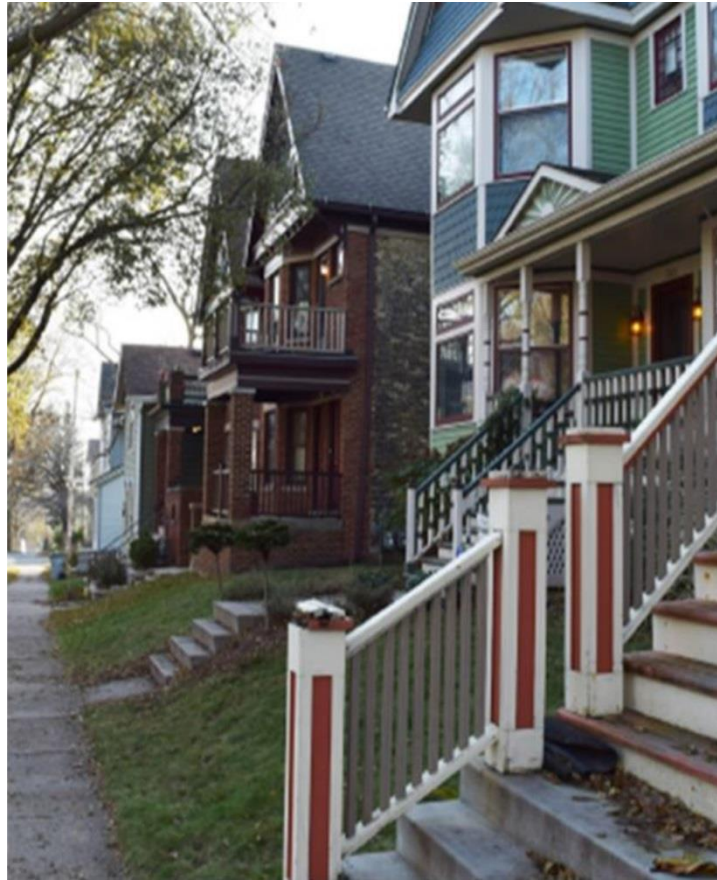
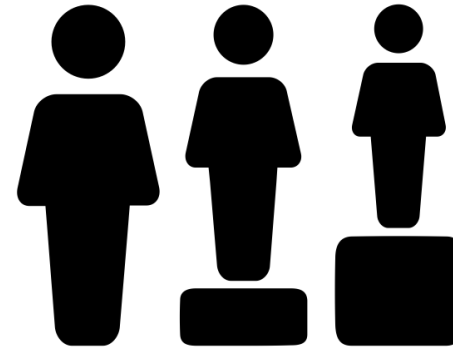
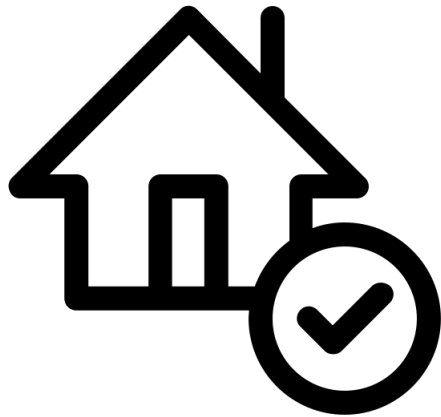


A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



Prioritize choice and equity alongside traditional development goals



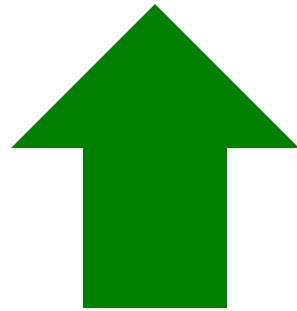
Prioritizing choice means recognizing that as development occurs, policies and programs should be crafted to minimize the potential of displacement for existing residents and businesses that want to remain in their communities.

Prioritizing equity means that anti-displacement and related policies and programs should be intentionally designed to ensure that historically disadvantaged groups are able to benefit from and gain access to the wealth-building opportunities provided by development occurring in city neighborhoods.

