



# The Housing Authority of the City of Milwaukee Supportive Services Highlights

*The mission of the Housing Authority of the City of Milwaukee (HACM) is to foster strong, resilient and inclusive communities by providing a continuum of high-quality housing options that support self-sufficiency, good quality of life, and the opportunity to thrive.*

## Choice Neighborhood Initiative (CNI)

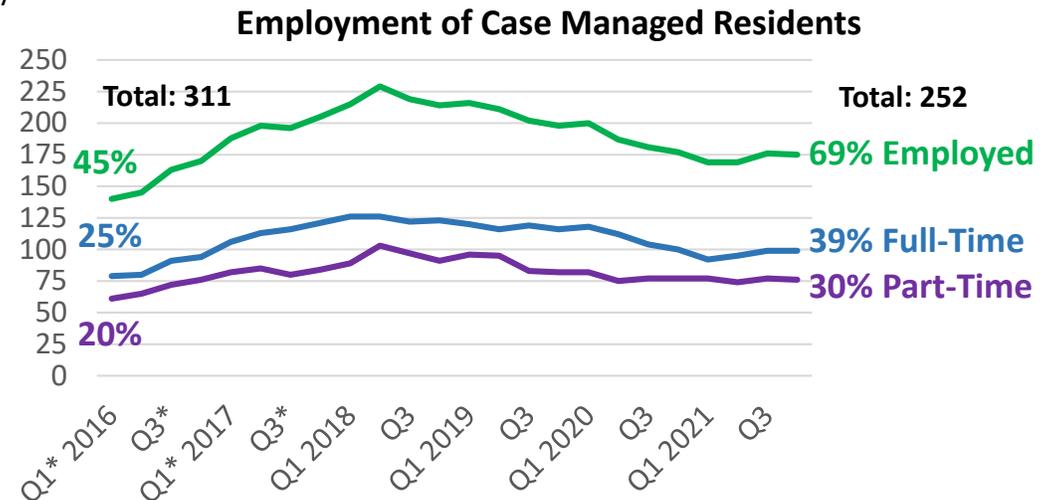
CNI is a \$30 million HUD grant awarded to City of Milwaukee and HACM in 2015, leveraging \$275 million+ from over 25 partners. The grant supports a locally-driven, comprehensive strategy to transform the northwest side of Milwaukee into an inclusive community of opportunity through three primary strategies:

**Housing:** Replacing the distressed Westlawn public housing development with high-quality, mixed-income housing;

**Neighborhood:** Supporting a vibrant mixed-income, mixed-use community with amenities and assets that attract residents and investment

**People:** Supporting positive outcomes for Westlawn residents related to employment, health, safety, education and self-sufficiency.

**Through case management in our CNI grant program, HACM has increased the full- and part-time employment rate of work-able residents from 45% in 2016 to 69% at 12/31/2021.**



## @Promise Resident Training Program

Launched in 2017, @Promise is a HACM initiative that is geared toward young adults interested in pursuing a college education. The program builds upon the stability of HACM's quality, affordable housing by also offering supportive services that together can transform residents' lives. @Promise provides motivated residents with the opportunity to overcome barriers that could otherwise keep them locked into a cycle of poverty.



Life Skills  
Training

Part-Time  
Employment

Post-Secondary  
Education

Tuition  
Assistance

Mentoring

Job Placement  
Assistance

## Make Your Money Talk (MYMT)

MYMT is a partnership with the Wisconsin Women's Business Initiative Corporation to provide financial capability education for HACM residents with a 4:1 matched individual development accounts (IDA).

	2 years 2020-21	Cumulative 2004 to 2021
<b>Make Your Money Talk Graduates:</b>	314	2960
IDA Accounts opened	178	1432
<b>IDA Accounts used for household assets:</b>		
Purchase a home	19	183
Post-secondary education	5	98
Starting a business	5	79
Purchasing or repairing a vehicle	52	106
Pay off debt needed for credit repair	193	349

## Family Self-Sufficiency (FSS) Program

FSS is a HUD program that allows housing choice voucher participants and public housing residents to build financial assets if the household income from wages increases and the participant completes the program. Participation generally lasts five years, during which participants accomplish educational, professional, and personal goals.



**124 Participants**  
**97 Participants Employed**



**\$12,703 Average Increase in Earned Income**  
**\$814,100 Total Escrow Balance**

## Jobs Plus Initiative

Jobs Plus is a \$2.3 million HUD grant to connect Hillside Terrace residents with employment, education, and financial empowerment services. The initiative promotes the economic advancement of public housing residents by incentivizing employment and earnings increases through the earned income disregard for participating families, and by providing services designed to support work including: employer linkages, job placement and counseling, educational advancement and financial counseling.

**As of 12/31/2021:**

- 55.2% of Hillside residents that enrolled and are being actively case managed are employed (133 out of 241).
- This is a 20% increase in the 45.9% overall employment rate of all work-able residents in Hillside, showing the impact of case management
- HACM has assisted 66 residents in starting new full time employment, 42 for new part-time employment, and 58 have improved their employment through promotion or more hours.
- Through the earned income disregard incentive, residents have been able to keep almost \$550,000 that would normally have been paid as rent.



