

MKE UNITED Anti-Displacement Fund March 2022 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.”

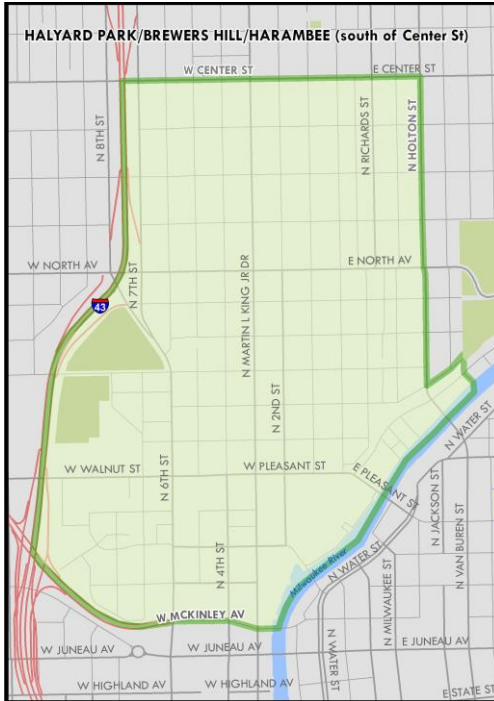
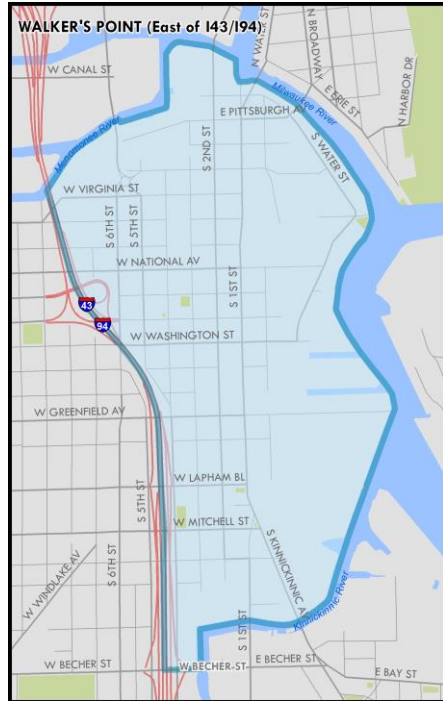
Anti-Displacement Fund Timeline

- **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 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

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	\$40,115
2	\$45,850
3	\$51,580
4	\$57,310
5	\$61,895
6	\$66,480

2021 Income Limits

Anti-Displacement Fund Timeline

- **November 18, 2019:** MKE United Anti-Displacement Fund launches, begins accepting applications.
- **January 2020:** Year 1 results:

111 applicants certified as eligible for assistance through Fund (**86** received property tax assistance, additional **25** were approved, but did not experience a tax increase)

Fund provided **\$38,356** in tax assistance payments (**\$446** average)

Anti-Displacement Fund – Year 3

- Application period opens September 2021
- Direct mail to all 2020 applicants
- Follow up telephone calls to all previous applicants
- Direct mailings to all homeowners in Program area and follow up outreach from local Alderpersons
- Targeted door to door contacts in neighborhoods
- Anti-Displacement Fund Website

Results – Year 3

- **122** applications received/**94** applicants certified as eligible for assistance through Fund (**69** – Northside, **25** – Southside)
- **76** participants received property tax assistance with 2021 tax bill
- **18** additional participants did not experience a tax increase in 2021 but are eligible for assistance in future program years
- Fund provided **\$77,904** in tax assistance payments
\$1,025 average – over double the amount in first year

Cumulative - 3 Year Program Results

- Total Applications Received: **421**
- Total Applications Certified: **321**
- **\$207,225** in assistance payments
- Average income: **~\$22,000**
- Age Range: **31-98**
- Average (2021): **65**
- Average Year of Purchase: **1998**
- Race/ethnicity*: **~75%** African American/Black or Latino/Latina homeowners

*Where applicants have volunteered information

Lessons Learned / Fund Impact/New Resources and Relationships



Partnerships



(Fund Sponsor)



(Technical Assistance)



Partnerships



(Outreach and Engagement Partners)

Funders (\$25k+)

- Bader Philanthropies
- Bucks Foundation
- Dohme Company Foundation
- Greater Milwaukee Foundation
- Kohl Philanthropies
- Medical College of Wisconsin
- Anonymous (x2)

Next Steps



For more information:

mkeunited.com/antidisplacementfund