

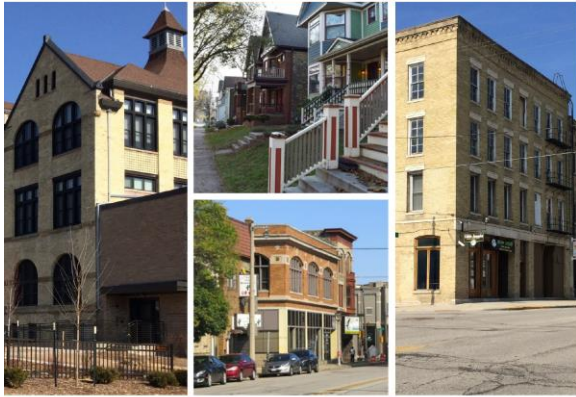
MKE UNITED Anti-Displacement Fund March 2021 Update



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.”

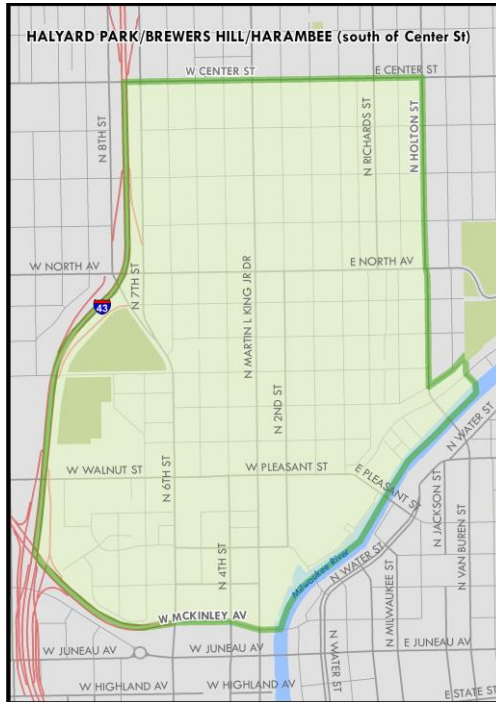
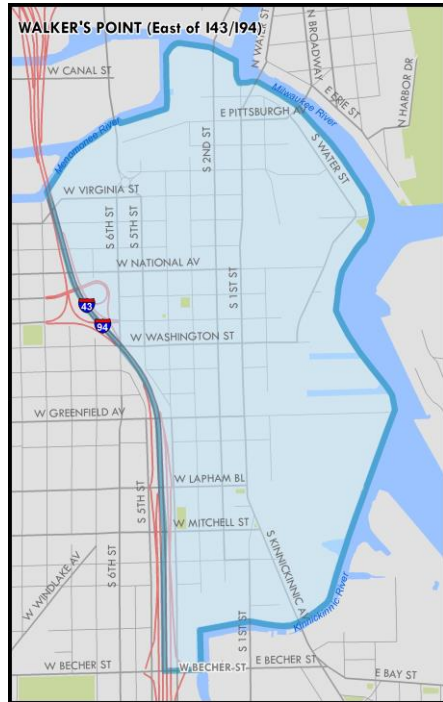
Anti-Displacement Fund Timeline

- **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 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

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	\$39,035
2	\$44,615
3	\$50,190
4	\$55,765
5	\$60,225
6	\$64,490

2020 Income Limits

Anti-Displacement Fund Timeline

- **November 18, 2019:** MKE United Anti-Displacement Fund launches, begins accepting applications.
- **January, 2020:** Year 1 results:

111 applicants certified as eligible for assistance through Fund (**86** received property tax assistance, additional **25** were approved, but did not experience a tax increase)

Fund provided **\$38,356** in tax assistance payments (**\$446** average)

