



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:

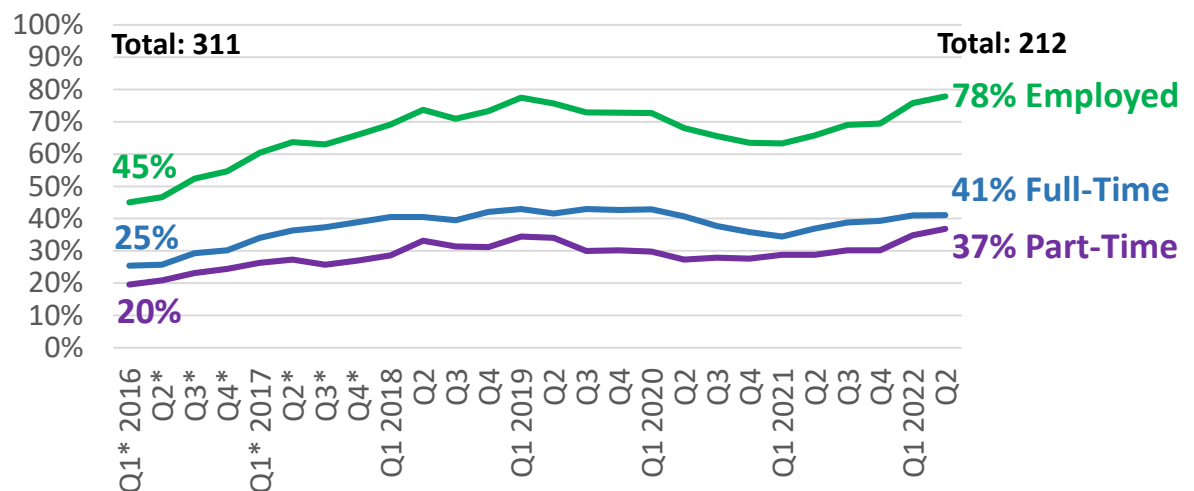
Housing: Replacing the distressed Westlawn public housing development with high-quality, mixed-income housing;

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.

Employment of Case Managed Residents

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 78% at 06/30/2022.



@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	2022 To Date	Cumulative 2004 to Q2-2022
Make Your Money Talk Graduates:	314	104	3035
IDA Accounts opened	178	55	1490
IDA Accounts used for household assets:			
Purchase a home	19	1	184
Post-secondary education	5	3	102
Starting a business	5	6	86
Purchasing or repairing a vehicle	52	9	116
Pay off debt needed for credit repair	193	22	339

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.



116 Participants

90 Participants Employed



\$13,418 Average Increase in Earned Income

\$909,963 Total Escrow Balance

Data as of 06/30/22

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 03/31/2022:

- 57.5% of Hillside residents that enrolled and are being actively case managed are employed (138 out of 240).
- This is a 26% increase in the 45.9% overall employment rate of all work-able residents in Hillside, showing the impact of case management
- HACM has assisted 71 residents in starting new full time employment, 53 for new part-time employment, and 72 have improved their employment through promotion or more hours.
- Through the earned income disregard incentive, residents have been able to keep almost \$660,000 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, 11 of 20 students have graduated on-time with their class (55%). An additional two students are no longer living in the household and no longer want case management. Of the remaining 9 students, 2 are IEP students and most 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
 - 8 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 have completed the Home Builders Institute Carpentry Pre-Apprenticeship Certificate Training (HBI-PACT)
- 6 of the 9 participants are on track to earn their High School Equivalency Diploma
- 5 individuals have received full or part-time employment

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 **306 people in purchasing a home**. The *estimated tax revenue* generated from HACM home sales since 1994 is nearly \$10 million.

In 2021, HACM partnered with ACTS Housing to provide the rehab component of the Section 32 Homeownership Program. As of September 1, 2022, HACM has sold 12 of its vacant Scattered Sites units to first-time and income eligible buyers in partnership with ACTS Housing. 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, **271 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



Sandra Harvey was first introduced to WWBIC and the Match Savings Program through her case manager at Hillside Terrace where she has been a resident for 19 years. After participating in the Make Your Money Talk Bootcamp Series, Ms. Harvey was inspired to start saving for the purchase of her first home. She began her savings journey and managed to save \$50 every two weeks. Ms. Harvey got buy-in from her children and they kept a calendar to track the bi-weekly deposits. They all made sacrifices by limiting the number of times they went out to eat and to the movies. Ms. Harvey was amazed at how much could be saved with some simple lifestyle changes and appreciated the encouragement from Ms. Shelina and Ms. Terry. She received the knowledge

to understand the importance of being disciplined to achieve a savings goal. According to Ms. Harvey, when you have a goal and an A TEAM like WWBIC, just know you are in great hands. On April 11, 2022, Sandra Harvey purchased her first home. This purchase was a game changer for the Harvey family. The Harvey's have more pride in the community because they are invested in it as homeowners. Also, the journey of savings has taught the Harvey children the importance of setting goals and being mindful of how you are spending your money.

“Thank you so much WWBIC, HACM, and Milwaukee County for the Down Payment Assistance Program Grant! I am grateful for the relationships that I built during this journey and for making mine, and my family's dream become reality.” – Sandra Harvey