## Education Initiative

For the 2020-21 school year, 23 of 31 students of age to graduate high school graduated on time with their 4-year cohort, or 74.2%. This compares to the 4-year cohort graduation rate for all Milwaukee Public School students in 2020-21 of 67.4% (64.2% for black students).

Of the 8 students that did not graduate last year, including 3 Individualized Education Program (IEP) students, the Education Specialist continues to work with all 8 students. We are happy to report that 7 of the 8 continued their work towards their high school diploma with 5 on track to graduate this year.



For students in the 2021-22 school year, 13 of 22 students (59.1%) are currently on track to graduate with their class. Of the remaining 9 students, 2 are IEP students, 2 are no longer living at home, and a number of others have significant barriers and have not responded to the support and resources that we have tried to link to them and their parents/grandparents.

## YouthBuild

### 2021 – 2022 Cohort

- 11 individuals enrolled initially
  - 1 left the program to secure employment and care for a child
  - 1 transitioned to the health track option
  - 9 are currently still enrolled on the construction side
- 10 of the 10 have completed the Occupational Safety and Health Training (OSHA) Certification
- 8 of the 9 have completed the Pre-Apprenticeship Certificate Training for Core Curriculum
- 8 of the 9 are on track to complete the Home Builders Institute Carpentry Pre-Apprenticeship Certificate Training (HBI-PACT)
- 7 of the 9 participants are on track to earn their High School Equivalency Diploma



## Service Coordination for Seniors and Disabled Adults

*Partnership with Lutheran Social Services of Wisconsin and Upper Michigan, Inc.* Lutheran Social Services (LSS) provides service coordination to senior and disabled residents living in HACM's high-rises. The program is funded through a few remaining Resident Opportunities and Self Sufficiency (ROSS) grants through resident organizations as well as some operating subsidy from HACM. LSS took over this program in 2019 when the nonprofit UNISON was dissolved. The program assists residents by linking them to needed services in the community, including but not limited to: healthcare services, behavioral health services, food/nutrition, transportation, household skills/life skills, financial assistance, social service assistance, housing retention/lease education, conflict resolution, translation, crisis intervention, and general information/referrals. During 2021, the program provided service coordination to over 900 seniors and persons with disabilities in HACM developments.



## Homeownership

Since 1994, the Housing Authority of the City of Milwaukee's Homeownership Program has helped hundreds of people realize their dream of becoming homeowners. The program offers ways for public housing residents, rent assistance voucher holders and others to work towards acquiring an asset that can benefit their family and the community for generations to come.

### Section 32 Homeownership

This program assists people who live in HACM's public housing units, or people who would qualify for public housing based on their income, in preparing for and achieving a homeownership goal. Participants may be eligible for forgivable second mortgages if they choose to purchase a home sold by HACM. Since the program began, HACM has assisted **305 people in purchasing a home**. The *estimated tax revenue* generated from HACM home sales since 1994 is **\$9,894,280**.

In 2021, HACM partnered with ACTS Housing to provide the rehab component of the Section 32 Homeownership Program. As of April 26, 2022, HACM has sold 11 of its vacant Scattered Sites units to first-time and income eligible buyers in partnership with ACTS Housing. HACM has accepted offers on an additional 2 vacant Scattered Sites units, both of which are expected to close by the end of May. HACM will continue to evaluate its units for Section 32 suitability as they become vacant.

### Section 8(y) Homeownership

This program assists HACM Housing Choice Voucher Program participants in converting their housing voucher to a mortgage payment. To date, **269 participants have purchased a home**. While the 8(y) program is temporarily not accepting new applications, we are still working with voucher holders who were enrolled before the hold. The real estate market is currently very competitive and sellers aren't as willing to make required repairs.

## Resident Impact Story



Monnike Brooks became aware of the Match Savings Program from the program postcard received in the mail. This postcard was perfect timing as she was interested in being a homeowner but unsure how to make it happen. Ms. Brooks knew that homeownership comes with increased responsibility to prepare to be an owner and maintain the home once purchased. She decided to pursue the Match Savings Program and attended the Make Your Money Talk (MYMT) Virtual Series. Ms. Brooks completed this series and was amazed at the wealth of information received regarding financial management and the home buying process. She continued to save and monitored her spending throughout her journey towards homeownership. Through the coaching sessions, she gained a greater sense of stability to obtain her financial goal. Her Financial Coaches, Michelle and Terry, kept her motivated, patient, and less stressed. On March 26, 2021, Ms. Brooks closed on her home and is overwhelmingly happy her hard work paid off. She is a first-generation homeowner and now has ample space for her children and something of value to pass on to them.

*Ms. Brooks encourages other HACM residents to participate in MYMT saying, "I would recommend the Match Savings Program to anyone serious about embarking on to the next steps to improving their credit and fulfilling their financial dreams!"*