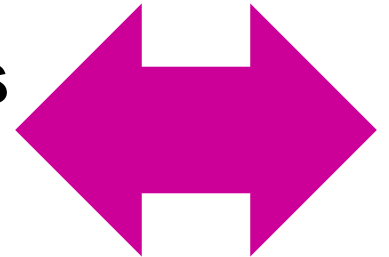
Key Findings

The majority of neighborhoods in the Greater Downtown are not exhibiting trends associated with gentrification or displacement

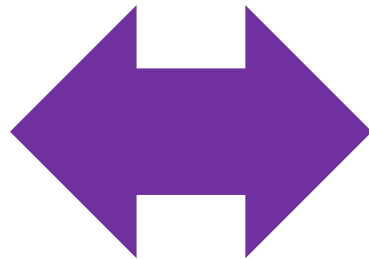
**Population of
People of Color**



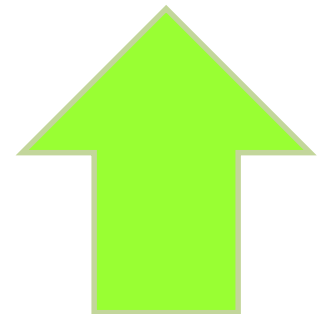
**Property Values
& Rents**



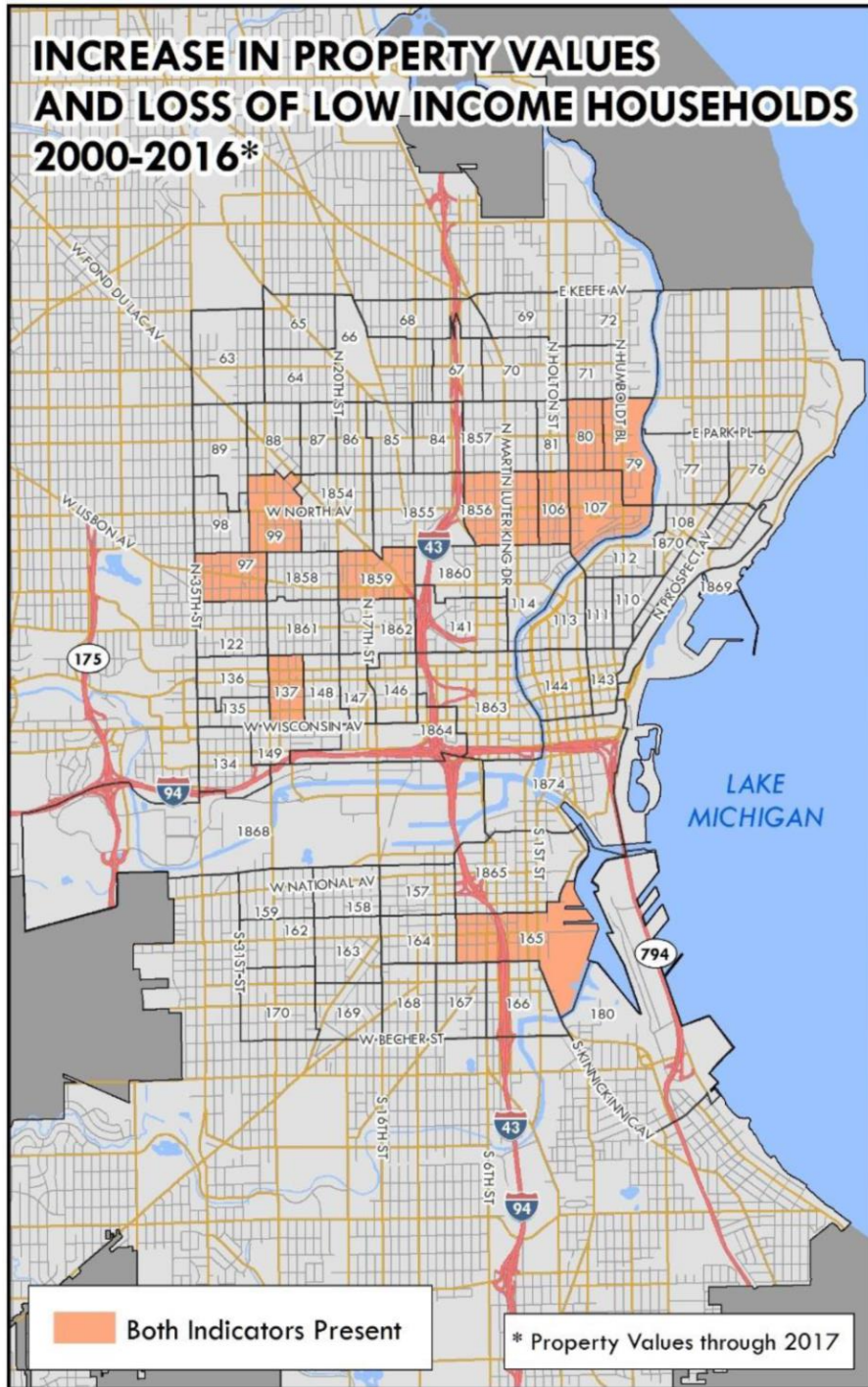
**Median
Household
Incomes**



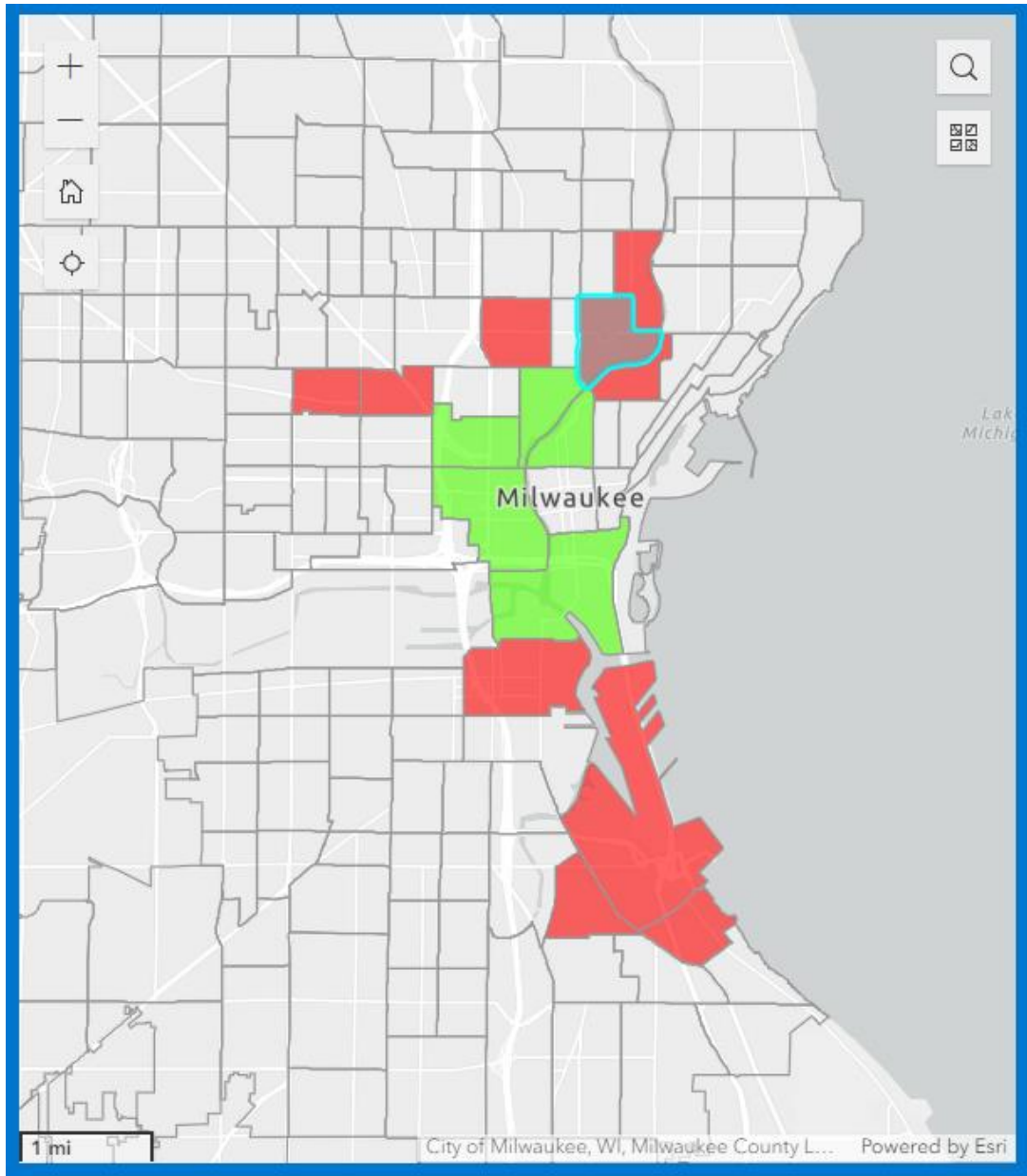
**Concentration
Of Low Income
Households**



