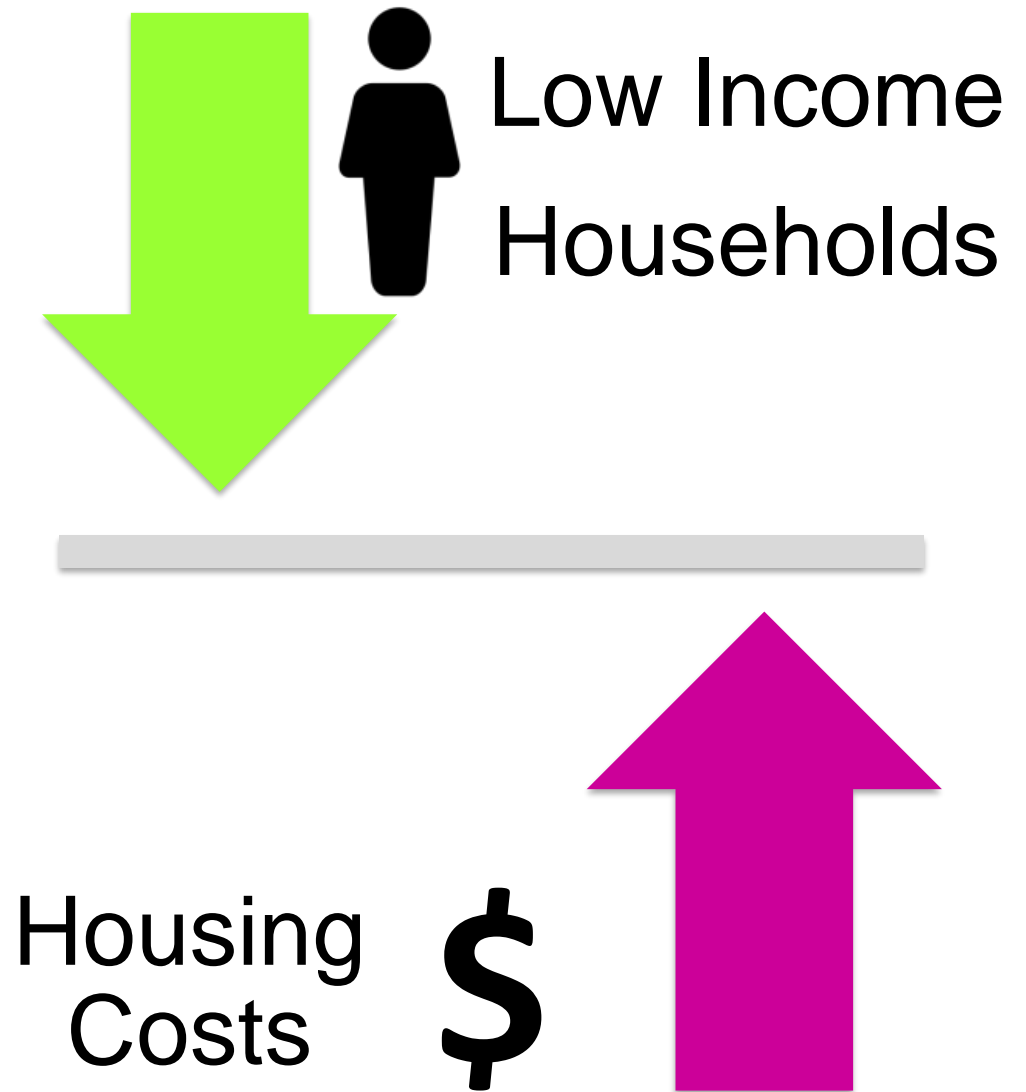
Displacement Indicators

Displacement

The involuntary relocation of established residents or businesses.

Displacement Metrics:

A neighborhood experiencing greater than city average increases in rents or home sale prices, while also experiencing a decline in the number of low income households are potential signals of involuntary displacement



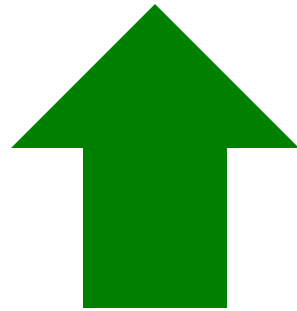
Other Data Analyzed

- Educational Attainment
- Owner & Renter Occupancy
- Elderly Home Owners
- Median Rents
- Existing Affordable Housing

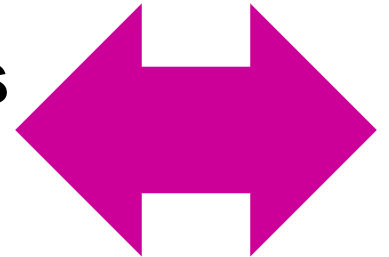
Key Findings

The majority of neighborhoods in the Greater Downtown are not exhibiting trends associated with gentrification or displacement