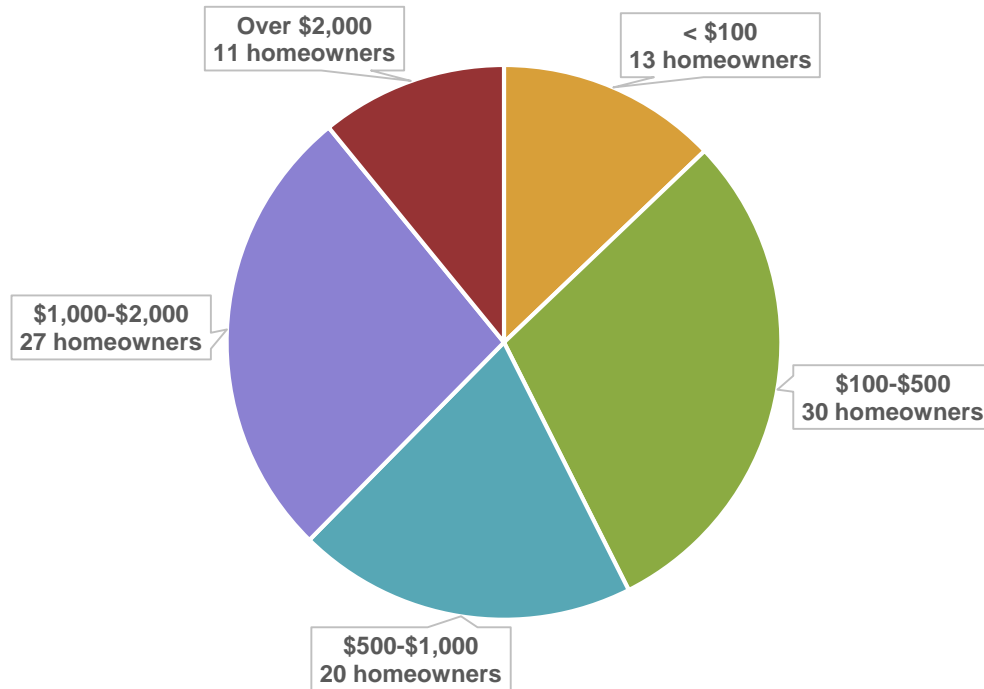
Anti-Displacement Fund – Year 2

- Application period opens October, 2020
- Direct mail to all 2019 applicants
- Follow up telephone calls to all previous applicants
- Two direct mailings to all homeowners in Program area and follow up outreach from local Alderpersons
- Targeted door to door contacts in neighborhoods
- Anti-Displacement Fund Website

Results – Year 2

- **143** applications received/**114** applicants certified as eligible for assistance through Fund (**82** – Northside, **32**- Southside)
- **2020 Assessment Increases** – 21%-28% Northside, 0% Southside
- **101** participants received property tax assistance with 2020 tax bill
13 additional participants did not experience a tax increase in 2020 but are eligible for assistance in future program years
- Fund provided **\$91,941** in tax assistance payments (**\$901** average – about double the amount in first year)

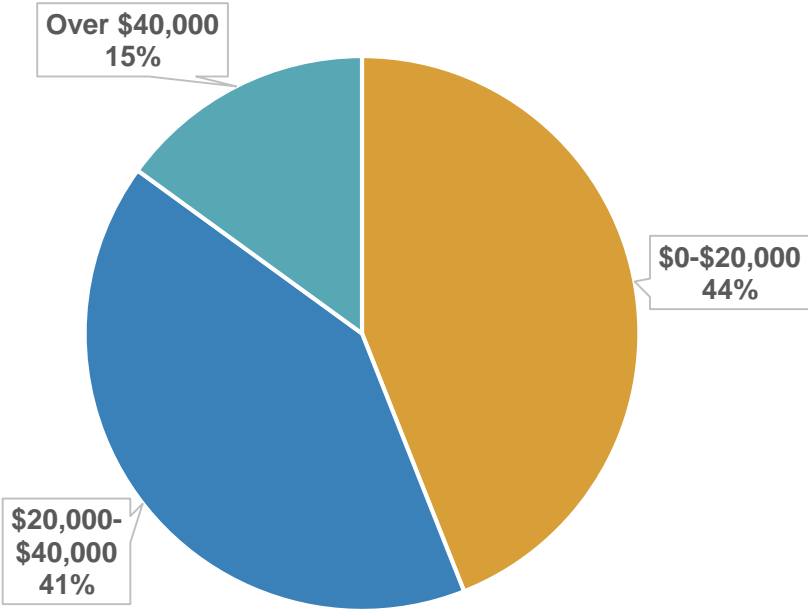
2020 Tax Increase (Assistance from Fund)



