

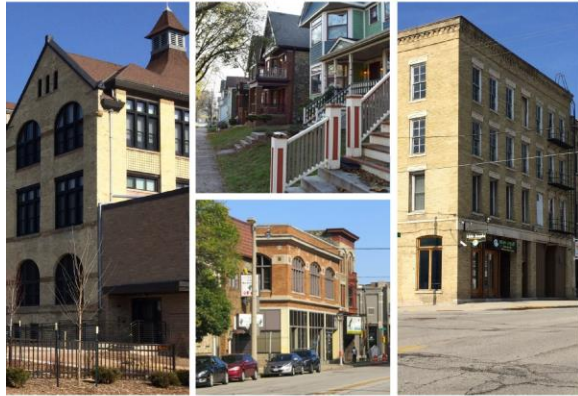
MKE UNITED Anti-Displacement Fund March 2020 Update



City of Milwaukee Anti-Displacement Plan

A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods
Surrounding Downtown Milwaukee



City of Milwaukee
Department of City Development

February 2018



Recommendation:

Assist existing homeowners retain their homes

“Identify resources to assist low and moderate income homeowners in neighborhoods where rapidly rising values may create a property tax hardship.”

Anti-Displacement Fund Timeline

- **December 2018:** Common Council directs DCD to develop a proposed local framework for an Anti-Displacement Tax Fund modeled on the Atlanta Westside Future Fund.
- **May 2019:** DCD presents a potential framework for Anti-Displacement Tax Fund to Common Council. Proposal notes the need to identify a local sponsor, program administrator, and raise private (non-governmental) funds.

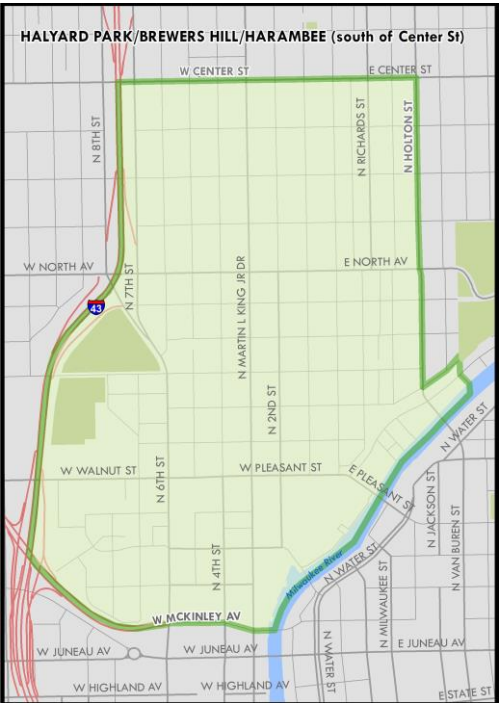
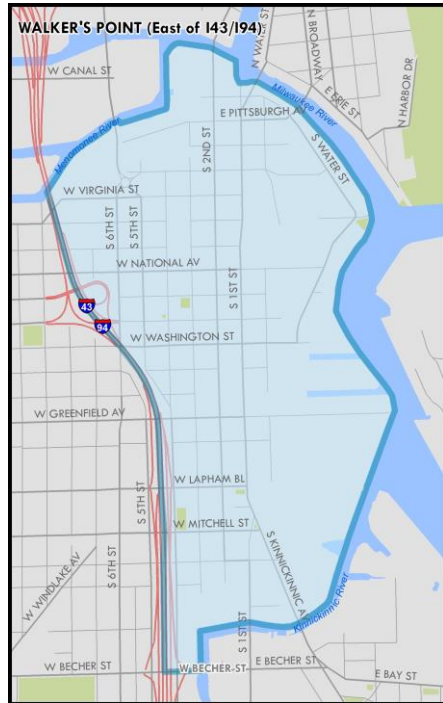
Anti-Displacement Fund Timeline

- **June 2019:** MKE United agrees to explore sponsoring the creation of the Anti-Displacement Fund.
- **October 2019:** MKE United secures sufficient fundraising commitments to launch MKE Anti-Displacement Fund during 2019 tax season. ***Fund contributions were provided by generous philanthropic and private donors, since no public funds can be utilized for tax assistance payments.***

Anti-Displacement Fund Timeline

- **November 18, 2019:** MKE United Anti-Displacement Fund launches, begins accepting applications.
- **November 2019 – January 2020:** Neighborhood outreach and applications.
- **January 10, 2020:** Application period ends.
- **January 22, 2020:** Anti-Displacement Fund tax assistance payments transmitted to City Treasurer's Office.