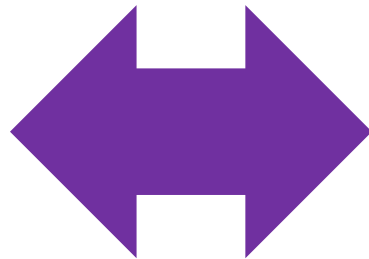
**Population of
People of Color**



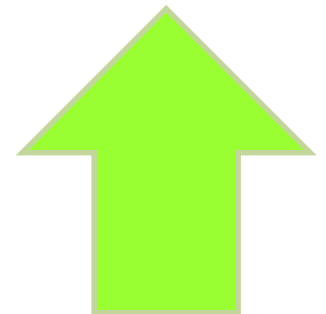
**Property Values
& Rents**



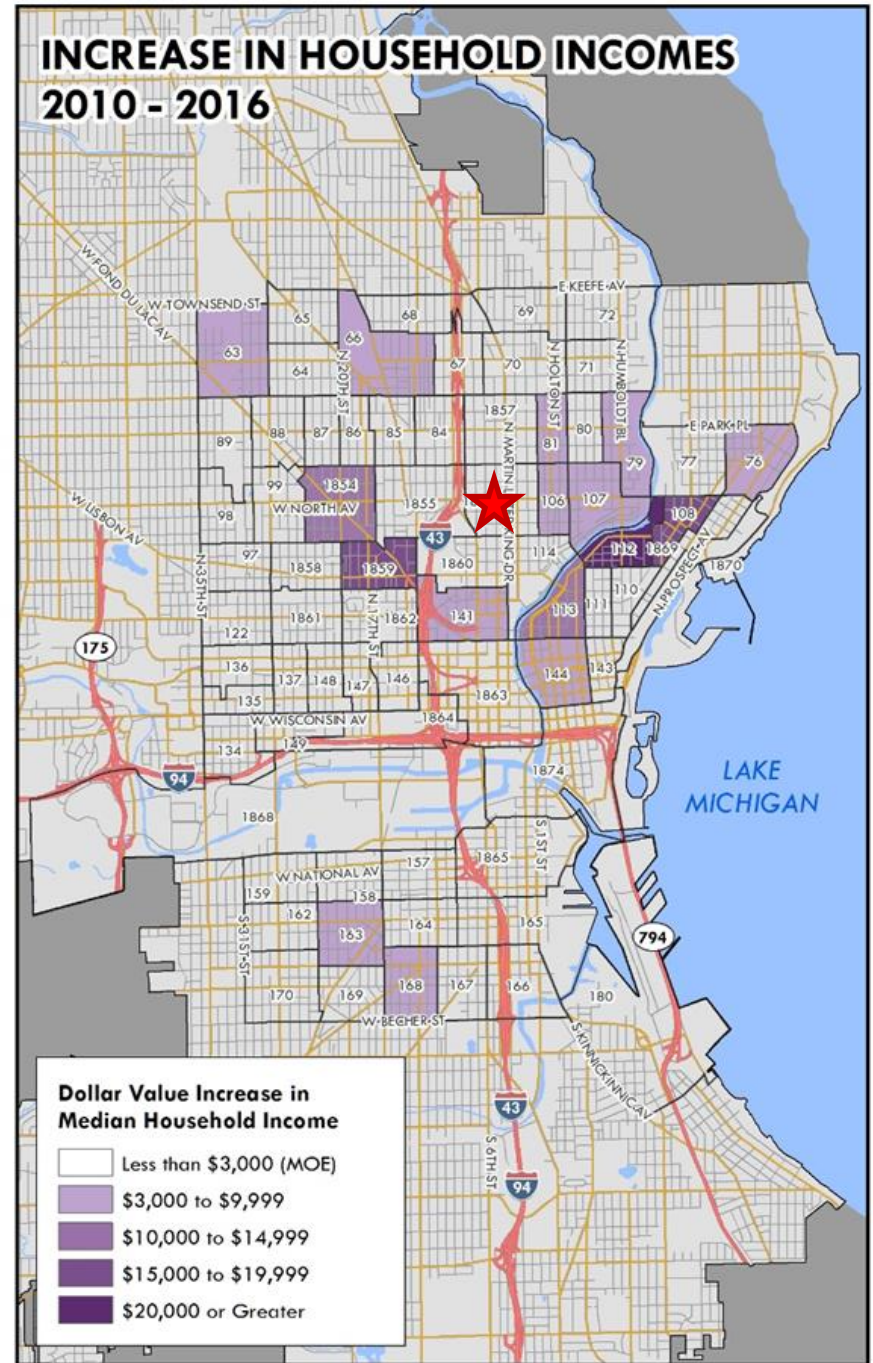
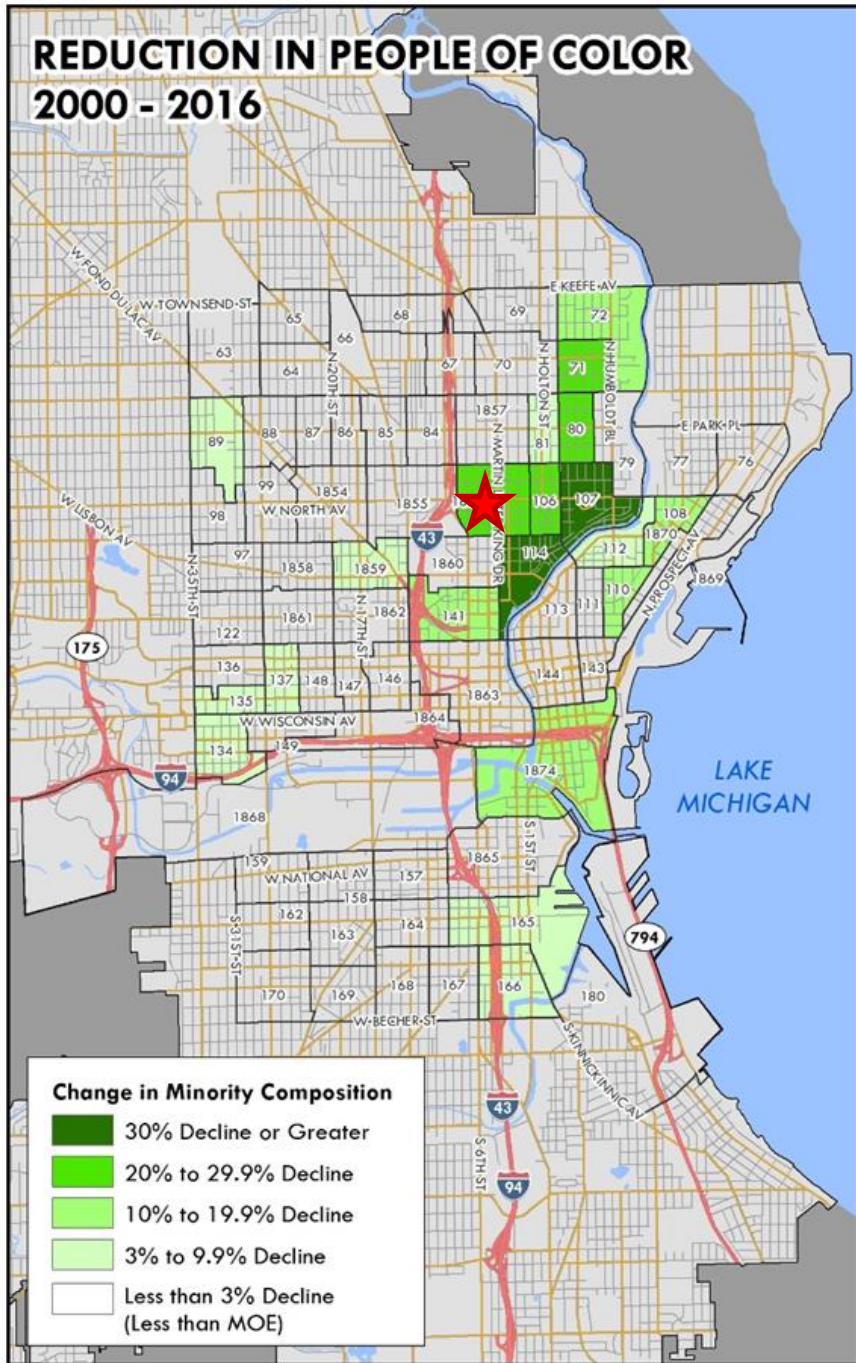
**Median
Household
Incomes**



