

Westlawn... Section 3....and the Future

As may already be aware, The U.S. Department of Housing and Urban Development (HUD) and the Housing Authority of the City of Milwaukee (HACM) have completed a four-year Voluntary Compliance Agreement (VCA) with recognition that HACM has greatly exceeded goals for the Section 3 program that provides job and contracting opportunities to public housing and other low-income residents.

Over the last four years, HACM strengthened its Section 3 program to make it more comprehensive and robust. HUD recognized HACM as a national leader in developing innovative processes to exceed Section 3 results.

The program is designed to provide greater access to employment and other economic opportunities for low-income and very low-income persons, particularly those who are recipients of government assistance for housing.

Speaking more specifically to our Westlawn Project (which is still in progress) we achieved from October 2013 through September 2018, 64.7% (268) of all new hires (414) qualified as Section 3, more than doubling the 30% goal. In addition, 15.9% (66) of the new hires were HACM's own public housing residents or rent assistance participants.

Through HACM's Section 3 contracting program, HACM awarded 33.1% (\$15,054,683) of construction contracts (\$45,348,201 total) to Section 3 businesses between October 2013 and September 2018, more than tripling the 10% Section 3 goal. HACM also awarded 30.1% (\$6,662,602.64) of non-construction contracts (\$22,098,754.64 total) to Section 3 businesses, exceeding the 3.0% goal by 10 times.

In all, \$21,717,285.57 (32.2%) of the total awarded contract amount of \$67,446,955.86 during the period was awarded to Section 3 businesses.

But this is just the beginning.....

We have moved from being the simply a tool of compliance to becoming a nationally recognized model for Section 3. Since then we have been contacted by PHAs in North Carolina, South Carolina, Florida, and Michigan inquiring as to how we achieve such remarkable program benchmarks. I would be remised to say that were it not for the guidance and leadership of our Housing Authority team. This would not be so.

The work continues...

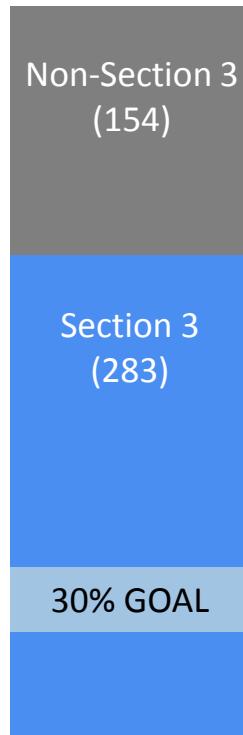
As the next phases of development continue at Westlawn as well as our other housing developments we will work to not only maintain but achieve those benchmarks needed to continue to make us a prime model for our country.

Performance Measures

HUD Section 3

New Hires

65% Achieved



437 Total Hires
(10/1/13 to 12/31/18)

Contracting

31% Achieved
Building Trades



\$59,320,360
(10/1/13 to 12/31/18)

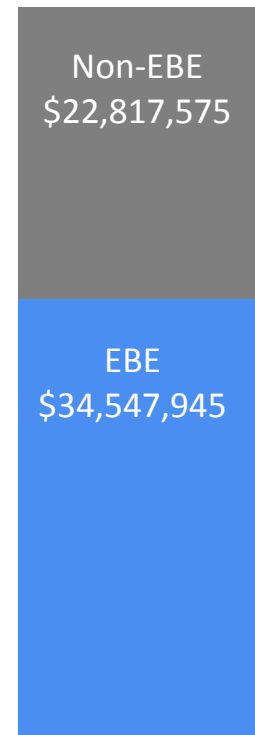
29% Achieved
Other Services



\$23,025,804
(10/1/13 to 12/31/18)

Emerging Business Enterprises (EBE)

60% Achieved



\$57,365,520
(01/01/17 to 12/31/18)

AGENCY-WIDE

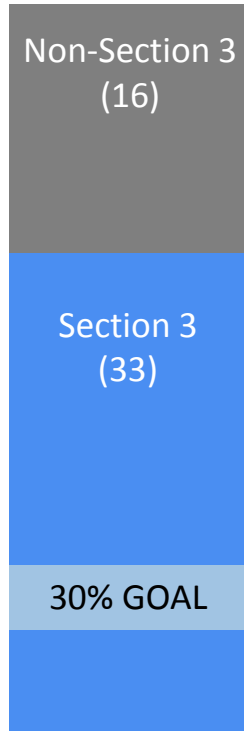


Performance Measures

HUD Section 3

New Hires

67% Achieved



49 Total Hires
(10/1/17 to 12/31/18)

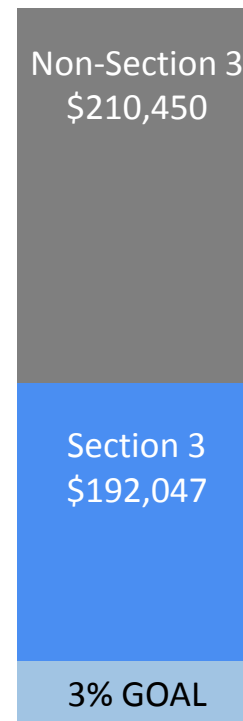
Contracting

30% Achieved
Building Trades



\$40,589,532
(10/1/17 to 12/31/18)

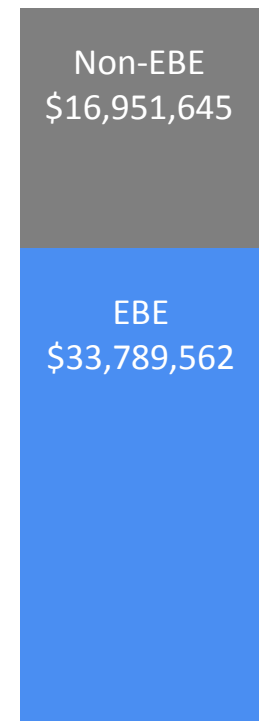
48% Achieved
Other Services



\$402,497
(10/1/17 to 12/31/18)

Emerging Business Enterprises (EBE)

67% Achieved



\$50,741,207
(01/01/17 to 12/31/18)