Anti-Displacement Fund Neighborhoods



- Average assessed value of homes increased more than 10% above city average increase between 2014-2019
- Identified by Anti-Displacement Plan as exhibiting indicators associated with risk of displacement due to rising property values

Partnerships



(Fund Sponsor)



(Technical Assistance)



Partnerships



RIVERWORKS
(Fund Administrator)



medc
MILWAUKEE
(3rd Party Eligibility Certification)



WESTCARE



SOC SOUTHSIDE
ORGANIZING
CENTER



(Outreach and Engagement Partners)

Outreach | November 2019 – January 2020

- **2** mailings to **1,100** homeowners
- **7** informational sessions at Urban League, Arts @ Large, UCC
- **16** application open houses at Urban League, The Vibe, Mitchell St. BID, Mitchell Library, UCC
- Door-to-door outreach by WestCare, SOC
- Shared information at neighborhood meetings

Results

- **156** applications received
- **111** applicants certified as eligible for assistance through Fund*
- **86** participants received property tax assistance with 2020 tax bill - **25** additional participants did not experience a tax increase in 2019 but are eligible for assistance in future program years
- Fund provided **\$38,356** in tax assistance payments (**\$446** average)

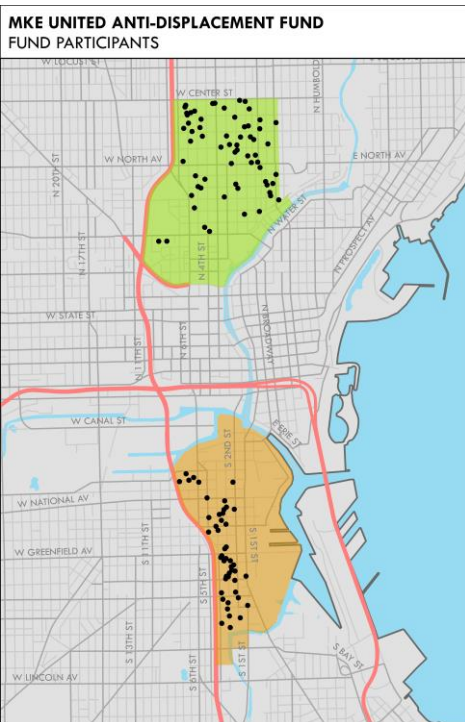
**Represents 43% of 260 estimated eligible households in Fund areas.*

Eligibility Criteria

- Owner occupied homes in program area
- Must have owned property since January 1, 2015 (or inherited from family member)
- Current on real estate taxes and not subject to mortgage foreclosure
- Income at or below City averages

Family Size	Maximum Income Limit*
1	\$36,575
2	\$41,180
3	\$47,025
4	\$52,250
5	\$56,430
6	\$60,610

Who is Benefiting from the Fund?

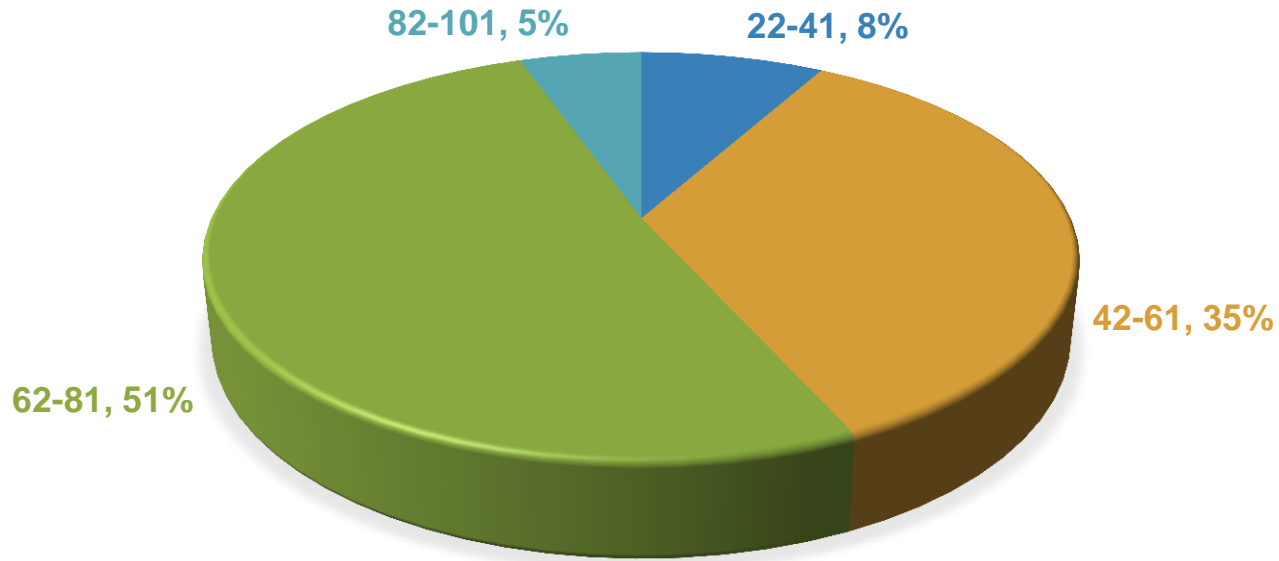


Dots on the map represent the 111 households approved to participate in the MKE United Anti-Displacement Fund during the initial 2019-2020 program year. Dots were placed randomly within the block where participating households are located.