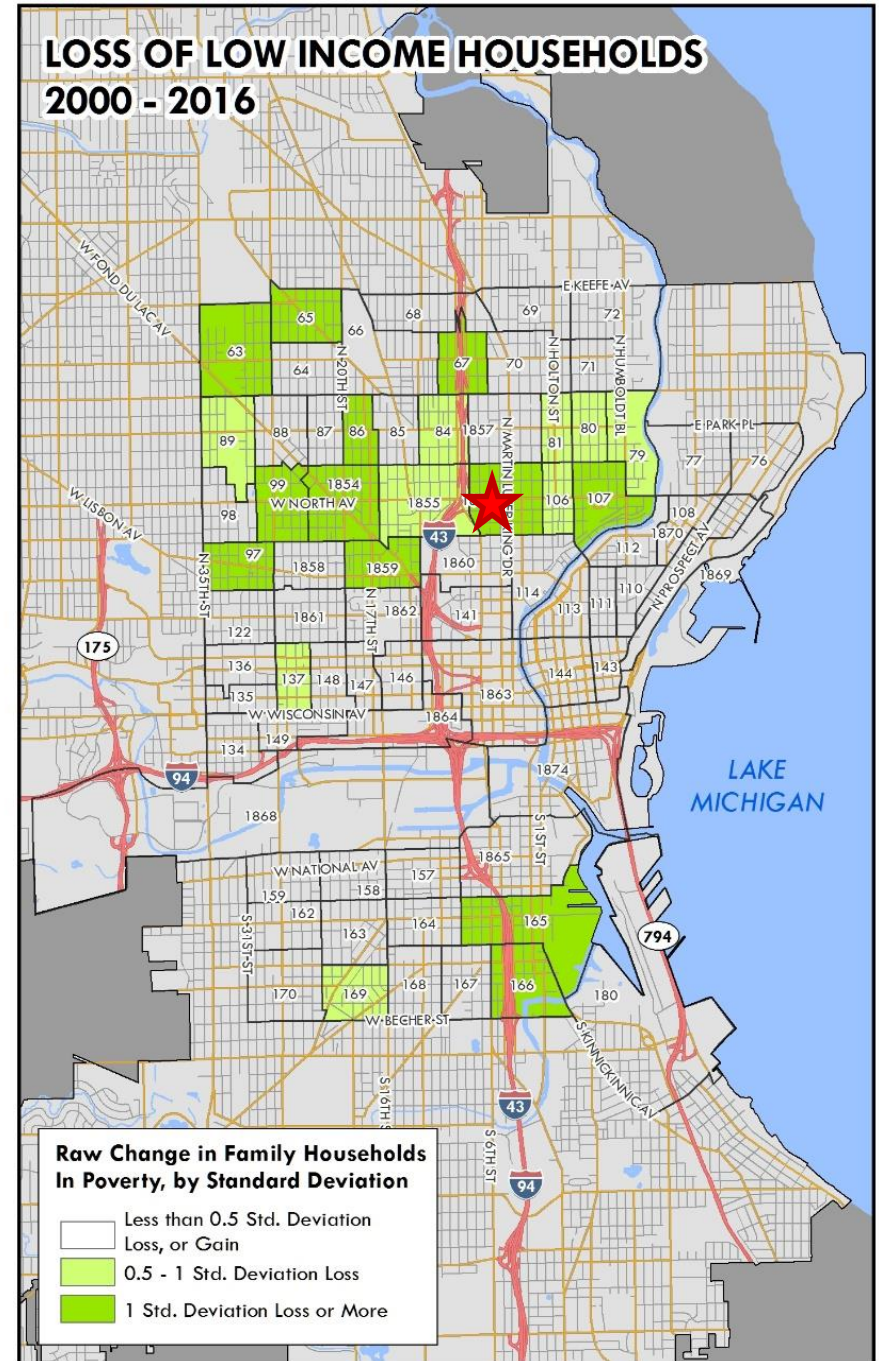
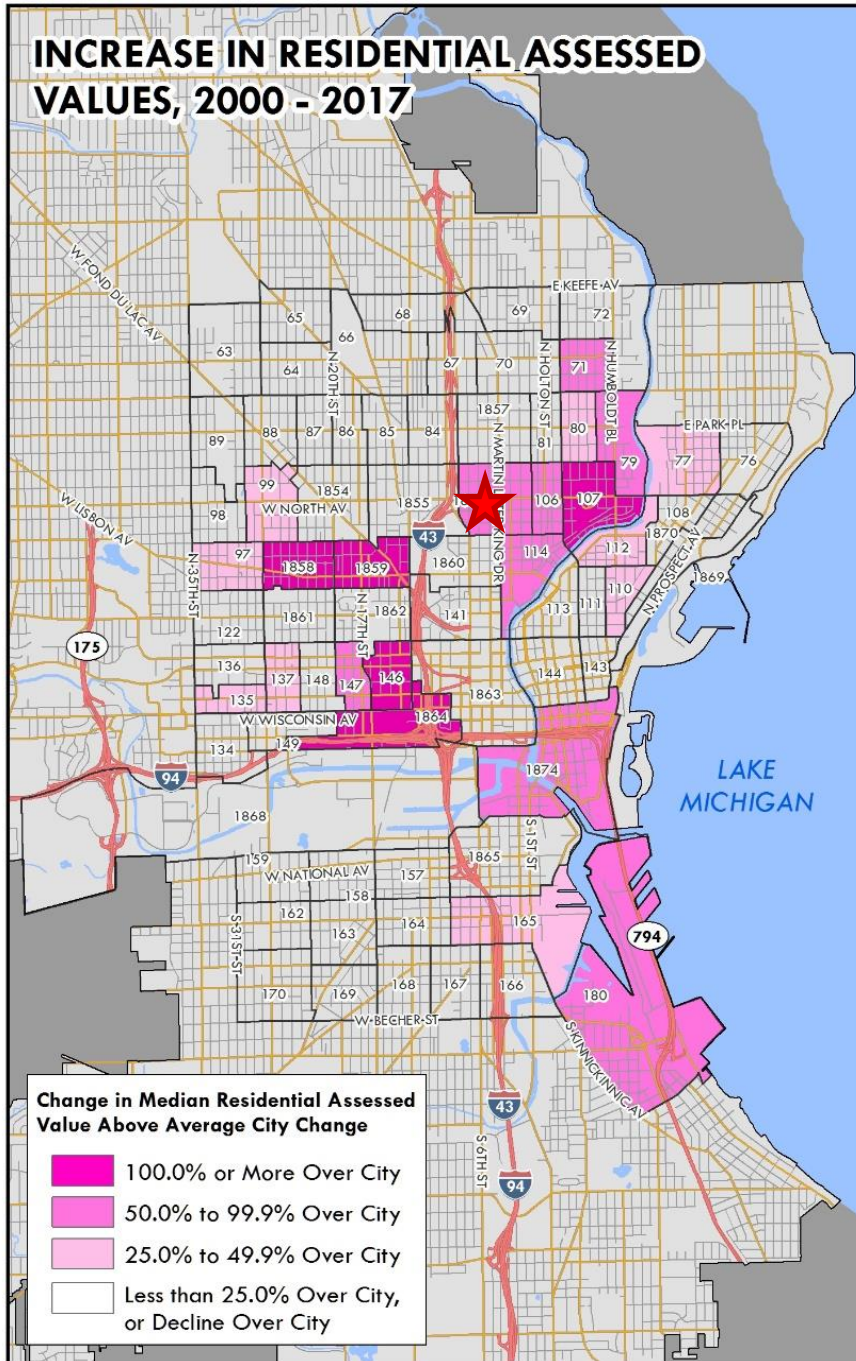
**Concentration
Of Low Income
Households**