Combined Indicators: Displacement



Anti-Displacement Indicators Update – 2023



LOW INCOME DISPLACEMENT RISK NEIGHBORHOODS

- # and % of middle-income and high-income grew significantly
- # of low-income individuals declined
- low-income residents may be being displaced due to rising housing costs and rents

GROWTH NEIGHBORHOODS

- # and % of middle- and high-income individuals grew significantly
- # of low-income individuals also grew or did not decline
- should be monitored for future displacement risk

Anti-Displacement Indicators Update – 2023

< 142 of 210 >



Census Tract 179

ADPI Metric: **Low Income Displacement Risk**

Change in Population

% Change in Total Population 2000 to 2021:
-2.2%

% Change in Total Population 2016 to 2021:
0.5%

Net Change in Low Income Population

2000 to 2021: **-755**

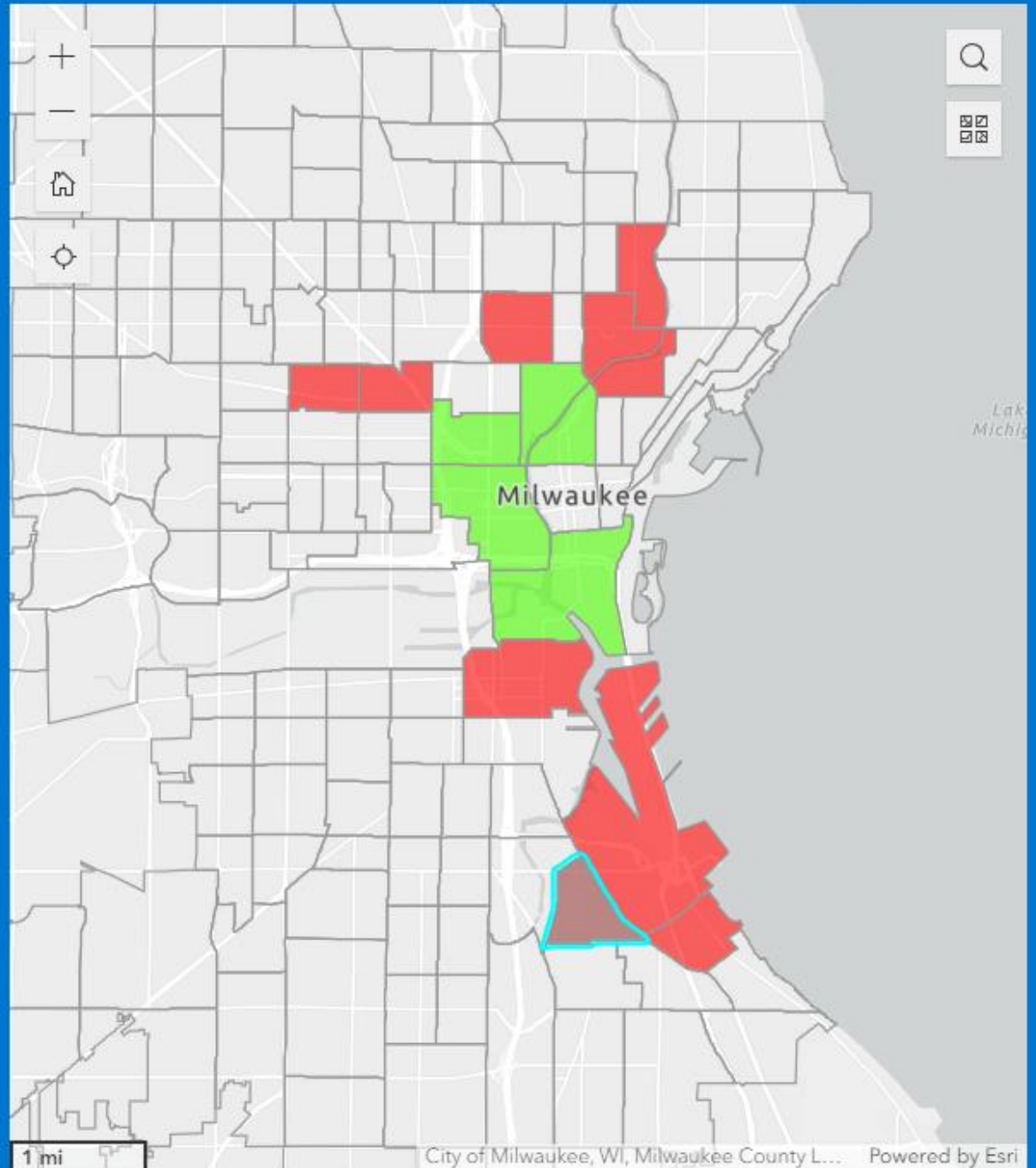
2016 to 2021: **-609**

2000 2016 2021

Total Population 3,214 3,044 3,073

Low Income % 45.8 43.2 22.5

City Low Income % 42.8 49.1 52.6



1 mi