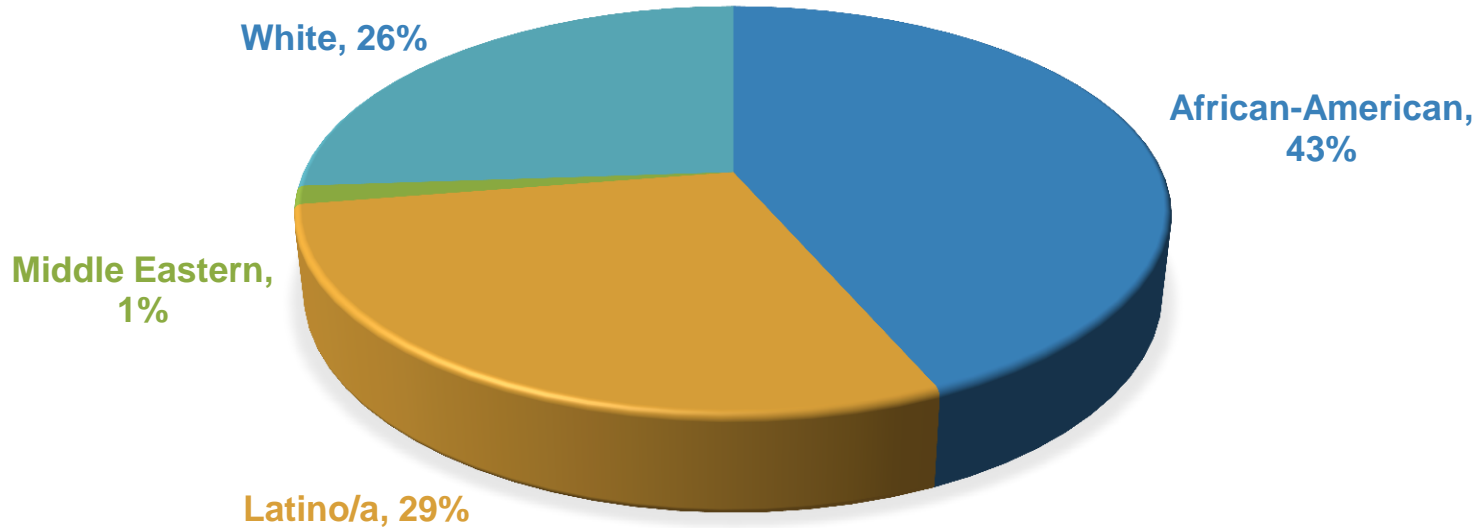
- **66** Harambee, Brewer's Hill, Halyard Park homeowners
- **45** Walker's Point homeowners