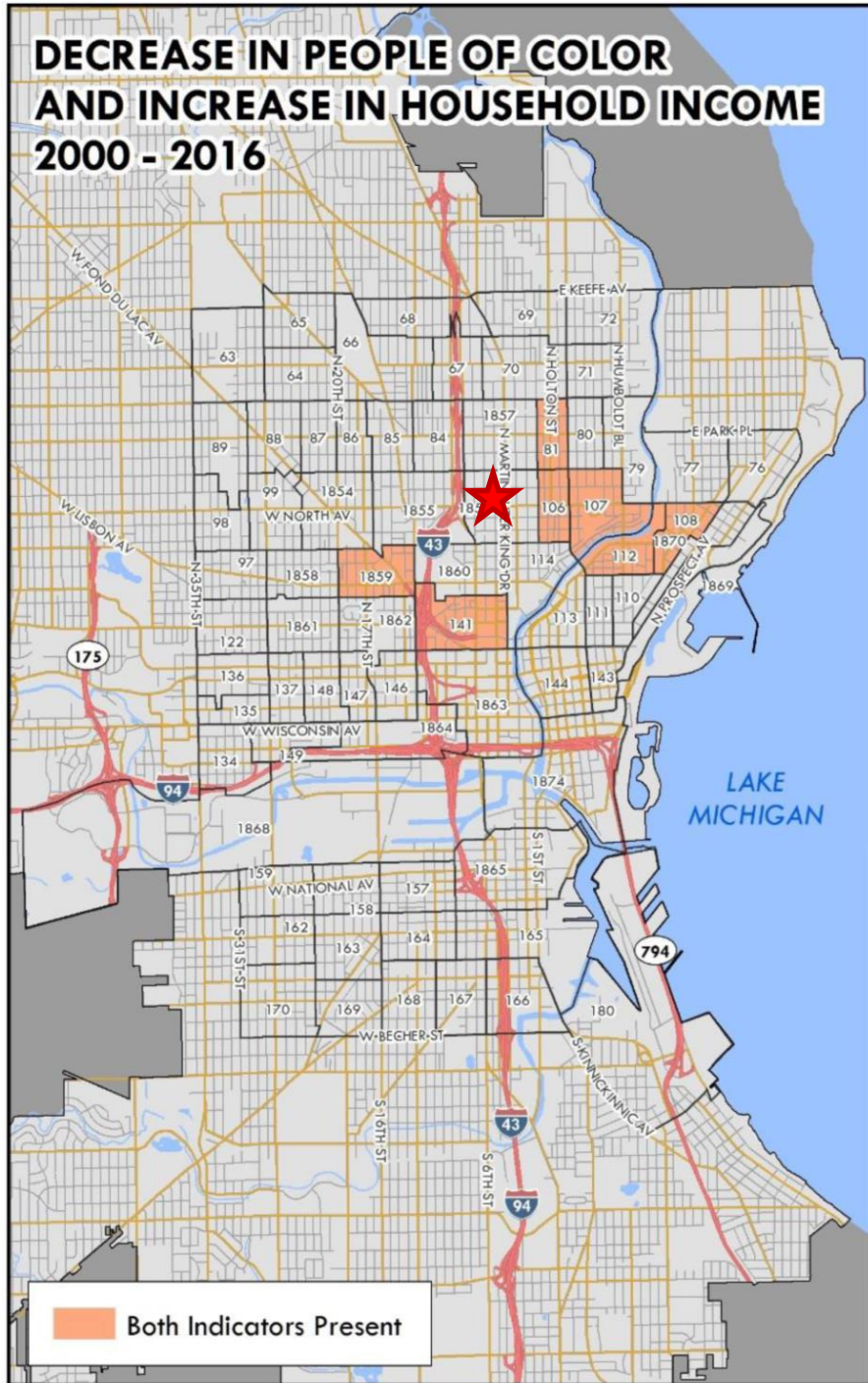
Gentrification Indicators



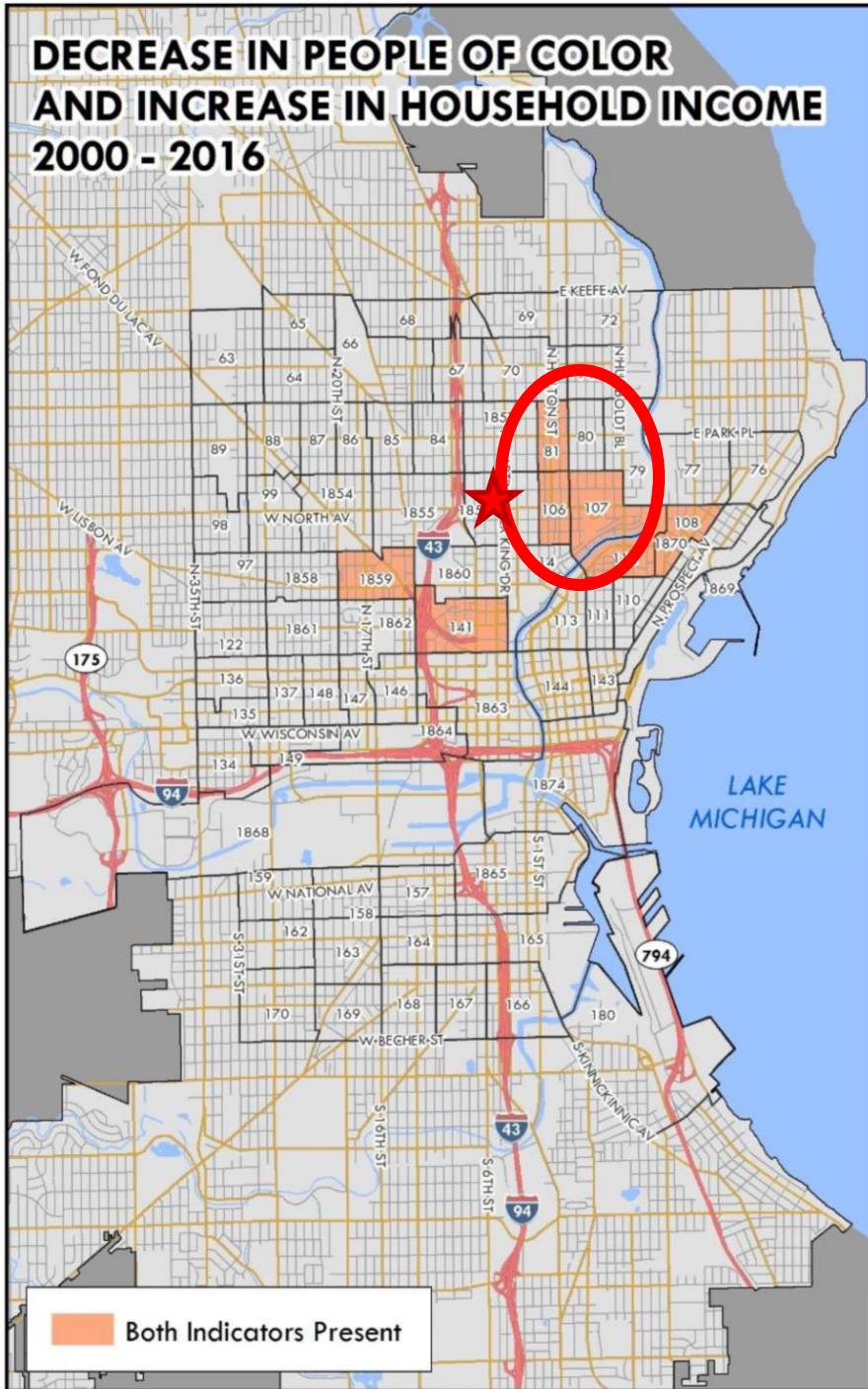
Displacement Indicators



Combined Indicators: Gentrification



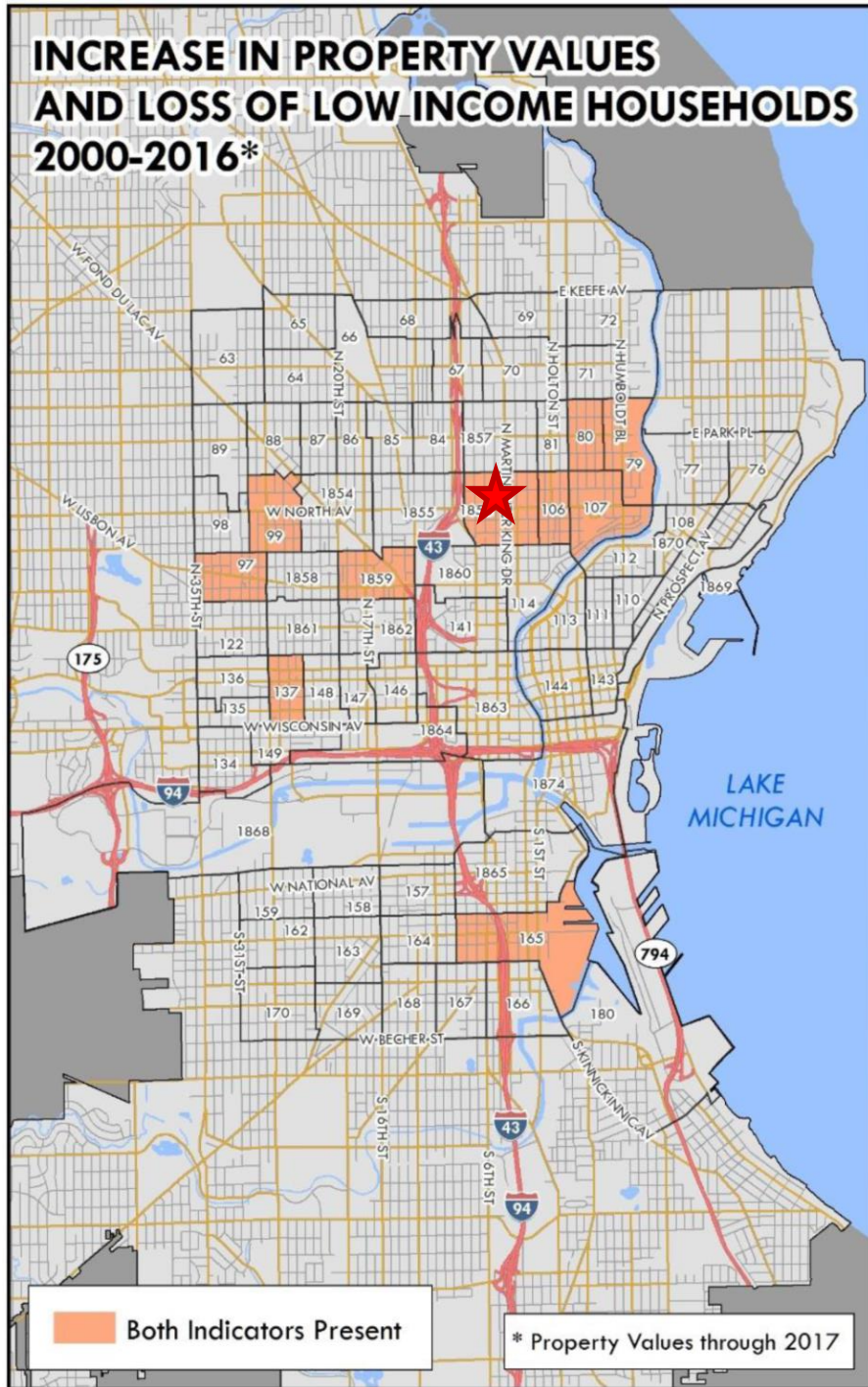
Combined Indicators: Gentrification



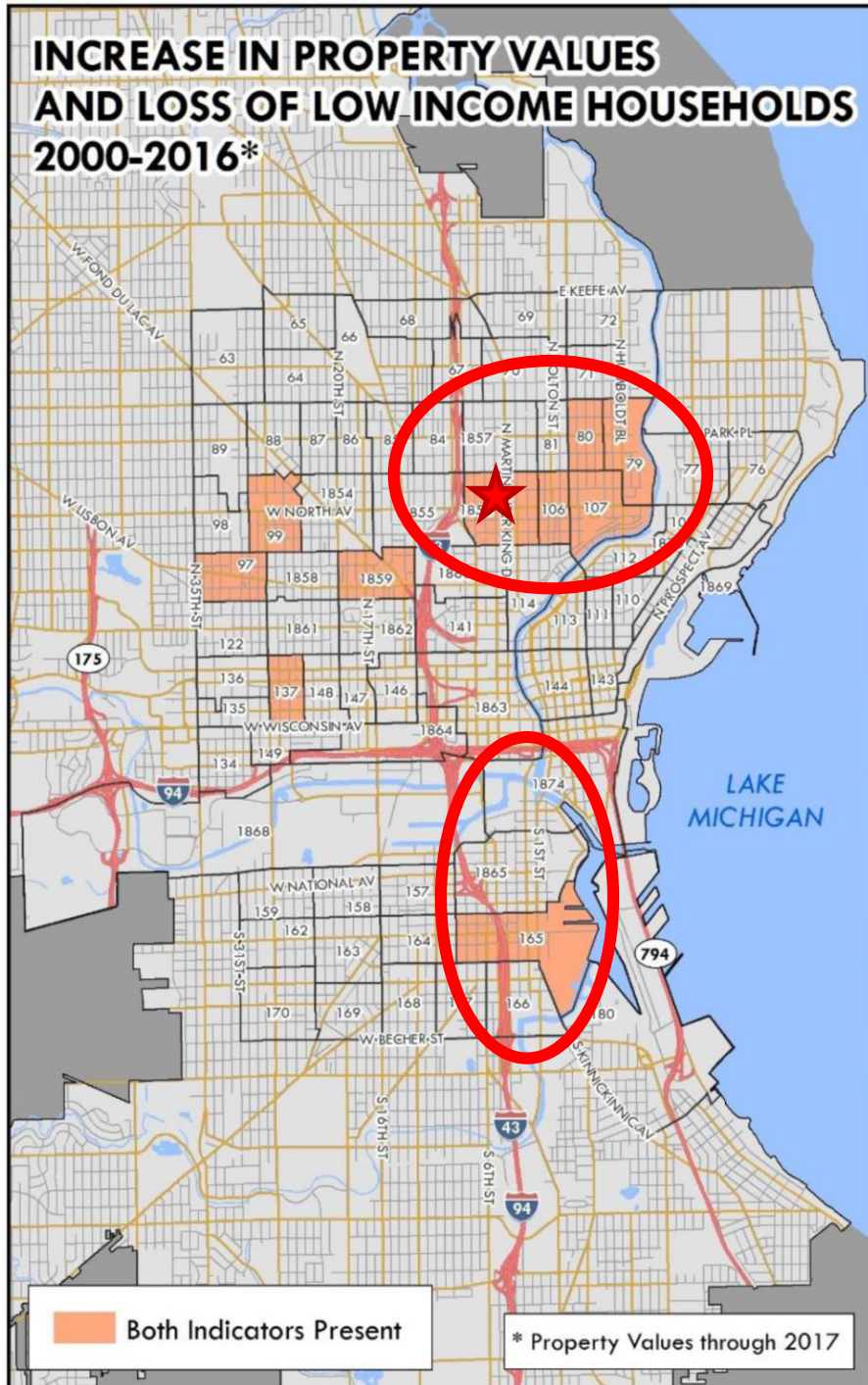
Tracts 81, 106, 107

