

Milwaukee's Choice Neighborhood Transformation Plan

Housing Authority of the City of Milwaukee Bi-Annual Report to the Zoning, Neighborhoods and Development Committee on the Choice Neighborhoods Implementation Grant January 12, 2016

Introduction

On September 28, 2015, the U.S. Department of Housing and Urban Development awarded the City of Milwaukee and its co-applicant, the Housing Authority of the City of Milwaukee, a \$30 million Choice Neighborhoods Implementation (CNI) grant to support a locally-driven, comprehensive strategy to transform the northwest side of Milwaukee into an inclusive community of opportunity with quality housing, schools, businesses, services, and amenities where people want to live, learn, work, shop, and play. Milwaukee's Choice Neighborhood Transformation Plan focuses on three core areas: Housing, People, and the Neighborhood, all within the area bordered by Sherman Boulevard to the east, 76th Street to the west, Mill Road to the north and Villard Avenue to the south.

This report provides an update on activities related to implementation of the Choice Neighborhoods grant.

General Activities

1. On November 18 -19, 2015, four staff from the Washington, DC headquarters of the U.S. Department of Housing and Urban Development (HUD) visited Milwaukee to conduct an initial site visit in conjunction with the award of the Choice Neighborhoods grant. They met with local HUD staff, the Mayor and other City agencies, HACM staff, Westlawn resident representatives, and many other Choice Neighborhoods partners. In the written summary of the site visit, HUD stated that, "The strategy presented by representatives from the Milwaukee Public Schools at the site visit was impressive" and that "the number of partners participating in the site visit was also impressive."
2. On December 15, 2015, the Common Council approved a resolution accepting the Choice Neighborhoods Implementation grant from HUD.
3. The signed grant agreement was returned to HUD in December 2015.

Housing Update

1. In January 2016, HACM will submit two proposals to the Wisconsin Housing and Economic Development Authority (WHEDA) for low-income housing tax credits. One proposal will be for a 60-unit multifamily building with a preference for veterans, with supportive services provided by the Center for Veterans Issues, Inc. The second proposal will be for 30 low-income family replacement units at Westlawn.
2. HACM has drafted an initial relocation, demolition and construction schedule (Attachments A and B). Relocation of the first block will begin in the first quarter of 2016 and is estimated to be completed by August 2016.

People Update

1. HACM has held two planning meetings with Milwaukee Public Schools staff to discuss the Choice Neighborhoods education strategy and to discuss plans for a proposed College Access/Parent Engagement Center to be located at Westlawn.
2. HACM and HUD are coordinating refresher training for HACM staff on relocation regulations that will pertain to the Choice Neighborhoods grant.
3. An initial general information notice (GIN) has been drafted to inform residents of their general rights during relocation and will be mailed out to all households during January 2016.
4. Following the receipt of the GIN by residents, HACM will begin to draft detailed notices of relocation eligibility to each of the residents in the first phase of relocation (68th Street on the west, 66th Street on the east, Silver Spring on the north and Sheridan on the south) and will follow up with meetings with each resident to discuss relocation options.
5. HACM is hiring six case managers for the Choice Neighborhood grant to provide overall case management for households at Westlawn in the areas of workforce development, education, healthcare, and other supportive service needs. HACM is currently promoting the opportunity to public housing residents and rent assistance participants to locate qualified candidates for the position. HACM hosted a job fair specifically for these residents on January 8, 2016. A postcard promoting the positions and the job fair was mailed to all public housing residents and rent assistance participants (Attachment C).

Neighborhood Update

1. On December 15, 2015, the Common Council approved a resolution approving the boundaries for Milwaukee's Choice Neighborhood Redevelopment Project Area and directing the Redevelopment Authority of the City of Milwaukee (RACM) to prepare a Redevelopment Plan for the project area. A map of the area is attached (Attachment D).
2. The Department of City Development (DCD), RACM and HACM staff will meet at the end of January to discuss redevelopment plan content.
3. DCD has met with Neighborhood Improvement Development Corporation (NIDC) staff to discuss the Targeted Investment Neighborhood (TIN) and Healthy Neighborhoods Initiative programs in relation to the CNI grant.
4. DCD has met with the Commercial Corridor team to discuss the creation of a retail facade grant pilot program focused on the Silver Spring Corridor. They will meet with Havenwoods Economic Development Corporation (HEDC) to discuss and develop the program.
5. DCD has started preparing the Critical Community Improvements plan required by HUD.

