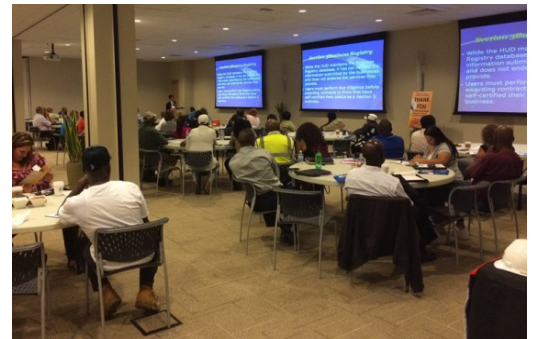


Milwaukee's Choice Neighborhood Transformation Plan

Housing Authority of the City of Milwaukee
Bi-Annual Report to the Zoning, Neighborhoods and Development Committee
on the Choice Neighborhoods Implementation (CNI) Grant
January 31, 2017



Contractor Fair, August 2016



Rhythm & Blooms Concert, August 2016



Steering Committee Meeting, November 2016



YouthBuild, December 2016



Neighborhood Huddle, December 2016

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 31, 2017

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 (HACM), 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 1, 2016, the Choice Neighborhood Steering Committee held its first meeting. Dr. Mark Joseph of Case Western Reserve University and the Director of the National Initiative on Mixed-Income Communities and Bill Traynor from Trusted Space Partners presented information on mixed-income communities. They discussed the history and goals of mixed-income communities, identified how success in mixed-income communities should be measured, and described key factors that successful mixed-income communities have incorporated. A copy of a video of the presentation is available at: <https://www.youtube.com/watch?v=n-1RPcleog0&feature=youtu.be>
2. The four advisory committees (on Housing, People, Education and Neighborhood) will have their first full meetings in late January or February 2017.

Housing Update

1. In January 2016, HACM submitted two proposals for low-income housing tax credits to the Wisconsin Housing and Economic Development Authority (WHEDA) to support the transformation of Westlawn. One of the two proposals, Victory Manor, was awarded \$631,836 in tax credits by WHEDA. Victory Manor is a 3-story midrise that will be built on the northwest corner of Westlawn at 68th Street and Silver Spring Drive and will include 54 affordable and 6 market-rate one-bedroom apartments. The building will also include multiple community and activity rooms, a sunroom, an exercise room and a green roof. Victory Manor will have an admissions preference for veterans, and supportive services will be provided through a partnership with the Center for Veterans Issues, Ltd.

2. HACM will proceed with the construction of 30 new townhome-style family units (WG Scattered Sites) using WHEDA bond financing with 4% tax credits. These 30 units will be built on empty lots on the eastern half of Westlawn (east of 64th Street). Construction is scheduled to begin during the 2nd quarter of 2017.
3. Demolition to clear the footprint for Victory Manor started in September and was substantially complete by November 2016. The demolition of the basement foundations will be done by April 2017, weather permitting.
4. HACM is currently bidding the first two phases of construction (Victory Manor and WG Scattered Sites). The construction bids are due on February 20, 2017. Construction will begin in April 2017, weather permitting.

People Update

1. Relocation of residents in the housing units needed for the footprint of Victory Manor was completed in August 2016. The goal is to complete the relocation of all Westlawn residents by the end of 2017. Through 12/31/2016, HACM has assisted a total of 115 households in relocating, including 23 to other public housing, 10 to other HUD-assisted units, 57 using tenant-based rent assistance vouchers, 24 to other market housing, and 1 to homeownership.
2. HACM hired six case managers for the Choice Neighborhoods grant to provide overall case management for Westlawn households in the areas of workforce development, education, healthcare, and other supportive service needs. To date, case managers have completed initial assessments of 60% of the Westlawn households, and in addition to assisting them in relocation, are developing individualized self-sufficiency plans with them, and have made numerous referrals for supportive services.
3. Milwaukee Public Schools has named a Choice Neighborhood Partnership Assistant to coordinate MPS activities as part of the CNI initiative. In order to assist Westlawn residents who plan to return to Westlawn with continuity in schooling during relocation, MPS is providing two years of transportation so that students can continue attending the four schools in the CNI neighborhood, or their current MPS school.
4. Browning Elementary School, which is adjacent to the Silver Spring Neighborhood Center, has been added to the Milwaukee Community Schools Partnership, a joint effort of MPS and United Way of Greater Milwaukee & Waukesha County. This community schools model is a proven strategy to transform a school into a place where students, families, staff and the surrounding community work together to ensure every student is successful. Community schools are intended to bring additional resources to struggling schools and have shown success in cities like Cincinnati where graduation rates have increased.