- Both percent and raw number decreases in African American population
- Statistically significant increases in incomes

Combined Indicators: Displacement



Combined Indicators: Displacement



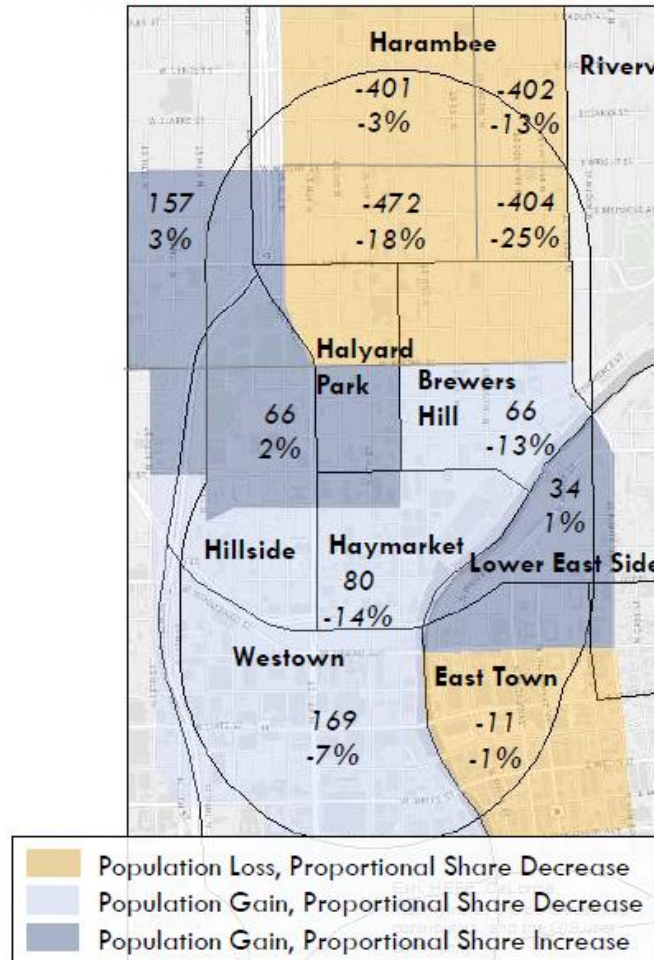
Tracts 79, 80, 106, 107, 165, 1856

- Significant increases in property values
- Ongoing market rate development
- Modest loss of low income households