Section 3 Voluntary Compliance Agreement (VCA) Update

1. HACM recently met with the Regional Director of HUD to discuss the HACM Section 3 Plan and, after discussion with HUD Fair Housing and Equal Opportunity staff, HACM amended the Section 3 Plan by incorporating some additional agreed-upon language into the Plan to strengthen preference for higher priority Section 3 residents (i.e., public housing residents).
2. Once the HUD annual Section 3 online reporting system was finally operational, HACM submitted the calendar 2013 and 2014 results electronically in November 2015. The 2015 annual Section 3 Report will be submitted by the due date of January 10, 2016.
3. On November 15, 2015, HACM submitted its third semi-annual report through 9/30/2015 to HUD as outlined in the VCA. Summary charts of the Section 3 outcomes for the period covered by the three reports (October 13 to September 2015) are attached (Attachment E).
4. In 2015, nine HACM public housing residents completed the YouthBuild training program, receiving hands-on training in basic construction skills as well as GED preparation assistance. All nine graduated with certifications in Home Builders Institute Pre-Apprenticeship Certificate Training (HBI-PACT), as well as other industry-recognized certifications such as asbestos abatement, lead abatement, and HAZWOPER. HACM is currently outreaching to Westlawn residents and other public housing residents between the ages of 18 and 24 for the 11-12 slots in the second cohort for the YouthBuild training program that will begin in February 2016.

Milwaukee's Choice Neighborhood

HOUSING

ANTICIPATED RELOCATION and DEMOLITION SCHEDULE



Block 1 Relocation: Jan 2016 to Aug 2016
Block 1 Demolition: Sep 2016 to Mar 2017

Block 2 Relocation: Jun 2016 to Aug 2017
Block 2 Demolition: Sep 2017 to Mar 2018

Block 3 Relocation: Jun 2016 to Aug 2017
Block 3 Demolition: Sep 2017 to Mar 2018

Block 4 Relocation: Jun 2016 to Dec 2017
Block 4 Demolition: Jan 2018 to Mar 2019

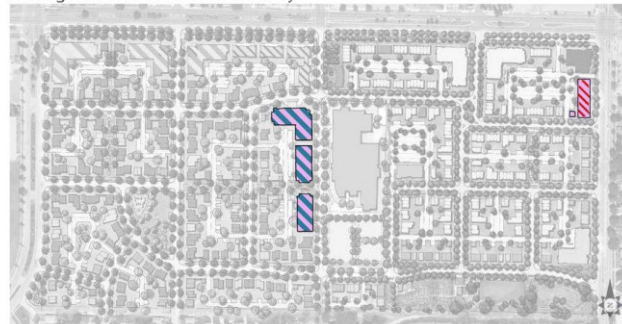
Phasing

Housing Authority of the City of Milwaukee
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Attachment B

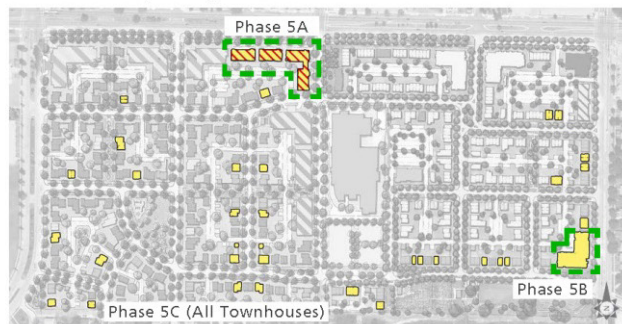
Phasing Diagram



Phase 1: 30 du Total: 18 Replacement Units (8 3-bed, 8 4-bed, 2 2-bed, Acquisition Rehab of City Foreclosed Properties), 12 Affordable (12 2-bed), Management / Maintenance Facility



Phase 3: 122 du Total: 45 Replacement Units (25 1-bed, 20 2-bed), 103 Affordable (77 1-bed), and Ground Fl Retail



Phase 5: 135 Market Rate Rental (28 1-bed, 50 2-bed, 57 3-bed)



Final Site Plan



Phase 2: 154 du Total: 136 Replacement Units (87 1-bed, 41 2-bed), 20 Affordable (1-bed), 6 Market Rental (1-bed)



Phase 4: 217 Du Total: 203 Replacement Units (87 2-bed, 88 3-bed, 28 4-bed) 14 Affordable (9 2-bed, 5 3-bed) and Corner Retail



Phase 6: 50 Market Home Ownership Units (40 3-bed, 10 4-bed)

Market Rate Units		Public Housing Replacement	
Home Ownership	50 du	1 Bedrooms	112 du
Rental Apartment	42 du	2 Bedrooms	148 du
Rental Townhomes	99 du	3 Bedrooms	96 du
Total Market Rate: 191 du		4 Bedrooms	36 du
Ground Floor Retail		(173 Apartments + 219 Town Homes)	
		2-bedroom Acquisition Rehab of City Foreclosed Properties	
		Total Replacement: 394 du	
Affordable		Total CNI Program	
Non-Market Rate/ Non-Assisted	123 du		708 du
Westlawn Gardens, Completed			
(250 tax credit units: 166 project based, 64 Public Housing, 20 unsubsidized)			

Legend

Postcard promoting 1/8/16 Job Fair

Job Opportunities for Housing Residents

As a resident of public housing, you qualify as a "Section 3" resident and are eligible for preference for employment opportunities.

