

SHERMAN PARK NEIGHBORHOOD IMPROVEMENT DISTRICT

**COMMUNITY ECONOMIC DEVELOPMENT COMMITTEE
OCTOBER 28, 2013**

SHERMAN PARK

A STRONG NEIGHBORHOOD

- **Resident Organizations**
 - active neighborhood groups
 - safety initiatives & community improvement projects
- **Housing**
 - quality craftsmanship
 - historic homes
- **Inclusive & diverse**

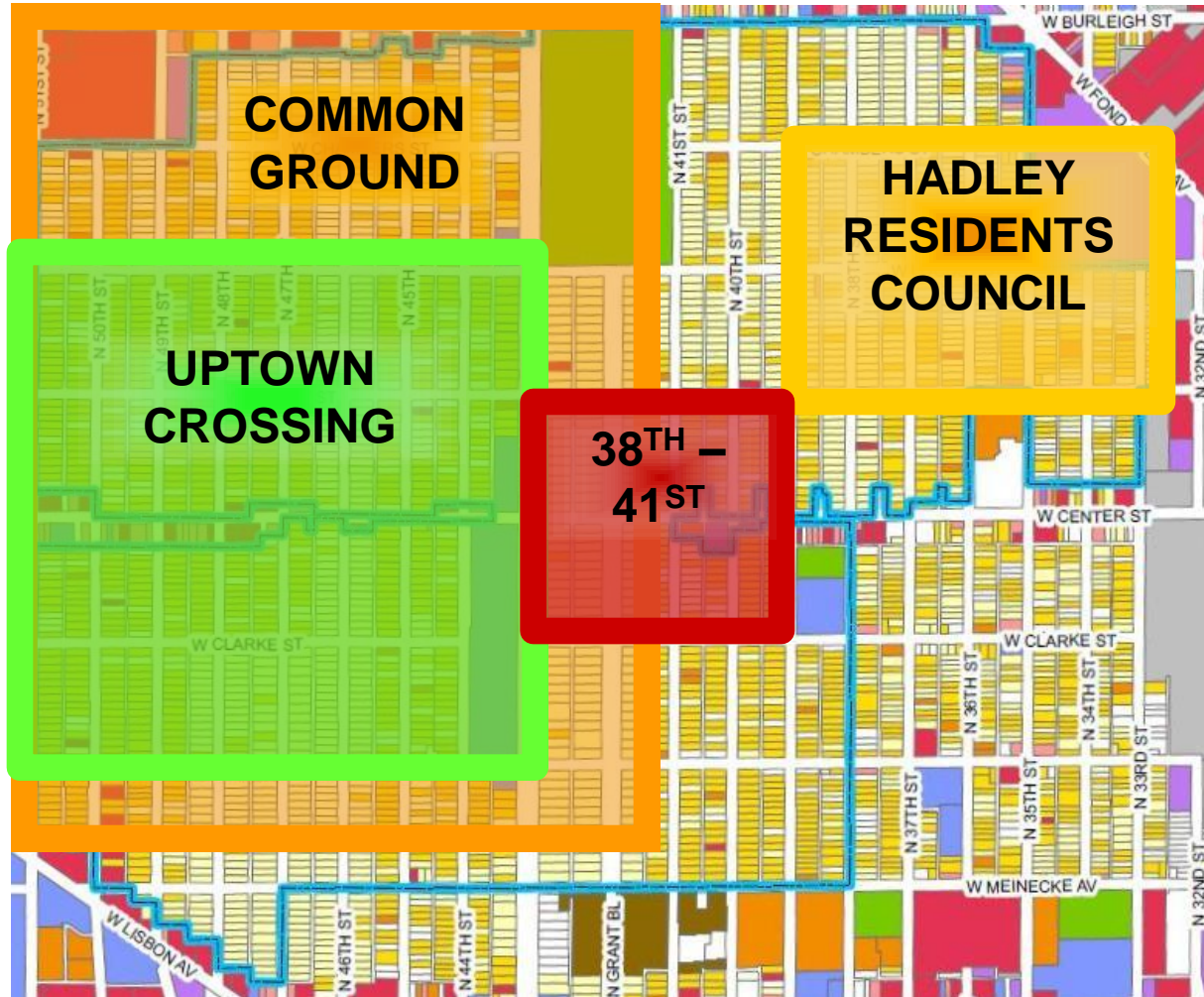


THE SHERMAN PARK NID

Burleigh

38th - 51st