City of Milwaukee, WI, Milwaukee County L... Powered by Esri

MKE UNITED ANTI-DISPLACEMENT FUND

A Place in the Neighborhood

An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



City of Milwaukee
Department of City Development

February 2018



Recommendation:

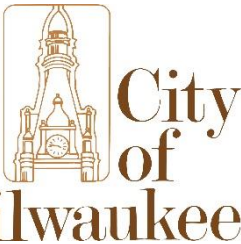
Assist existing homeowners retain their homes

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

MKE UNITED ANTI-DISPLACEMENT FUND



(Fund Sponsor)



(Technical Assistance)

MKE UNITED ANTI-DISPLACEMENT FUND

- **144** homeowners certified as eligible for the program including **93** Harambee, Brewer's Hill, Halyard Park homeowners and **51** Walker's Point homeowners
- **\$316,717** in assistance payments

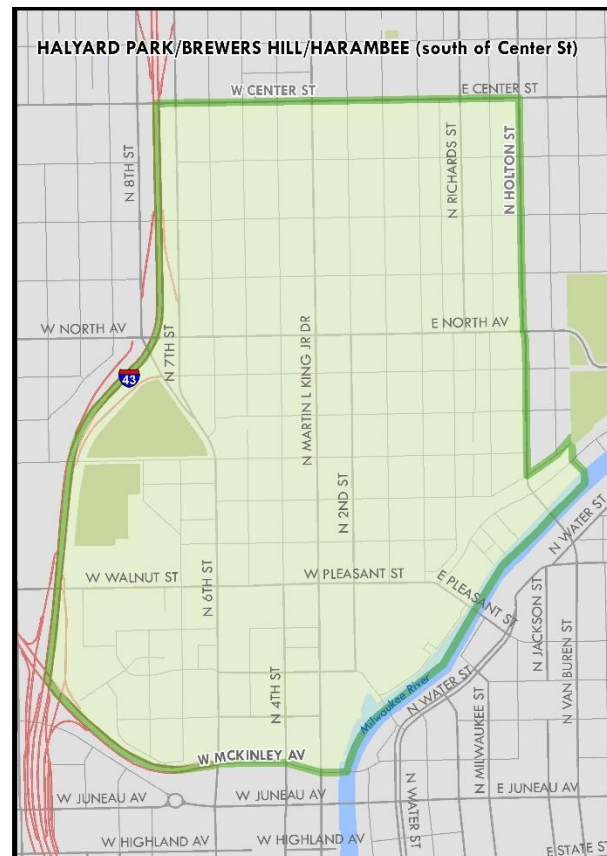
Applications due January 3, 2023

Contact Riverworks at:

(414) 882-7420

or visit

<https://www.mkeunited.com/antidisplacementfund>



ANTI-DISPLACEMENT PLAN

“Utilize TIF and other City resources to create new affordable and mixed income housing”