The Housing Authority of the City of Milwaukee (HACM) is currently hiring
for the following positions:

Building Maintenance Mechanic — Choice Neighborhoods Case Managers
Education Specialist — Office Assistant—Custodial Worker—Application Support Specialist

Job Descriptions can be found online at: hacm.org/employment

TO APPLY FOR THE OPEN POSITIONS AND SIGN UP FOR THE REGISTRY

Attend this special recruiting event:

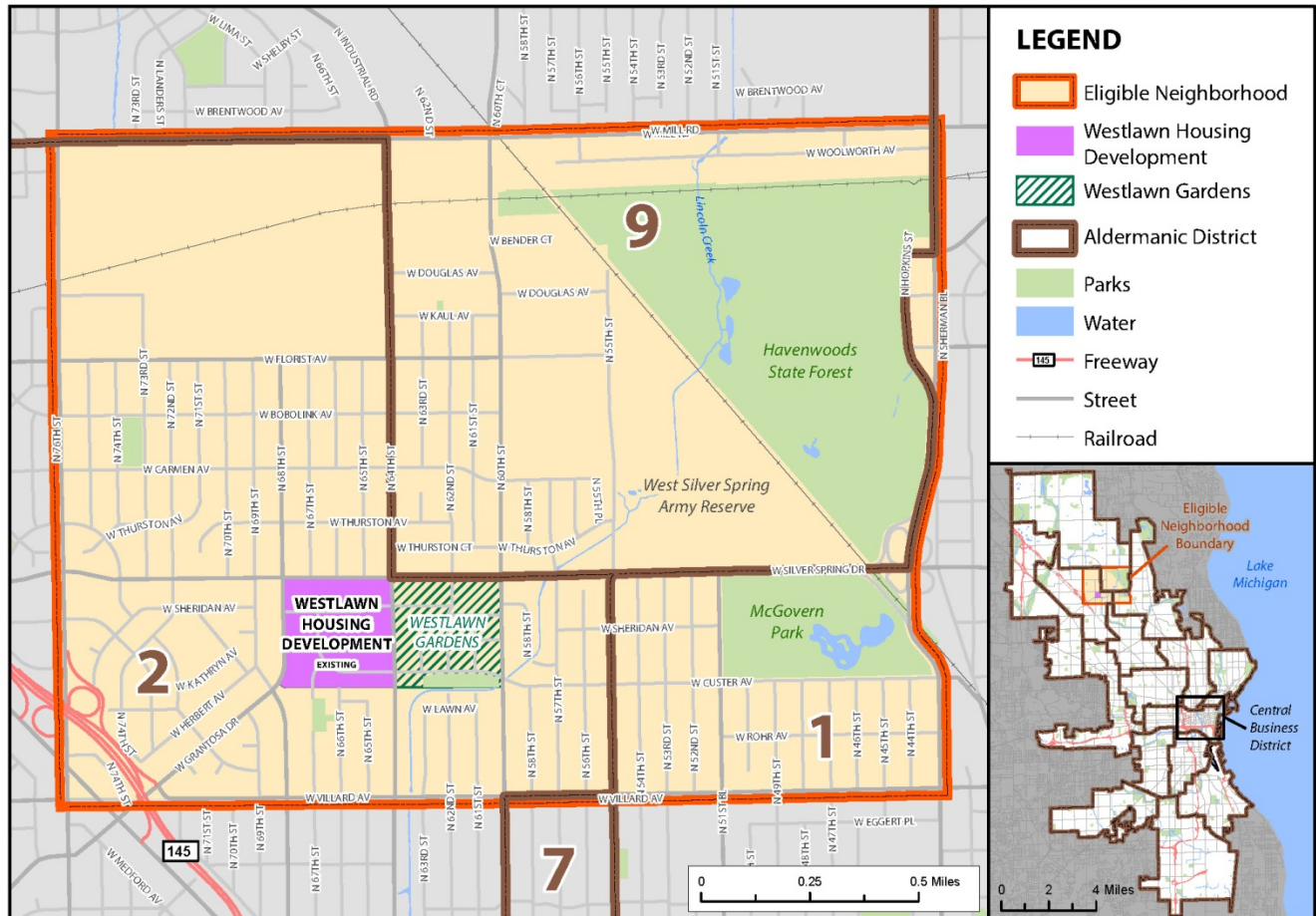
**JANUARY 8, 2016 FROM 10:00 AM—3:00 PM
HILLSIDE TERRACE FAMILY RESOURCE CENTER
1452 N. 7TH STREET**

At this event you will also sign up for the Section 3 Registry which will alert The Housing Authority that you are interested in future job openings with HACM or contractors of HACM.