Demographic Analysis: Race and Ethnicity

Race and ethnic makeup has changed, but this shift has not been uniform across the study area

CHANGE IN TOTAL (AND SHARE) AFRICAN AMERICAN POPULATION 2000-2015



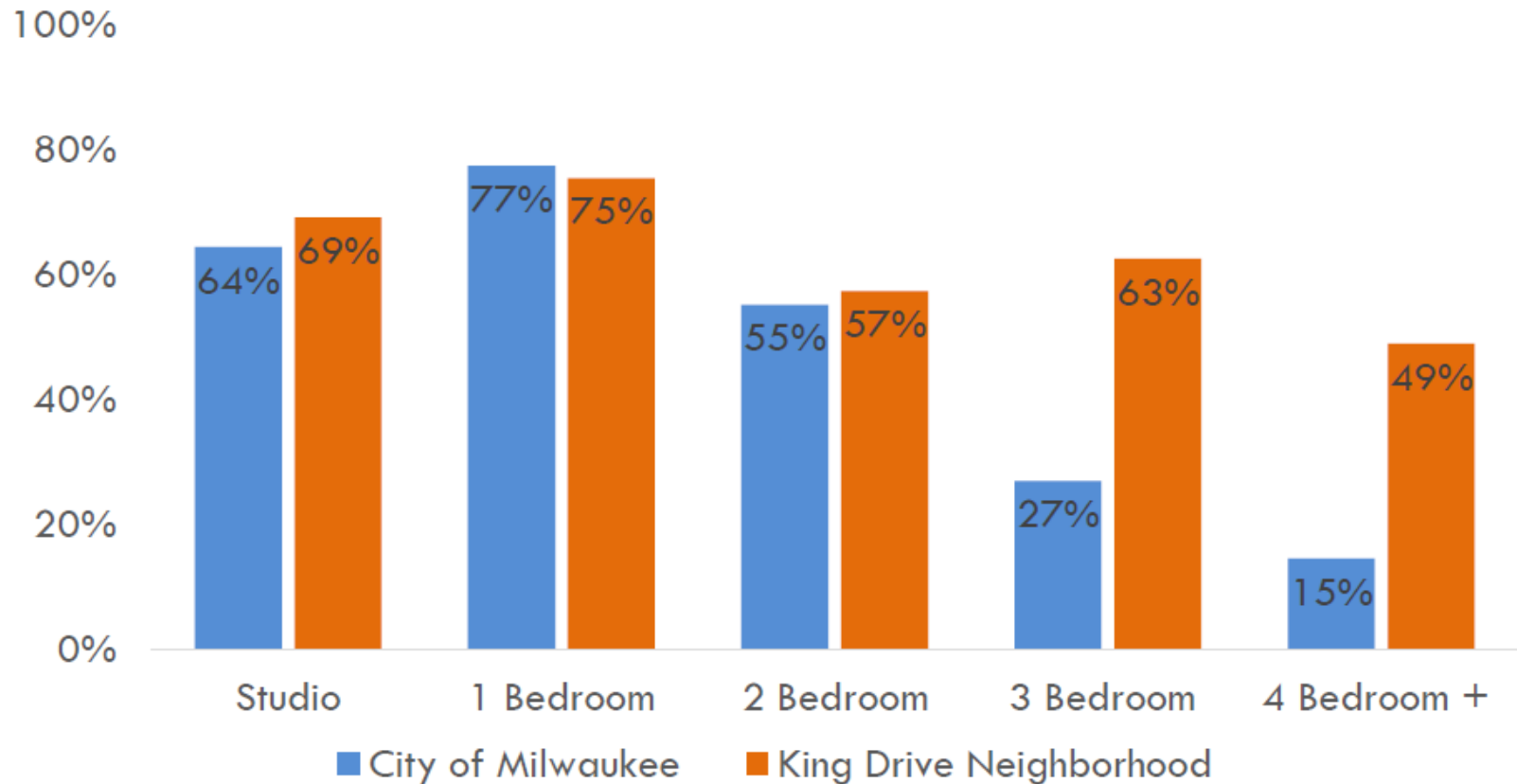
Source: ESRI 2017, ACS Census, HR&A Advisors

- The total African American population share in the Study Area has decreased, but this decline may not be uniformly due to displacement.
- In Brewers Hill, Westtown, and Haymarket, total African American population has increased while the African American share has declined.
- In Western Harambee, African American population has declined, along with the overall population in the area.
- Overall, only in Eastern Harambee is there evidence of displacement, with the African American population and share of the population falling substantially.
- While changes in total population and racial composition are not the only measures for gentrification and displacement, they are useful data points for considering overall neighborhood change.

Residential Analysis: Affordable Housing

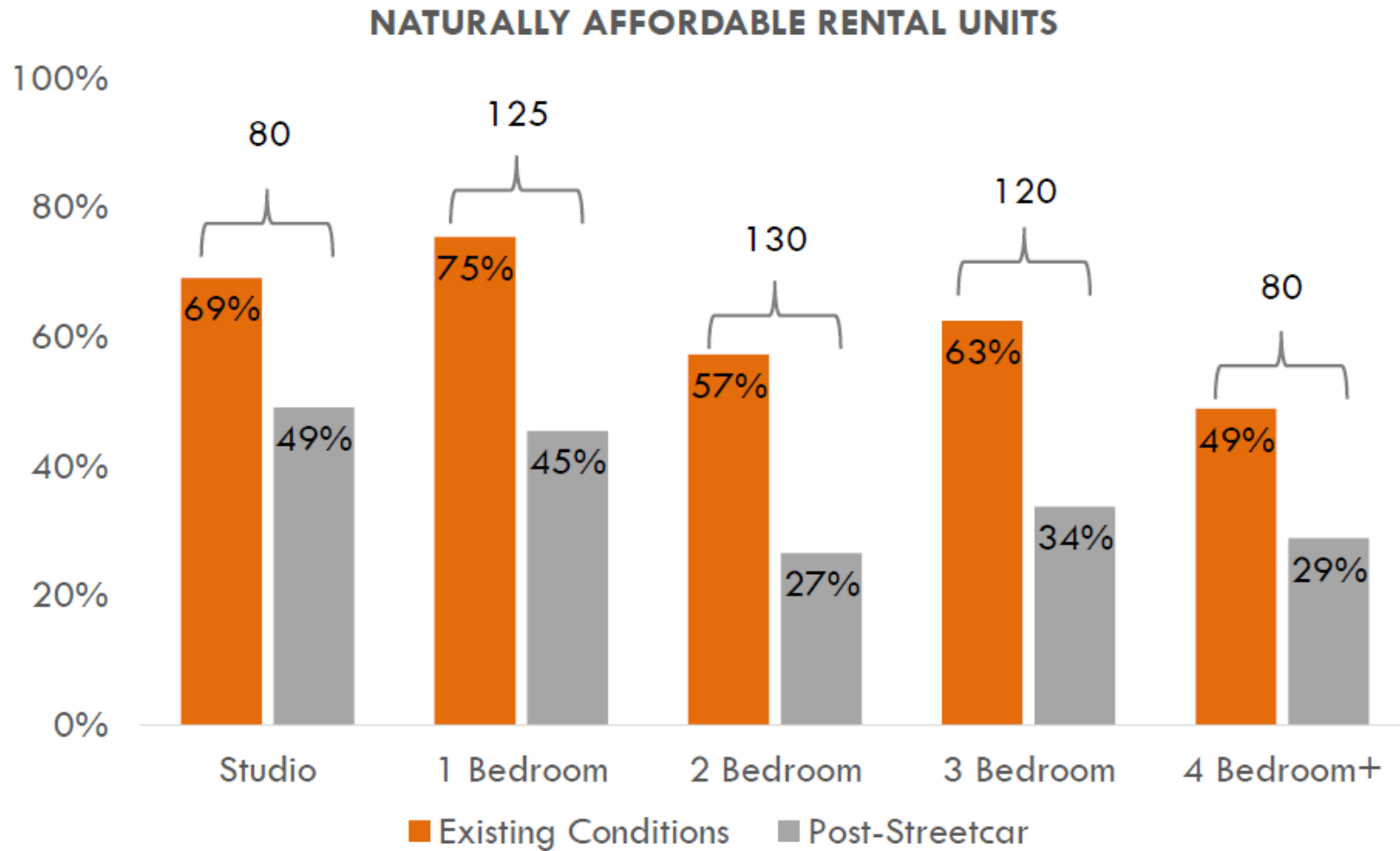
Most of the rental units within the neighborhood are naturally affordable. Many of these are larger units, indicating that the area is a good option for families.

