

Milwaukee Housing Authority

A World

leader

in
affordable
housing



**2005
Annual
Report**

World Leadership Award:

Awarded to the Housing Authority of the City of Milwaukee in London, England, December, 2005 for solutions to Housing that "are innovative and offer inspiration for city leaders around the world".

Strategic

vision

From the Chair of the Milwaukee Housing Authority...



Through unprecedented partnerships in 2005, the Housing Authority of the City of Milwaukee (HACM) continued to forge ahead in rebuilding entire communities that incorporate quality affordable housing, safe neighborhoods, and convenient access to transportation. In addition to "bricks and mortar", HACM and its partners also developed "human capital" by providing education and employment opportunities that families need to thrive, as well services needed by the elderly and disabled to enable them to age in place.

We are extremely proud to announce that HACM's work in transforming neighborhoods through developing affordable

housing has it earned recognition from the World Leadership Forum for demonstrating "exceptional imagination, foresight and resilience...as a city that has reversed trends, shaken off traditional images, and acted as an example and inspiration to others." In winning the prestigious World Leadership Award, Milwaukee now stands shoulder-to-shoulder with other award winning cities such as Barcelona, Spain, Liverpool, England, and Lisbon, Portugal.

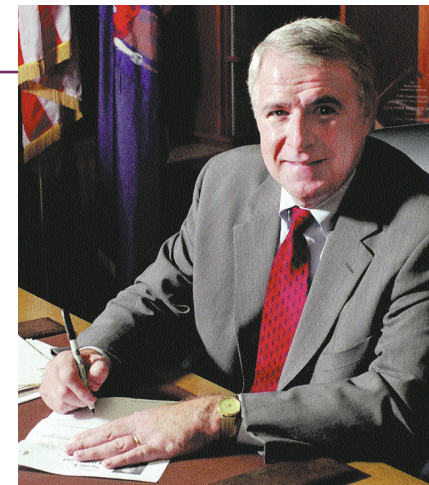
Sincerely,

Willie L. Hines, Jr.
Chair, Board of Commissioners
President, Milwaukee
Common Council

From the Mayor of the City of Milwaukee...

"I am proud to be Mayor of a city that is recognized worldwide as a leader in housing redevelopment. The Housing Authority of the City of Milwaukee harnesses the power of partnerships to link residents with choices in housing and opportunities for a brighter future.

We have a tremendous story to tell about our transformation of public housing developments into great neighborhoods. Together with our residents, we've linked physical



revitalization with education, employment, and health care services—a winning combination."

Tom Barrett
Mayor of Milwaukee

Positive

2

economic im



Homeownership program

In 2005, HACM's home ownership program assisted families purchase a total of 28 homes which added \$1.5 to the City of Milwaukee tax base.

HACM's Home Ownership program is an extension of its efforts to promote self-sufficiency

among its low-income residents. Through HACM's partnership with the Wisconsin Women's Business Initiative Corporation (WWBIC), residents are encouraged to participate in financial literacy classes and establish Individual Development Accounts helping them achieve their dream of owning their own home.

Since 1993 HACM has transformed four welfare -dependent and isolated public housing developments (Hillside Terrace, Lapham Park, Parklawn, and Highland Park) into attractive communities with over 1,200 housing units. So successful are these projects that many families are now purchasing them at market rates, and waiting up to a year to do so. The sale of single family homes surrounded by public

housing units – at market rates, underlines the success of these programs.

In addition, as a result of participation in the Housing Authority's partnership with Wisconsin Women's Business Initiative Corporation (WWBIC) for financial literacy classes, 77 residents opened savings accounts that are matched 2 to 1 for every dollar saved through a U.S. Treasury grant. In 2005 these residents cumulatively saved \$101,341.

"Constructing 100 units of multi-family housing generates 112 local jobs and contributes \$630,000 in local taxes; \$4,306,000 in wages and salaries; and \$1,009,000 in local business owners' incomes each year."

National Association of Home Builders

In 2005 HACM's Architecture and Engineering Section awarded contracts in the amount of \$24,950,000 for demolition, modernization and new construction.