5. In July 2016, Froedtert and the Medical College of Wisconsin and the Milwaukee Bucks committed more than \$500,000 to develop and fund a workforce development initiative that will train and prepare high school students and adults on Milwaukee's northwest side interested in pursuing careers in health care. People enrolled in this program will have access to career training, internships and apprenticeships to help them become a certified nursing assistant, medical assistant, health care customer service professional or information technology support professional. A new "Learning Center" will be built in an existing classroom at Carmen Schools of Science & Technology's northwest campus at 5496 N. 72nd St. to house training programs taught by Milwaukee Area Technical College and Medical College of Wisconsin. The facility will help train more than 300 students and adults in the surrounding neighborhood over the next five years.

Neighborhood Update

1. In April 2016, DCD staff led a neighborhood walk-through of the Silver Spring retail corridor to identify and prioritize possible retail façade and site improvements. Organizations that participated in the walk-through included DPW, DNS, MPD, Havenwoods Economic Development Corporation, and Westlawn Resident Council.
2. Havenwoods Economic Development Corporation (HEDC) hired a Choice Neighborhood Coordinator to assist with outreach to the CNI neighborhood, planning, and coordinating community events to improve community involvement and unify the community.
3. Havenwoods, in partnership with HACM, coordinated a Rhythm & Blooms Summer concert series with three concerts at Green Tree Community Garden and two at Westlawn Gardens.
4. Two neighborhood information sessions (August and December) were held at McGovern Park. There were approximately 50 people at each session.
5. In November, Safe & Sound announced an expansion of services into MPD District 4, with a focus on the Westlawn Choice Neighborhood and on Thurston Woods.
6. The Greater Milwaukee Foundation extended the boundaries of Healthy Neighborhoods to coincide with the CNI boundaries.
7. Pick 'n Save added Westlawn to its Fresh Picks Mobile Markets locations, ensuring that fresh produce and groceries are available outside of Silver Spring Neighborhood Center two days per month.
8. Johnson Controls (JCI) identified Westlawn as one of its three designated areas for funding.
9. The Critical Community Improvements Plan was submitted to HUD for approval.
10. DCD is currently working with two retail tenants on Silver Spring for possible façade grants to promote improvement of the commercial corridor.