Age of Homeowners



- **56%** of participants are 62 or older

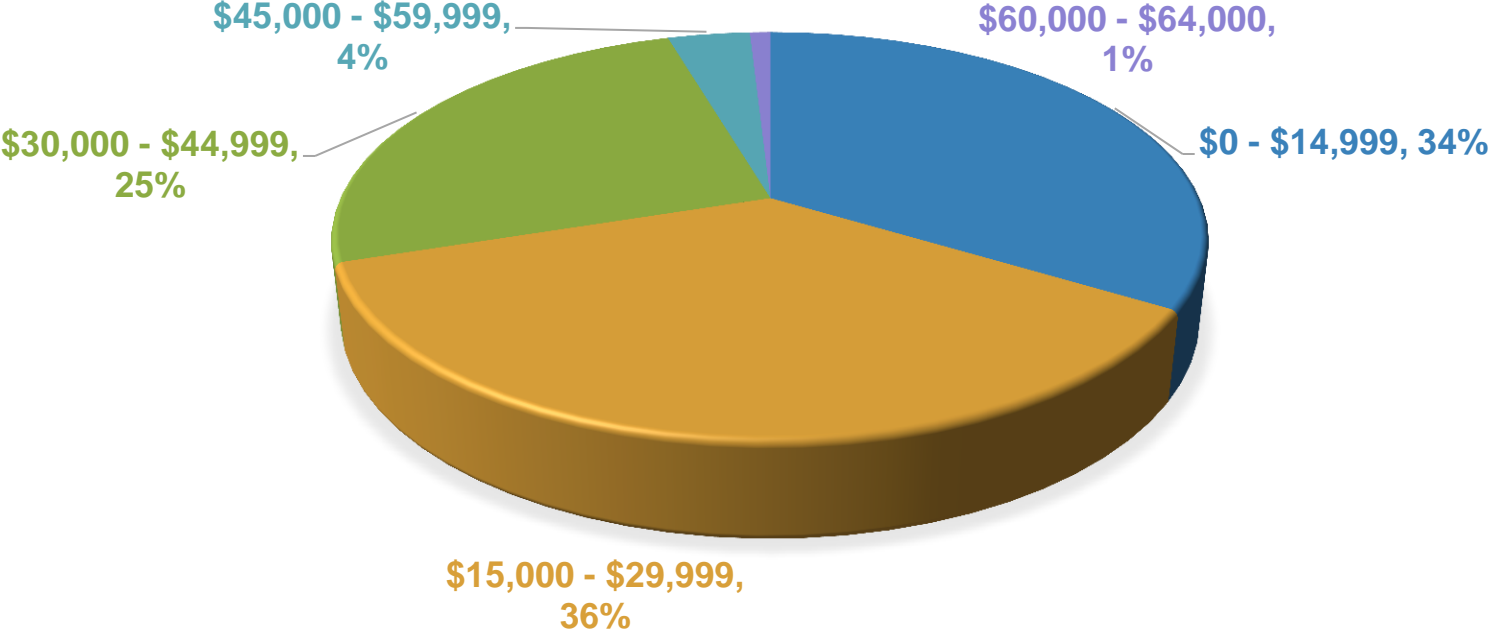
Race/Ethnicity of Homeowners*



**For homeowners where race data is available.*

- **74%** of participants are homeowners of color

Participant Household Income



- Median household income: **\$21,916**

Who is Benefiting from the Fund?

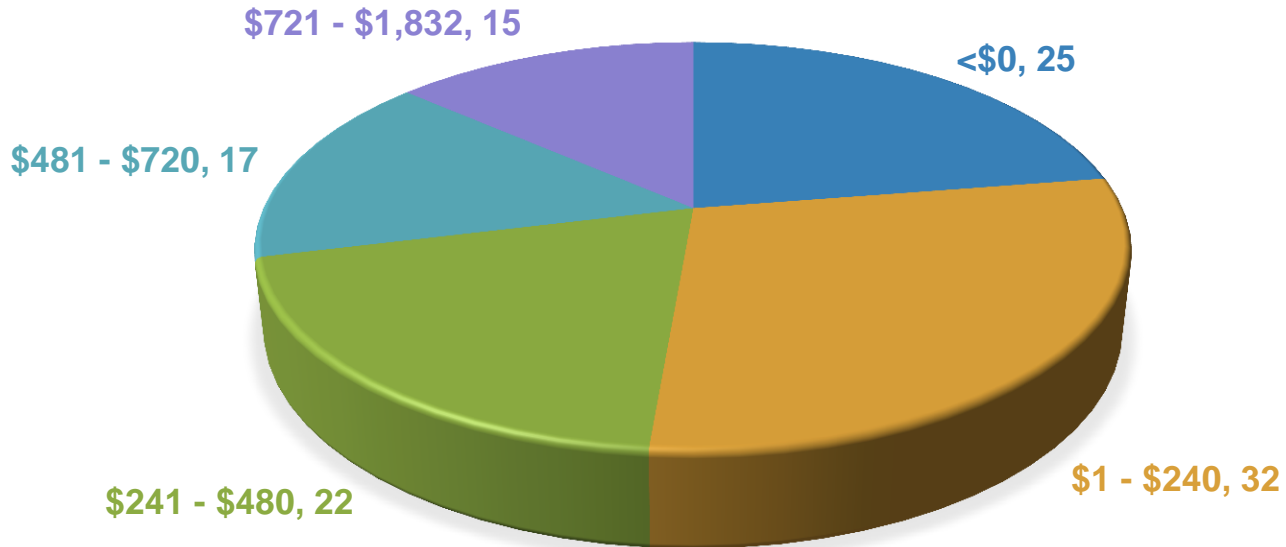
- Program participants have owned their homes for an average of **22** years. **88** participants (**80%**) have had their home in the family for more than a decade.



Who is Benefiting from the Fund?

- **\$71,500** Median Assessed Value 2018
- **\$87,200** Median Assessed Value 2019
- **\$1,705** Median Tax Bill 2018
- **\$2,071** Median Tax Bill 2019

2019 Tax Increase (Assistance from Fund)



Lessons Learned / Fund Impact



Next Steps



For more information:

mkeunited.com/antidisplacementfund