Meinecke



OBJECTIVE

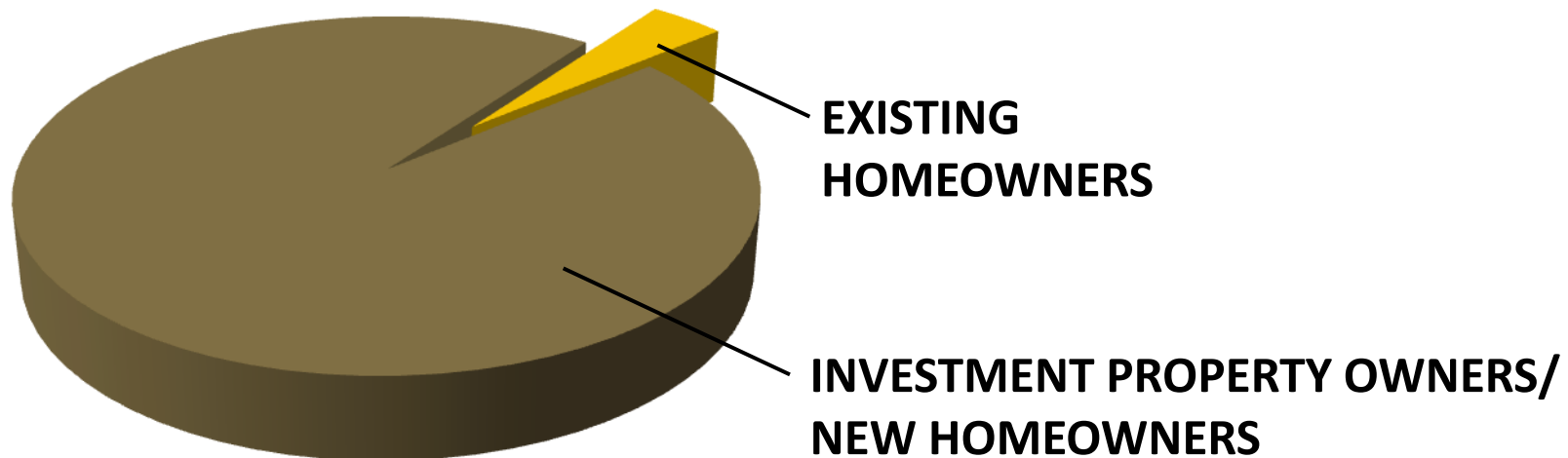
PROVIDE HOMEOWNER RESOURCES

- **Residents are empowered**
 - make emergency repairs and improvements
 - keep home well maintained
 - improve home's appearance
- **Neighborhood is improved**
 - stabilize and increase property values
 - reinforce residents' commitment to Sherman Park and Milwaukee

NEIGHBORHOOD NEEDS

HOMEOWNER RESOURCES

City of Milwaukee (2012)



SOURCES:

1. CITY OF MILWAUKEE, *Neighborhood Stabilization Program 2 Application* (July 14, 2009), available at <http://city.milwaukee.gov/ImageLibrary/Groups/cityDCD/milwaukeestrong/pdfs/FinalNSP2Application.pdf> (last visited Sept. 7, 2012).
2. CITY OF MILWAUKEE COMMUNITY DEVELOPMENT GRANTS ADMINISTRATION, *Year 2012 Funding Recommendations: Entitlement Funds, HOME Investment Partnership*, available at <http://city.milwaukee.gov/ImageLibrary/User/jsteve/2012-recomm-print-home-cc.pdf> (last visited Sept. 7, 2012).
3. WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY, *2012 Low Income Housing Tax Credit Applications*, available at <http://www.wheda.com/root/uploadedFiles/Website/LIHTC/Allocating/12%20awards.pdf> (last visited Sept. 7, 2012).
4. CITY OF MILWAUKEE HOUSING TRUST FUND, *Housing Trust Fund Recommendations*, available at <http://city.milwaukee.gov/ImageLibrary/User/jsteve/HousingTrustFundRecommendation.pdf> (last visited Sept. 7, 2012).
5. In 2010, there were a total of 5,616 Section 8 vouchers representing \$32.3 Million. Of these vouchers, 157 or 2.7 percent or \$.9 million percent represent homeowner vouchers. HOUSING AUTHORITY OF THE CITY OF MILWAUKEE, *PHA 5-Year and Annual Plan*, available at http://www.hacm.org/agency%20plan%20and%20annual%20reports/2012_Agency_Plan/2011_Agency_Plan_Amend04292011.pdf (last visited Sept. 7, 2012).
6. CITY OF MILWAUKEE COMMUNITY DEVELOPMENT GRANTS ADMINISTRATION, *Year 2012 Funding Recommendations: Entitlement Funds, Community Development Block Grant*, available at <http://city.milwaukee.gov/ImageLibrary/User/jsteve/2012-recomm-print-cdbg-cc.pdf> (last visited Sept. 7, 2012).

NEIGHBORHOOD NEEDS

LACK OF HOMEOWNER RESOURCES

City of Milwaukee (2012)

LANDLORDS / NEW HOME OWNERS	
City of Milwaukee Neighborhood Stabilization Program (NSP)	\$25,000,000 ¹
Community Housing Development Organization (CHDO) / Milwaukee Builds	\$1,900,000 ²
Rent Rehabilitation Loan Program (forgivable)	\$125,000 ²
Low Income Housing Tax Credit Program (Milwaukee only)	\$40,000,000 ³
Milwaukee Housing Trust Fund (2011)	\$460,000 ⁴
Section 8 Rental Assistance Program (Milwaukee only)	\$31,400,000 ⁵
TOTAL	\$98.89 million

EXISTING HOME OWNERS	
Neighborhood Improvement Program	\$2,800,000 ⁶
Tax Increment District (forgivable loan)	\$200,000
Century City Tax Increment District	\$100,000 ⁵
Section 8 – Homeownership	\$900,000
Habitat for Humanity – Brush with Kindness Rebuilding Together Greater Milwaukee	
TOTAL	\$4 million

Sources for this data are provided on the following slide.

HOMEOWNER RESOURCES

PAST PROGRAM

- **CDBG Minor Home Repair Program (1999-2010)**
 - provided \$600,000 in rebates
 - leveraged \$1.7M in investment
 - served more than 1,000 homes



HOMEOWNER RESOURCES

CURRENT PROGRAMS

- **Neighborhood Improvement Program (2011-present)**
 - focused on addressing building code violations
 - benefits fewer than 4 households each year
- ***Milwaukee Restores* Minor Home Repair Program (2012-present)**
 - serves targeted blocks
 - helped 26 homeowners



HOMEOWNER RESOURCES

INCREASED DEMAND

- Homeowners have little to no equity
 - Average assessed value – 2012
 - 5% decline in Sherman Park
 - 2% citywide



PLAN OBJECTIVES

NID PROVIDES OPPORTUNITY

- Organize residents
- Raise capital
- Create homeowner resources
- Leverage assets
- Direct investment within community
- Improve the neighborhood



NID HOME REPAIR GRANTS

- Every owner-occupant of residential property
- Up to \$5,000 over a 5-year period
- Sliding-scale based on income & project cost
 - $\leq 50\%$ of County Median Income (CMI)
 - No contribution required
 - $>50\%$ and $\leq 120\%$
 - Minimum contribution - 25% of project cost
 - over 120%
 - Minimum contribution - 50% of project cost