Section 3 Update

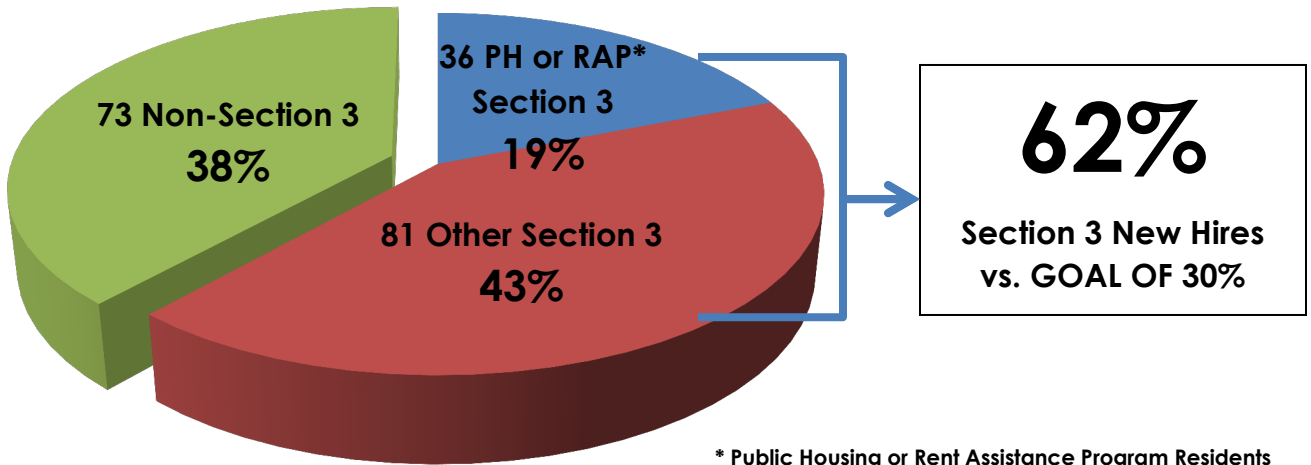
1. Staff from HUD's Fair Housing and Equal Opportunity (FHEO) office made a site visit to Milwaukee on March 29-30, 2016 to perform a review of HACM's compliance with its Section 3 Voluntary Compliance Agreement (VCA). The summary of the review stated, "During its two-day audit of HACM's Section 3 VCA efforts, FHEO found HACM to be in compliance with all elements contained within its VCA."
2. Summary charts of the Section 3 outcomes for the period covered by the five semi-annual reports (October 2013 to September 2016) are attached (Attachment A). HACM exceeded goals in Section 3 contracting (33% of contract dollars in building trades and 27% in other services were to Section 3 business concerns) and in Section 3 hiring (61.58% of new hires were Section 3 individuals).
3. In our previous report, we noted that HACM, HUD, SBA, City of Milwaukee Office of Small Business Development, Milwaukee County and other local housing authorities hosted a Section 3 Contracting Seminar held on May 17, 2016 with over 80 attendees. Additionally, on August 17, 2016, HACM hosted a contractor fair at the Manpower Headquarters office to explain how to do business with HACM including federal and HACM requirements such as MBE/WBE, Section 3, and Davis-Bacon and to describe upcoming opportunities for contracting with HACM. In total, 107 representatives of small businesses attended the contractor fair. HACM personnel were available to answer contractor questions during the fair, and computers were available to allow businesses to register as Section 3 business concerns if they met the eligibility requirements.
4. The one contractor hired to date was for demolition of the first block of Westlawn. The demolition contractor for this phase was Dakota Intertek Corporation, a certified MBE firm and a Section 3 business concern. Total Section 3 business participation on the contract was 96% (Prime contractor Dakota Intertek Corp at 57%, combined with the following Section 3 business concern subcontractors: Professional Asbestos Removal & Survey Services Corp. at 20%, Johnson's Demolition & Concrete at 8%, EFH Trucking at 6%, Stanley Harris Trucking at 5%) and total MBE/WBE participation was 71%, (but is counted at 100%, in accordance with MBE/WBE guidelines), as Dakota Intertek is the prime contractor, and is MBE certified. Dakota Intertek has also subcontracted with the following MBE and/or WBE subcontractors: Johnson's Demolition & Concrete at 8%, and EFH Trucking at 6%.
5. HACM is planning a job information fair to be held in March after the selection of the first construction contractors to help link potential employees to jobs with contractors. The event will be heavily promoted to local residents and will be near the Westlawn neighborhood.
6. HACM has a contract with Employ Milwaukee to be a YouthBuild program training site, along with Northcott Neighborhood Housing and Milwaukee Christian Center. HACM trained two cohorts of young adults in 2015 and 2016 in the YouthBuild training program, providing hands-on training in basic construction skills as well as GED preparation assistance. Over the two years, 20 individuals received the training, 18 of the 20 participants passed their certifications in Home Builders Institute Pre-Apprenticeship Certificate Training (HBI-PACT), and several received other industry-

recognized certifications, such as asbestos abatement, lead abatement, and HAZWOPER. Seven graduates from the first cohort and 5 from the 2nd cohort have been placed in employment to date. HACM is currently recruiting for a third cohort to be trained during 2017.



HOUSING AUTHORITY OF THE CITY OF MILWAUKEE Section 3 Update for the period 10/1/13 to 09/30/16

Section 3 New Hires (190 Total)

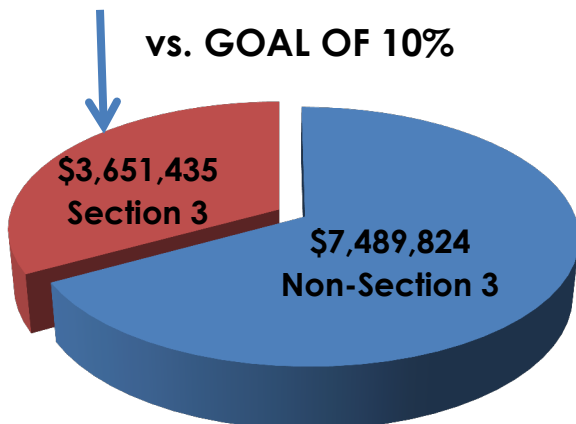


Section 3 Contracting

Building Trades

33% Section 3

vs. GOAL OF 10%



Other Services

27% Section 3

vs. GOAL OF 3%