NATURALLY AFFORDABLE RENTAL UNITS 2015



Residential Analysis: Affordable Housing

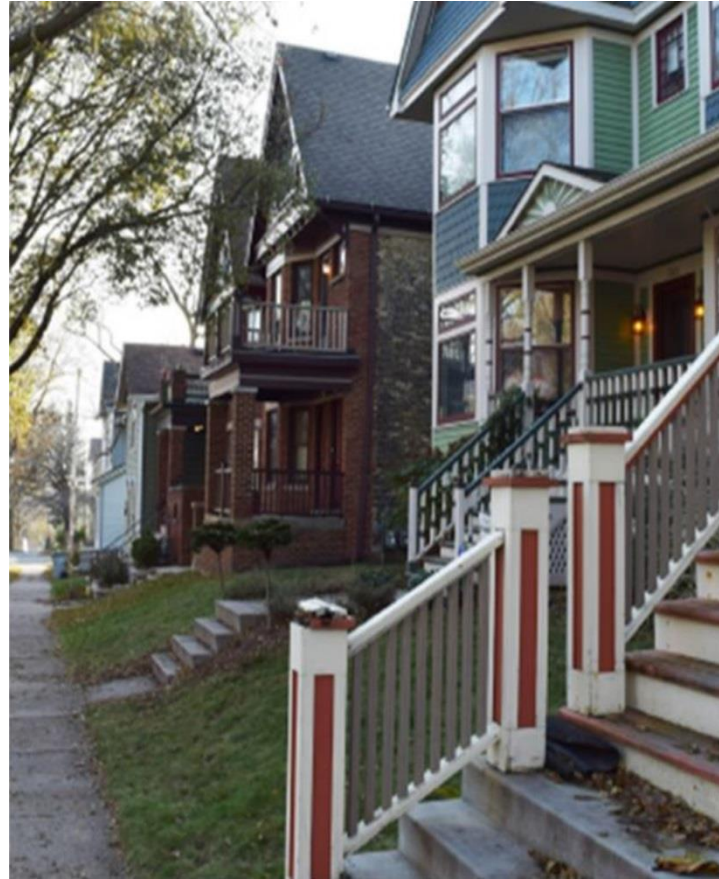
Approximately 535 units will become unaffordable in the King Drive area over the next 10 years



Key Findings

- Most tracts do not exhibit signs of gentrification or displacement
- Rents for existing units rising modestly
- Affordable housing stock stable; affordability concerns more due to low incomes than rising rents
- Where gentrification or displacement is occurring, it is street by street or block by block

RECOMMENDATIONS



Recommendations

- 1. EDUCATE AND ENGAGE RESIDENTS ON DISPLACEMENT AND RELATED ISSUES**
- 2. MONITOR LOCAL MARKET CONDITIONS AND ADAPT STRATEGIES AS NEEDED**



¡Usted hace el vecindario!

Hay recursos disponibles para ayudar a los dueños de casas y a los inquilinos a permanecer en sus hogares y sus vecindarios.

City of Milwaukee (Ciudad de Milwaukee)

Department of Neighborhood Services (Departamento de Servicios del Vecindario) (DNS, siglas en inglés)

Quejas de problemas relacionados con el edificio o la propiedad. ANTES de llamar al DNS, llame al dueño de la propiedad o del edificio y explíquele el problema. Si el dueño no le responde, entonces el DNS debe ser su segunda llamada... no la primera. <http://city.milwaukee.gov/Complaints> *

Retención del alquiler: Los ocupantes de una unidad alquilada podrían solicitar al DNS una retención del alquiler, si la propiedad que ellos alquilan tiene una active violación de código, atrasada. En lugar de pagarle el alquiler al dueño, el inquilino se lo paga al Departamento. <http://city.milwaukee.gov/CodeViolationProcess> *
El Programa de Préstamos para Conformidad (CLP) provee interés de 0% y pagos de préstamos diferidos para ayudarles a los dueños de casas a hacer las reparaciones necesarias y arreglar las violaciones de códigos en sus propiedades. <http://city.milwaukee.gov/CLP> *

Para quejas sobre problemas relacionados con edificios llame:

- (414) 286-2268, 8:00 a.m. – 4:30 p.m. de lunes a Viernes – oprima el 2 para pedir un hispanohablante

Neighborhood Improvement Development Corporation (Corporación del Desarrollo del Mejoramiento del Vecindario) (siglas NIDC)

El Programa de Préstamos de "STRONG Homes" del NIDC ofrece recursos a los dueños de propiedad para hacer reparaciones de emergencia y esenciales en las casas. (414) 286-5608. <http://city.milwaukee.gov/NIDC> *

*Se puede ver los recursos en el web traducida por <https://translate.google.com/?hl=es>

Referencias a servicios legales a bajo costo y gratis para problemas de inquilinos/propietarios y ejecución hipotecaria

Legal Action (Acción Legal de Wisconsin) (414) 278 7722 ó llamada sin cargo (855) 947-2529. <http://www.legalaction.org/languages>
Un bufete gratuito que provee servicios legales para personas de bajos ingresos.

Legal Aid (Asistencia Legal) (414)727-5300 – se puede pedir un hispanohablante
Legal Aid ayuda a los inquilinos del Condado de Milwaukee en las disputas con los dueños de propiedades actuales o en el pasado.

Mediate Milwaukee (Mediar Milwaukee) (414) 939-8800 – le darán una referencia a un mediador que habla español
Mediation Network provee un proceso justo y neutral para los dueños de casa que se enfrentan a una ejecución hipotecaria o conflictos de propietario-inquilino (incluyendo evicciones).