Seven04 Place



*Welford Sanders
Historic Lofts*



*Garfield School
Apartments / The Griot*

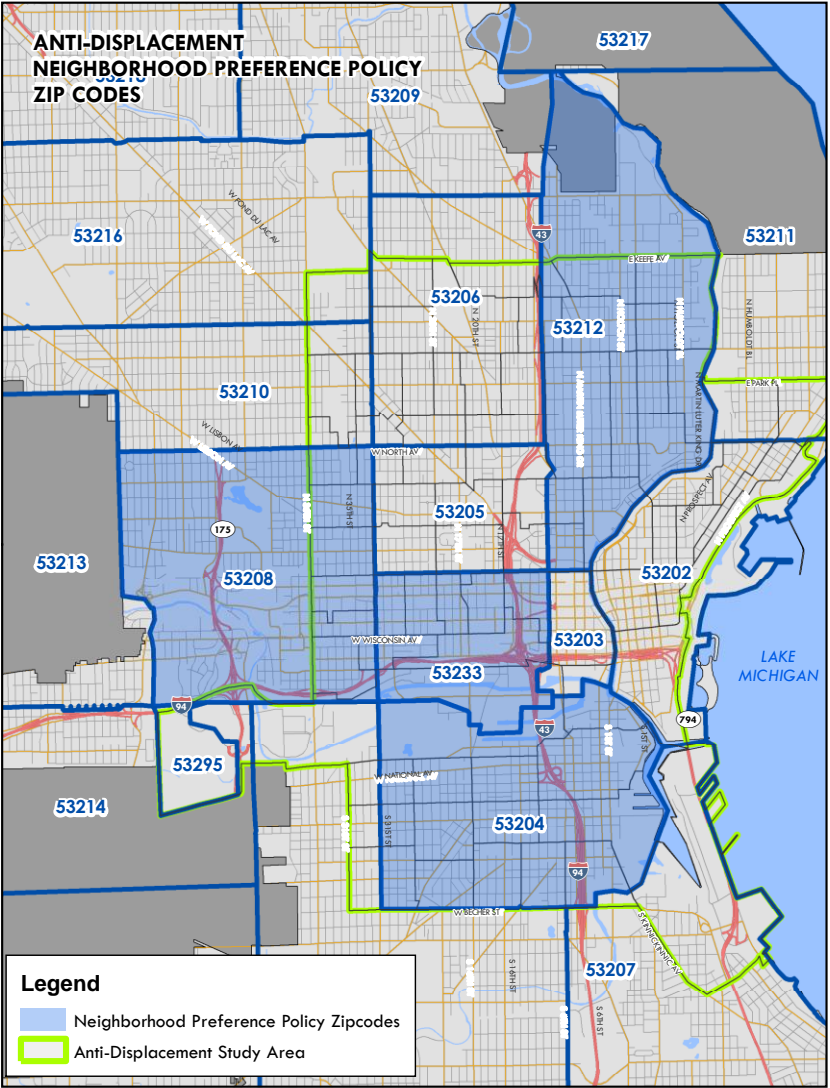


ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Policy Details:

- Policy created via Common Council resolution #190401, adopted July 30, 2019
- Designates 20% of affordable units in eligible developments receiving city assistance for prioritization of existing neighborhood (zip code) residents
- Preference at initial lease-up and throughout period of affordability

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY



Geography:

53204

53208

53212

53233

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Initial Implementation:

- **Nine** approved projects subject to policy. Projects include **513** total affordable housing units; **102** units provide neighborhood preference.



ThriveOn King (53212)



Thirteen31 (53204)



*37th Street School
Apartments (53208)*

ANTI-DISPLACEMENT NEIGHBORHOOD PREFERENCE POLICY

Initial Implementation:

- **Three** additional pipeline projects anticipated to include **224** total affordable housing units with **46** units providing neighborhood preference.



*Bronzeville Creative Arts and
Technology Hub (53212)*



3116 N King Drive (53212)



*Greenfield Ave.
Commons (53204)*

AFFORDABLE HOUSING STRATEGIC PLAN

Milwaukee's Collective Affordable Housing Strategic Plan
advancing racial equity by providing a quality affordable home for every Milwaukeean