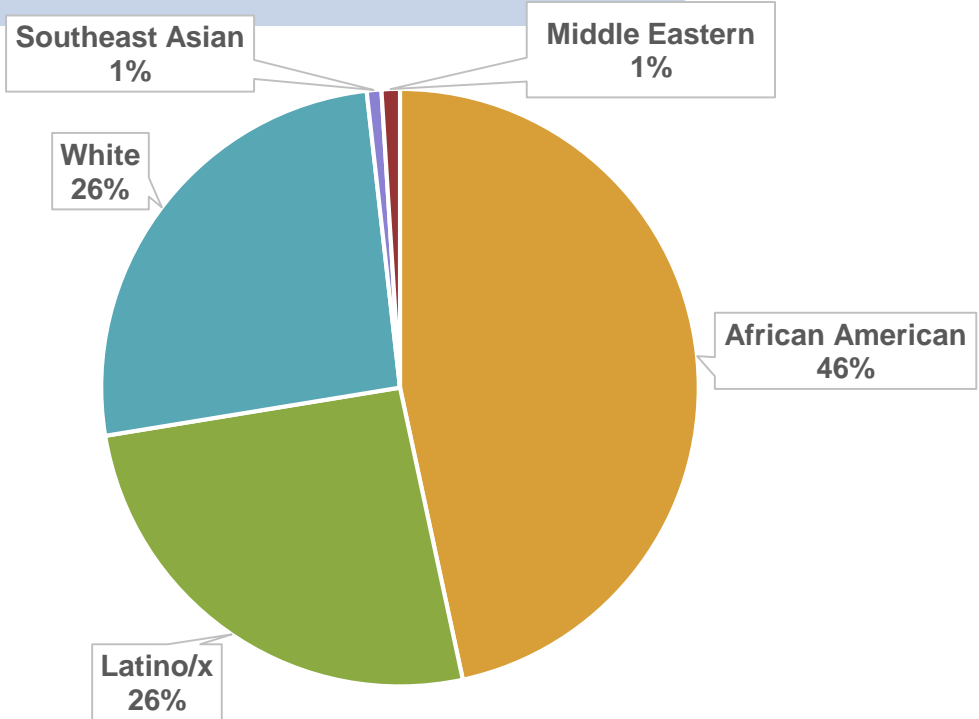
Cumulative - 2 year Program Results

- **144** homeowners certified as eligible for the program including **93** Harambee, Brewer's Hill, Halyard Park homeowners and **51** Walker's Point homeowners
- **\$130,300** in assistance payments

Household Income of Participants



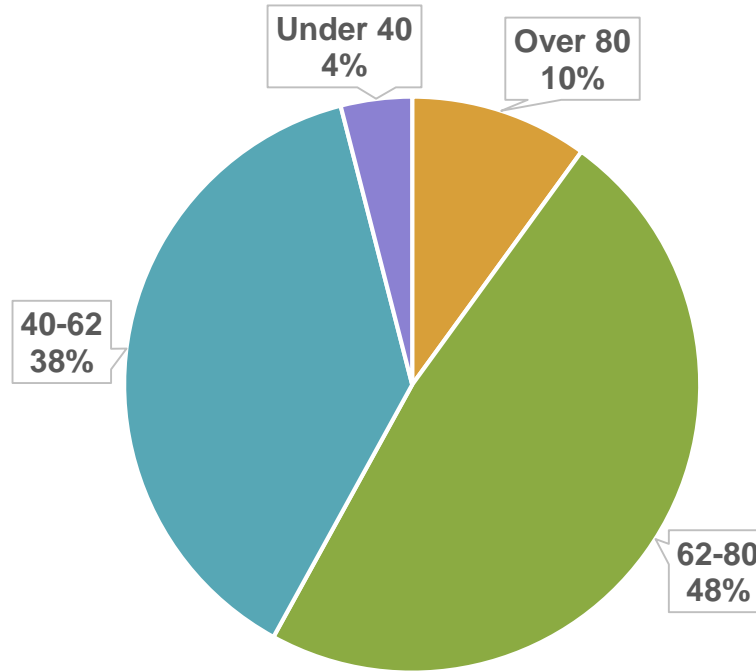
Race/Ethnicity of Homeowners*



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

**For homeowners where race data is available.*

Age of Homeowners



58% of participants over 62 years old

Who is Benefiting from the Fund?

- Program participants have owned their homes for an average of **21** years. **82%** have had their home in the family for more than a decade.



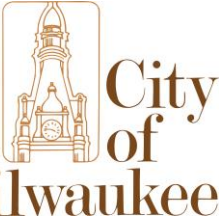
Lessons Learned / Fund Impact/New Resources and Relationships



Partnerships



(Fund Sponsor)



(Technical Assistance)



Partnerships



RIVERWORKS
(Fund Administrator)



medc
MILWAUKEE
(3rd Party Eligibility Certification)



WESTCARE



SOC SOUTHSIDE ORGANIZING CENTER



(Outreach and Engagement Partners)

Next Steps



For more information:

mkeunited.com/antidisplacementfund