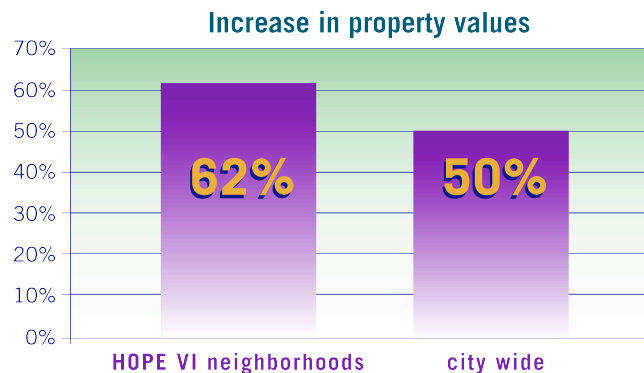
Public Safety

- Over 1,000 Emergency System calls were responded to by HACM Public Safety staff instead of Milwaukee Fire Department, easing the burden on City of Milwaukee taxpayers by \$1,786,750.
- In 2005, HACM's Public Safety personnel responded to 8,513 calls for service from HACM housing residents. By not having to utilize City of Milwaukee Police Department, this saved the City of Milwaukee \$245,600.
- HACM's Public Safety personnel issued 1,784 parking citations which generated \$71,360 in income for the City of Milwaukee.

High Rise evacuation by Milwaukee Fire Department – I would suggest that this be edited out as its relevance to "Economic Impact" is weak.



By providing on-site health care services to residents, the Housing Authority saves taxpayers over \$1 million annually by allowing the elderly to age in place thereby preventing premature nursing home placements.



"Every dollar that goes into the HOPE VI program leverages another \$3 in additional investment." The planning Council for Health and Human Services, Inc.

Message from the executive director

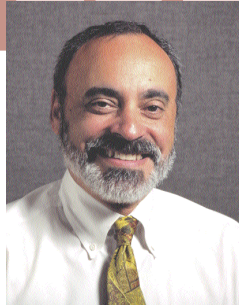
To include info on Project-Based Management, NEEDED from T. Perez

Project-based management

MESSAGE FROM THE EXECUTIVE DIRECTOR , to include info on Project-Based Management, NEEDED from T. Perez



Tony Perez
Executive director,
Housing Authority
of the City of Milwaukee



Willie L. Hines, Jr.

Chair

- Member of the HACM Board since 1996.
- President, Common Council, City of Milwaukee.
- Serving as alderman since 1996, Mr. Hines has focused on constituent concerns of public safety, improving neighborhoods, and increasing participation by emerging businesses.
- Charles McNeer Civic Leadership Award, Public Policy Forum; named by the Business Journal as one of Milwaukee's "40 under 40" - leaders in business, education, government, and entertainment.



Michael T. Van Alstine

Vice Chair

- Member of the HACM Board since 1990.
- Civic Involvement Award, Tri-Corp (2001); Distinguished Service, City of Milwaukee Common Council (2001).
- Served on City of Milwaukee Lead Abatement and Graffiti task forces.
- As Project Director for Milwaukee Christian Center-Neighborhood Improvement Project since 1982, Mr. Van Alstine has expanded the program from housing rehab and youth employment into graffiti removal and housing production.



Felicia Beamon

Resident Commissioner

- Member of the HACM Board since 2003.
- Recipient of the Woman of Courage award presented at the Women and Poverty Conference (2005).
- Resident of Highland Park development since 1994. As Chair of the Highland Park Resident Council, Ms. Beamon assisted HACM in securing the HOPE VI Grant that resulted in the transformation of Highland Park.
- Office Manager for the Daniels-Mardak Boys and Girls Club of Greater Milwaukee.



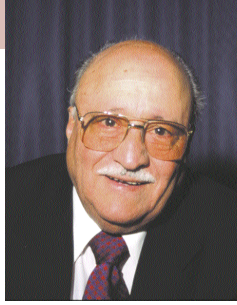
Lena Mitchell

Resident
Commissioner



- Appointed as a Member of the HACM Board in 2005.
- As an active senior and resident living in Mitchell Court apartments, Ms. Mitchell has served as President of the Mitchell Court Resident Organization for more than 10 years.
- Has received numerous awards for hours of volunteer service to the Social Development Commission and the Milwaukee Police Department.
- Retired child care worker and nurse's assistant.

Filiberto Murguia



- Member of the HACM Board since 1992.
- Retired as Executive Director of the Council for the Spanish Speaking. During his three decade tenure with the Council, Mr. Murguia transformed it from a small community-based organization into a successful "umbrella" with sites operating that provide housing, arts, & educational services throughout Milwaukee.
- Instrumental in establishing Loyola Alternative High School.
- Received honorary doctorate of public service degree from University of Wisconsin.