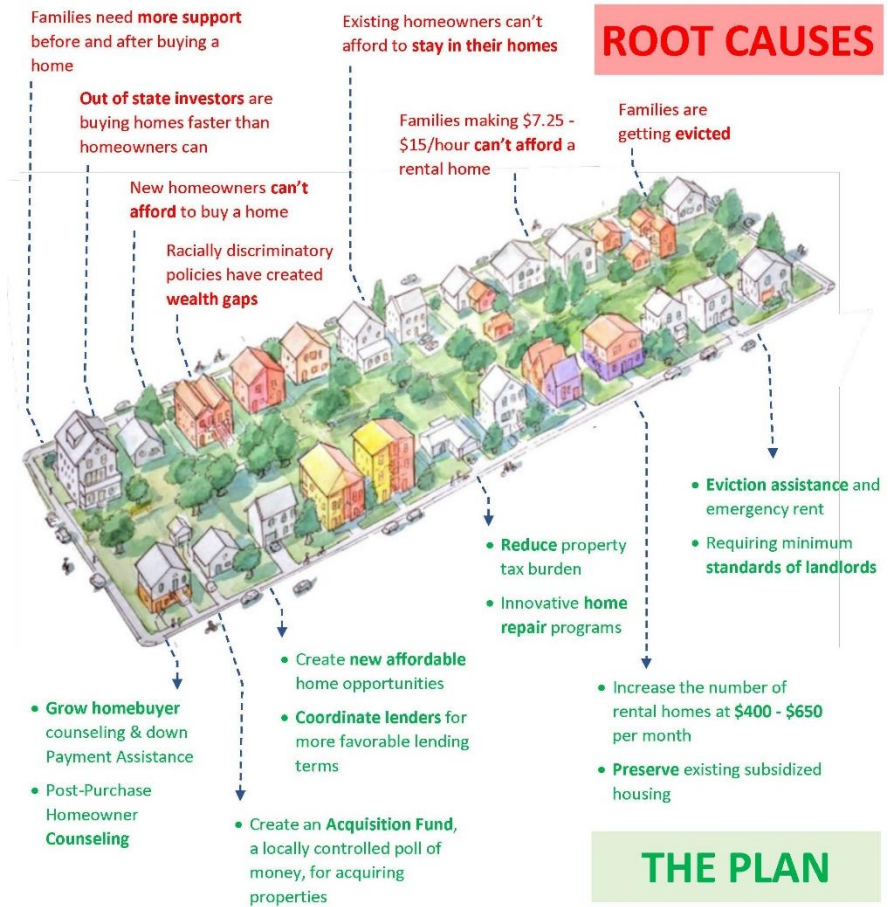
August 30, 2021

Mural by Tia Richardson

Community Development Alliance

City of Milwaukee, WHEDA, Greater Milwaukee Foundation, Northwestern Mutual, zilber Family Foundation, GMC, Children's Wisconsin, USC MILWAUKEE, and others.

In collaboration with: Metcalf Park Community Bridges, Southside Organizing Center



AFFORDABLE HOUSING STRATEGIC PLAN

Increasing and Preserving Black & Latino Homeownership



Creating & Preserving Affordable Rental Housing

More than 15 new Tax Incremental Districts to support affordable housing developments.