City of Milwaukee Anti-Displacement Resource Guide—Updated February 2018

Community Advocates (Defensores de la Comunidad)

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

Recursos para inquilinos y dueños de casas incluyendo:

- **Mediación de Inquilino-Dueño:** A través de este programa, se les provee mediación a los inquilinos de bajos recursos que enfrentan problemas relacionados con el edificio o la propiedad.
- **Programa de Mediación de Inquilino-Dueño:** Comunidad de clientes que pagan el alquiler y no pagan el alquiler.
- **Referencias de la calefacción y el agua caliente.**

Metropolitan Milwaukee

Justa de Milwaukee

(414) 278-1324 –

Referencias y recursos:

- **Vivienda/prácticas:** malas prácticas de etnicidad, or de la familia, hipotecas y discriminación

Disability Rights Wisconsin

(414) 773-4646 –

email: info@drwi.org

La ley "the Fair Housing Act" requiere que las casas que hagan discapacidades.

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Wisconsin Department of Consumer Protection

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

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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/vMajT>
- **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>

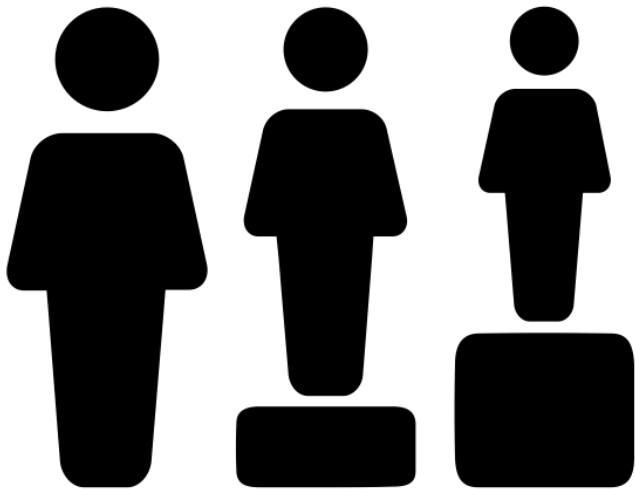


City of Milwaukee Anti-Displacement Resource Guide—Updated February 2018

Recommendations

3. ASSIST EXISTING HOME OWNERS TO RETAIN THEIR HOMES

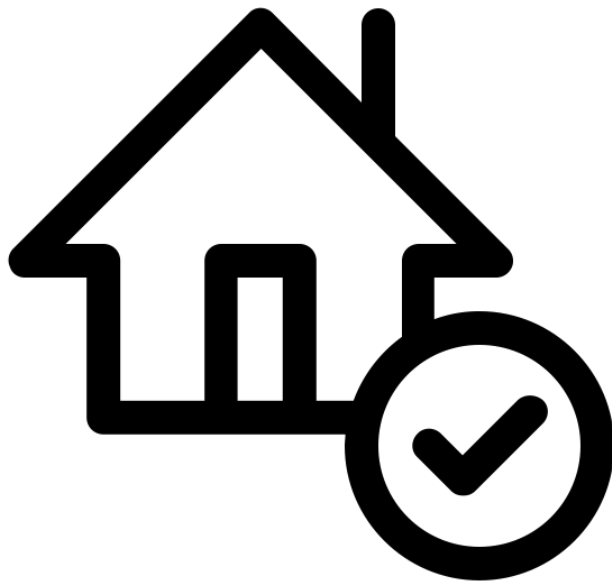
4. HELP EXISTING NEIGHBORHOOD RENTERS BECOME HOME OWNERS



Recommendations

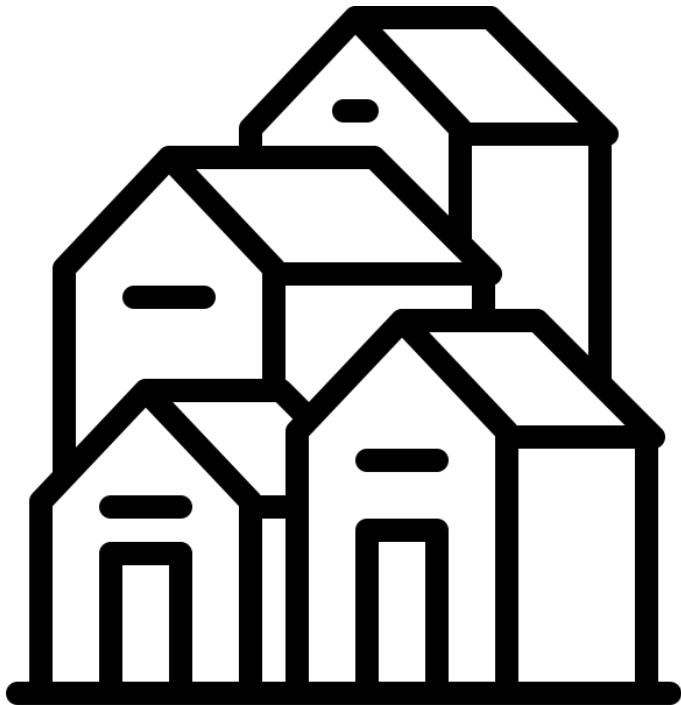
5. PRESERVE EXISTING AFFORDABLE RENTAL HOUSING AND PROTECT TENANTS AT RISK OF DISPLACEMENT

6. PRIORITIZE AFFORDABLE AND MIXED-INCOME HOUSING IN NEIGHBORHOODS AT RISK OF DISPLACEMENT

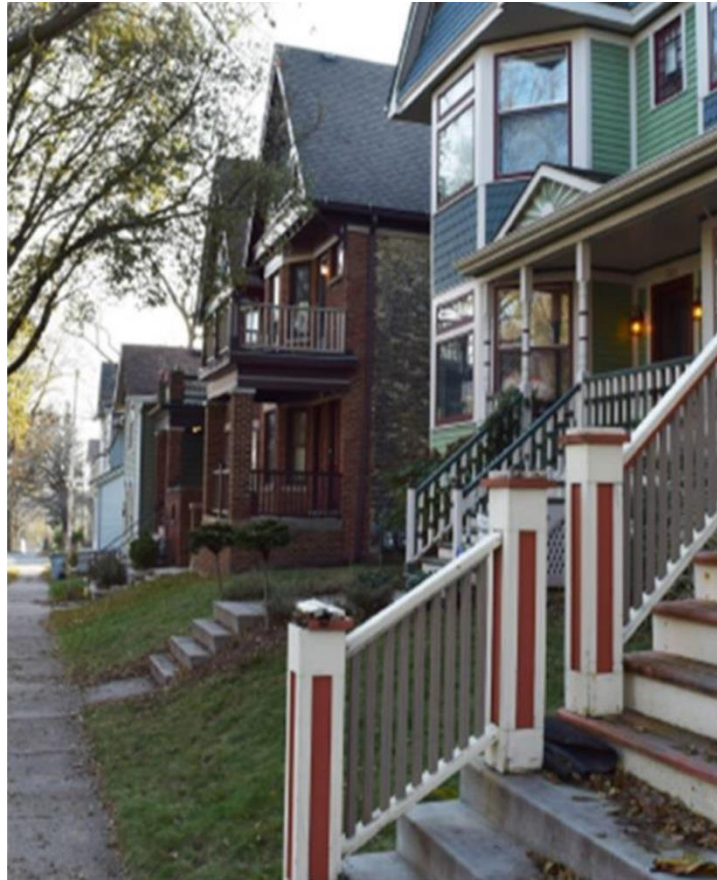


Recommendations

7. PRESERVE NEIGHBORHOOD CHARACTER AND BUILD COMMUNITY WEALTH



CONCLUSIONS / NEXT STEPS



Full Plan Available at:
<http://city.milwaukee.gov/Plans/Anti-DisplacementPlan>