NID HOME REPAIR GRANTS

HOMEOWNER CONTRIBUTION

Milwaukee County Median Income (CMI) 2012

Household Size	Percent of County Median Income			
	30%	50%	100%	120%
1 Person	14,750	24,600	49,150	59,000
2 Person	16,850	28,100	56,200	67,400
3 Person	18,950	31,600	63,200	75,850
4 Person	21,050	35,100	70,200	84,250
5 Person	22,750	37,950	75,850	91,000
6 Person	24,450	40,750	81,450	97,750
7 Person	26,150	43,550	87,050	104,500
8 Person	27,800	46,350	92,700	111,200

Source: Housing Authority of the City of Milwaukee, Homeownership Program: *2013 Area Median Income Limits - Neighborhood Stabilization Programs (NSP)*. Retrieved from http://www.hacm.org/programs/Homeownership/NSP_2_2013_Income_Limits.pdf (last visited 7/21/2013).

NID HOME REPAIR GRANTS

QUALIFYING IMPROVEMENTS

- **Structural systems**
 - roof, porch, foundation
- **Mechanical & Electrical systems**
 - furnace replacement, wiring repairs
- **Energy Efficiency**
 - HVAC systems, windows, insulation
- **Water Conservation**
 - water laterals, old piping
- **Code Compliance**
- **Safety Improvements**
 - lighting, fencing, garages
- **Curb Appeal**
 - painting, tuck-pointing



COMMUNITY IMPROVEMENT GRANTS

- **Projects**

- beautification, lighting
- community gardens, events
- youth programs
- safety initiatives

- **Eligibility**

- established neighborhood groups
- residents organized for project



OPERATING BUDGET

ANNUAL NID FUNDING

Expenditures

Home Improvement Grants	\$	100,000.00
Community Improvement Grants	\$	12,500.00
Housing Specialist	\$	30,000.00
Administrative	\$	7,500.00
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Total Projected Uses	\$	150,000.00

Loan of \$19,000 for certified mailing to be repaid in year one

NID ASSESSMENT

- **Every residential property is assessed \$50 per dwelling unit**
 - appears on annual tax bill
 - all funds forwarded directly to NID
- **Assessment is fixed**
 - any increase would require the approval of 75% of eligible voters attending NID Annual Meeting

NID BOARD OF DIRECTORS

- **Board of Directors is democratically elected**
 - NID Annual Meeting in February
- **Eligible to serve on Board**
 - residents
 - residential property owners
- **Eligible to vote**
 - residential property owners



INSPIRATION OF NID

- **Sherman Park residents**
 - inspired by Washington Park NID
 - conceived concept of Sherman Park NID
 - presentation to Sherman Park Community Association (SPCA) - August 2012



Strong Homes



Strong Jobs



Strong Community

**Washington Park Neighborhood
Improvement District**

PUBLIC OUTREACH

- **August - November 2012**
 - Neighborhood meetings
 - NID Presentation
 - Gather resident feedback
- **November 14, 2012:**
 - SPCA Annual Meeting & NID Kickoff
 - Focus Groups
 - Establish NID Work Group



NID WORK GROUP

PUBLIC OUTREACH

- Evaluate Sherman Park's assets & needs
- Develop NID framework using feedback
 - Attend & host neighborhood meetings
 - Organize series of Town Hall Meetings
 - Focus Groups
 - Present proposal to Planning Commission



THE SHERMAN PARK NID

BUILDING ON OUR STRENGTHS

- Respond to residents' needs
- Improve homes and the neighborhood
- Engage the community
- Embrace diversity



THANK YOU

“Civilization needs an honorable dwelling place, and the conditions of making that place ought to depend on what is most honorable in our nature: on love, hope, generosity, and aspiration.”

- James Howard Kunstler