



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

November 13, 2015

Zoning, Neighborhoods & Development Committee
Alderman Jim Bohl, Chairman
200 E. Wells Street
Milwaukee, WI 53202

Dear Chairman Bohl and Members of the Zoning, Neighborhoods & Development Committee:

On Tuesday, November 7, 2015, Housing Authority of the City of Milwaukee (HACM) staff attended a meeting of the Zoning, Neighborhoods & Development (ZND) Committee to present information regarding Section 3 workforce development activities and the recent award of a \$30 million Choice Neighborhoods Implementation (CNI) grant to Milwaukee by the U.S. Department of Housing and Urban Development (HUD). We were pleased to have the opportunity to share the information and discuss plans for the major revitalization of the CNI neighborhood, which includes HACM's Westlawn housing development.

The dialogue during the meeting addressed two central issues: 1) the requirements of the Voluntary Compliance Agreement and the Section 3 Plan that HACM has established with HUD, and 2) the kinds of mechanisms that will be in place during the implementation of the CNI grant to ensure community engagement, transparency and strong communication with the ZND committee, other members of the Common Council, and many community stakeholders. To inform the discussion, we presented committee members with the following materials:

- The Voluntary Compliance Agreement (VCA);
- A Summary of Major VCA Provisions and Timelines;
- HACM's Section 3 Plan;
- A Section 3 Review & Implementation Plan Overview, which provided Section 3 improvements currently in place as well as Section 3 and contracting data from the first phase of the development of Westlawn Gardens;
- A flyer promoting the City of Milwaukee's Section 3 Business Registry;
- A flyer promoting HACM's new Section 3 Resident Registry;
- A biography of HACM's full-time Section 3 Coordinator, Evans Gant;
- An overview of the CNI Transformation Plan with a map showing the four aldermanic districts directly impacted by it; and
- The Housing Construction Timeline for the CNI Transformation Plan.

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
(414) 286-5824 Voice
(414) 286-0833 Fax

Community Services
650 W. Reservoir Ave.
Milwaukee, WI 53212
(414) 286-5100 Voice
(414) 286-3169 Fax
(414) 286-3504 TDD

Housing Operations
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2192 Voice
(414) 286-8742 Fax

Maintenance Operations
2411 N. 51st St.
Milwaukee, WI 53210
(414) 286-2931 Voice
(414) 286-0208 Fax

Modernization & Development
5125 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-2951 Voice
(414) 286-8742 Fax

Rent Assistance
5011 W. Lisbon Ave.
Milwaukee, WI 53210
(414) 286-5650 Voice
(414) 286-5094 Fax
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202
Mailing Address: P.O. Box 324, Milwaukee, WI 53201-0324

With this letter, we would like to provide three additional informational pieces:

- A sample of the type of promotional card HACM sends to its residents when job opportunities are available. The enclosed card was mailed to 3,500 residents to promote a position for which they would have a hiring preference under Section 3 rules.
- The Executive Summary of the CNI grant application, which states that “implementation of the project, coordination, oversight and community involvement will be enhanced by the establishment of a Neighborhood Advisory Committee.”
- The Organizational Flowchart submitted with the CNI application that demonstrates the leadership structure and the many community partners that make up the Neighborhood Advisory Committee.

We are hopeful that the information and dialogue has been helpful in shedding light on the many activities that HACM has undertaken over the past year to ensure that the organization and its contractors meet or exceed Section 3 goals established by HUD. We also seek to ensure that the ZND Committee and other members of the Common Council are apprised of plans, goals and achievements throughout the CNI transformation period.

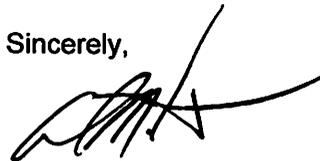
We welcome opportunities to involve many community stakeholders in the CNI Transformation Plan, but we also seek to reduce duplication of efforts. The current plan includes – and depends upon - multiple avenues for robust community participation. As you can see in the materials, the plan involves four core areas: Housing, Neighborhood, People and Education. Each area has a workgroup that includes resident leadership, city departments and many community partners who are leveraging over \$250 million of investment. While the City of Milwaukee and HACM are the grantees, the success of the Transformation Plan relies on the active partnership and participation of all members of the workgroups, so there will be regular, ongoing involvement by a wide array of community stakeholders. We are seeking additional community members to participate in these workgroups, including residents who live outside Westlawn but within the CNI boundary, and we welcome recommendations.

We have reached out to the aldermen who represent the four districts that are part of the CNI Transformation Area to provide additional information about the goals, needs and opportunities that lie ahead. We will continue the dialogue with these representatives and with other members of the Council individually and through committees as the CNI Transformation Plan moves forward.

If you would like additional information or would like to schedule a meeting at your convenience, please contact my office at (414) 286-5670. We look forward to opportunities to update you about the status of the CNI Transformation Plan.

Thank you for your attention to these matters. Section 3 and CNI both represent tremendous opportunities for the City of Milwaukee and its residents, and we look forward to working with you to see those opportunities realized.

Sincerely,



Antonio M. Pérez
Secretary-Executive Director

cc: Clifton Crump, Mayor Barrett's Office