Equal Employment Opportunity Employer

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Attachment D

**CITY AND NEIGHBORHOOD MAPS | EXISTING HOUSING DEVELOPMENT,
ELIGIBLE NEIGHBORHOOD, AND ALD. DISTRICTS**



Prepared by the Department of City Development Planning Division, 6 August 2015
Source: City of Milwaukee Information & Technology Management Division; Housing Authority of the City of Milwaukee; US Census Bureau

Path: F:\GIS_Data\Projects\2015 Projects\15-01-02 Westlawn CNI Maps\Map - Existing Housing Devt, Eligible Neighborhood & Ald District.txd

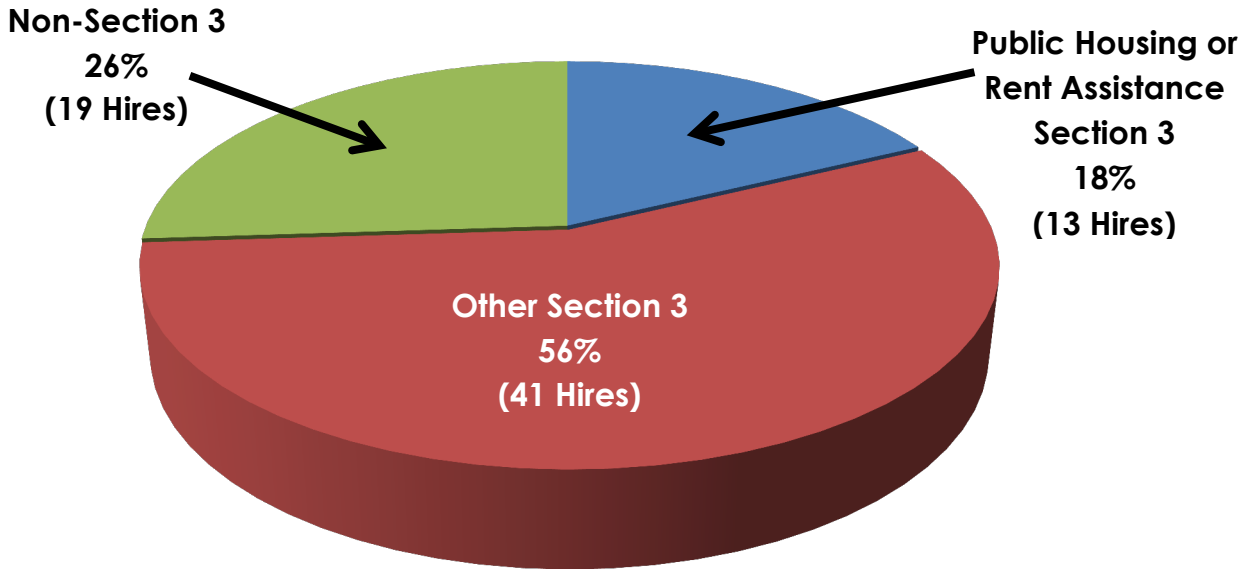
Summary of Section 3 New Hires

October 2013 to September 2015

73 Full-Time New Hires

54 were Section 3 (74%)

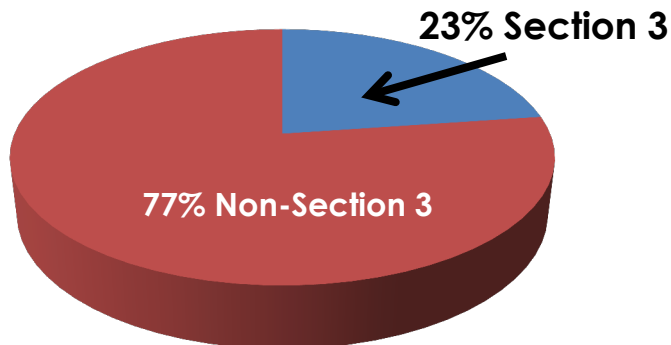
Section 3 Goal = 30%



Section 3 Contracting

October 2013 to September 2015

Building Trades
(\$8,199,697 Total)
Section 3 Goal = 10%



Other Services
(\$6,463,480 Total)
Section 3 Goal = 3%

