



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
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Deputy Commissioner
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October 21, 2019

Members of the Finance and Personnel Committee
Milwaukee Common Council
City Hall, Room 205

Dear Committee Members:

This letter responds to a number of questions that were raised at the Finance and Personnel Committee's hearing regarding the Department of City Development's 2020 budget. The information in this letter supplements email responses I sent to several individual Committee members earlier this week.

Question: How many minority staff serve in management positions within DCD?

DCD has seven division managers. One is African-American. DCD has 11 middle-management positions. Five are occupied by persons of color (4 African-American, 1 Hispanic-Latino).

Question: Provide more details about the foreclosed commercial property fund, including applications for the fund, denials of applications, and total expenditures

The foreclosed commercial property fund does not take applications per se. When the buyer of a foreclosed commercial property applies for commercial grant programs, staff evaluate the application to determine whether the fund is the most appropriate tool to promote redevelopment of the building.

Since the fund was created in 2015, it has awarded grants of up to \$75,000 to a dozen projects. Nine projects are complete; one is under construction, and two grants were terminated when the projects did not proceed. Fund expenditures to date total just under \$805,000, generating investment of just under \$2.7 million.

A spreadsheet with project details (Foreclosed Renovation Fund Activity) is attached, and has been added to file # 190001.

Question: How many households have been evicted from tax-foreclosed properties?

In accordance with State law, people living in City properties are always given the opportunity to leave the properties voluntarily. Since 2015, the City has filed 271 eviction actions involving occupants who failed to leave voluntarily. Causes include inhabitable building conditions at the time the property was acquired; non-payment of rent, and non-cooperation with DCD property managers or real estate brokers showing the property for sale.

Question: Provide more information about a list of redevelopment strategies that was referenced during the budget hearing.

The list of strategies (Block Redevelopment Strategy Elements) is attached, and has been added to file #190001.

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Question: What is the cost of having Dept. of Neighborhood Services inspectors monitor vacant properties?

According to DNS, monthly monitoring of the current inventory of vacant buildings would cost \$716,310. Quarterly monitoring would cost \$286,524. A spreadsheet detailing costs (Vacant Building Inspections – Estimated Cost) is attached, and has been added to file #190001.

Question: What is the status of all City housing programs operated by DCD?

Information about utilization of DCD housing programs (Status of DCD housing programs) is attached and has been added to file #190001.

Please contact me should you have any further questions. I can be reached at ext. 5810, or via email at Martha.brown@milwaukee.gov.

Sincerely,

A handwritten signature in blue ink that reads "Martha L. Brown".

Martha L. Brown
Deputy Commissioner