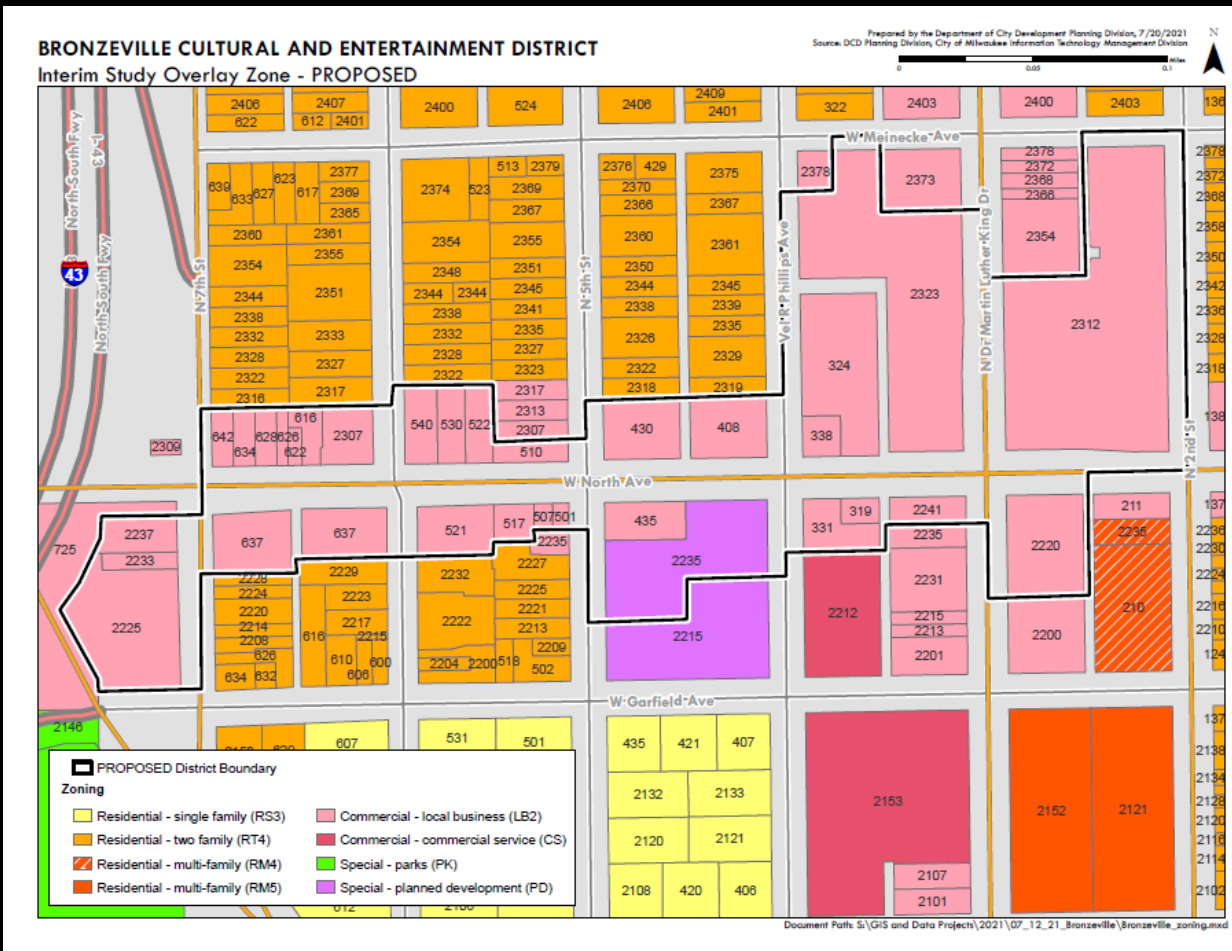


HOUSING INVESTMENT

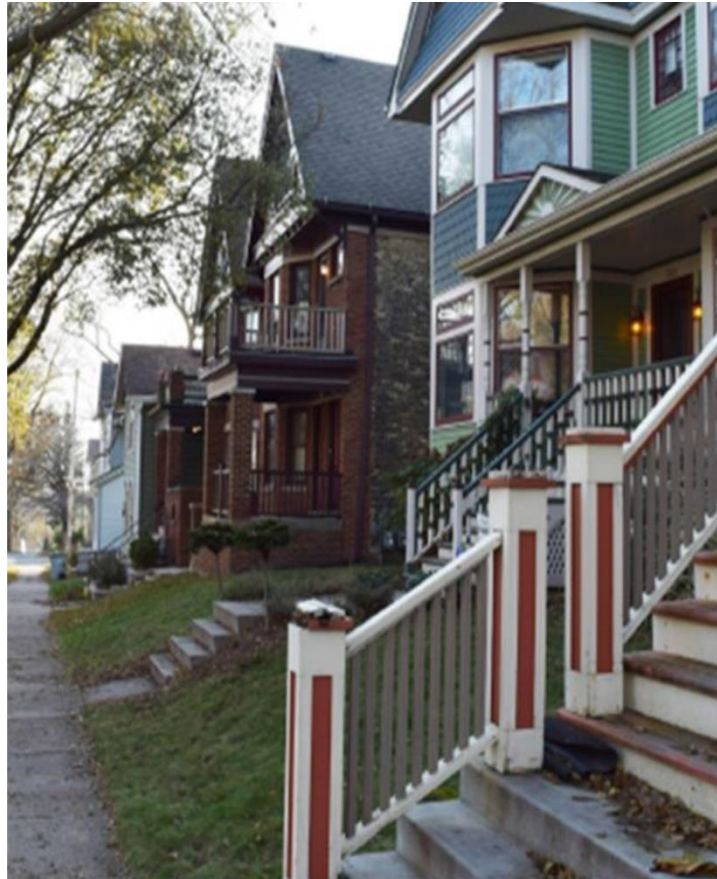
City of Milwaukee – ARPA Investments:

- **\$43m** for affordable housing development includes:
 - \$15m Homes MKE Initiative
 - \$4.5m for DCD programs including Downpayment Assistance, STRONG Homes Loans, and Bronzeville Homeownership
 - \$1m for Code Compliance Loans
 - \$10m for Housing Trust Fund

Bronzeville Cultural and Entertainment District Interim Study Overlay Zone



Q&A / NEXT STEPS



Full Plan Available at:
city.milwaukee.gov/Anti-DisplacementPlan.pdf

Contact: Sam Leichtling, Department of City Development
Sleich@milwaukee.gov | (414) 285-5804