Alderman Robert W. Puente



- Member of the HACM Board since 2005.
- Before being elected alderman of the 9th District in 2004, Mr. Puente completed a distinguished career with the Milwaukee Police Department that included spearheading award-winning efforts to prevent gun violence and serving as liaison to the Anti-Graffiti Policy Committee.
- Member of the Milwaukee Community Safety Coalition, and volunteer with the Special Olympics of Wisconsin and the Police Athletic League.

Mark Wagner



- Member of the HACM Board since 1999.
- With four decades experience in the real estate and development industries, Mr. Wagner brings expertise to the Board in new construction, financing, and marketing.
- Served as a member of the Board of Directors of the Greater Milwaukee Association of Realtors (president), Wisconsin Realtors Association, and the National Association of Realtors.
- Named "Realtor of the Year" by the Greater Milwaukee Association of Realtors (2004).

Kevin Kilbane, Apollo Housing Capital

"As an active investor in affordable housing redevelopments across the country, Apollo Housing Capital embraces the opportunity to work with HACM as its investor partner because of its mission-driven focus, highly skilled professional staff, and long term commitment to providing the best affordable housing and services for its residents."

Fiscally

6

sustainable

total
financial
mechanism



Residents attend a Job Fair co-hosted by the Housing Authority and the Wisconsin Women's Business Initiative Corporation. Employed residents enable the Housing Authority to rely on rental income as the largest percentage of operating income.

rental
income

Federal
government
funds and
grants

tax
credits

private
investment

local
government
contributions

Housing Authority Endowment Fund

Milwaukee was the second housing authority to obtain HUD approval for a Hope VI-funded endowment fund.

Partnering with the Greater Milwaukee Foundation, which is one of the top 25 community foundations in the country in terms of total assets, HACM has established a \$900,000 Endowment Fund that will benefit primarily the residents of Townhomes at Carver Park. Interest generated by this fund will be used to establish more permanent funding for the continuation and expansion of community and supportive services such as financial literacy classes, homebuyer counseling, and small business

development classes. Recommendations for distributions from this Endowment Fund will be developed by a committee consisting of residents, staff and representatives from the Housing Authority Board.



The Townhomes at Carver Park are HACM's first mixed-income community. The development blends 51 public housing units with another 51 tax-credit-only units and 20 market rate units. (above)

The Townhomes at Carver Park development was HACM's first total rebuild of a site, where blighted, non-accessible public housing "super block" was replaced with more traditional neighborhood development. (left)

Stewardship

The Housing Authority embraces environmental stewardship through energy efficient design in new and rehab to conserve resources and make the city a "greener, cleaner" place to live. Highland Gardens showcases several of the Housing Authority's environmental initiatives.

- Building components including windows, concrete, wooden gym floors, and other materials were recycled from on-site buildings that were demolished and used in the construction of Highland Gardens.
- The most prominent "green" feature of Highland Gardens is the 20,032 square foot, modular green roof believed to be the largest such roof on any residential development in the nation. Comprised of tile modules that have plants growing in them, green roofs absorb and eliminate stormwater runoff that would otherwise overload the storm
- and sanitary sewers. Green roofs also provide effective insulation for the building, lowering energy consumption and reducing the amount of reflective heat given off.
- Two rain gardens that landscape Highland Gardens help deter stormwater runoff.
- Highland Homes have also been designed with environmental sustainability and energy efficiency principles in mind. Features include energy efficient heating, cooling, ventilation, and windows; soy-based insulation, rain gardens, and rain water that empties to grade rather than into the storm



Planted with five different species of Sedum that require no watering, the green roof atop Highland Gardens decreases energy consumption and absorbs stormwater runoff that would otherwise drain into Lake Michigan.

sewer. The homes that HACM builds are, on average, ten percent more efficient in terms

of heating than similar sized new homes built in Wisconsin.



Daylighting in this Highland Gardens atrium increases energy efficiency by decreasing the need for artificial lighting. (left)

Sculpted in the 1920's as part of a WPA project, this stone monument is one of the more notable items salvaged and restored for placement in Monument Park at Parklawn. (above)

"By reinvesting in existing neighborhoods and creating more walkable, transit-accessible places to live and work, a select subset of the nation's development leaders are raising the bar for neighborhood design. By embracing conservation, green building techniques, and affordable housing, and by building on assets we already have, these developments offer a path to a more sustainable future."

Sierra Club's Building Better: Guide to America's Best New Development Projects



At Neighborhood Network Centers, residents are provided with on-site training in accessing the internet and utilizing computer software. (above)

Cyberschool, a state-of-the-art technology school located at the Parklawn Housing Development, integrates the "Anytime, Anywhere" approach to learning by providing each student and teacher with a laptop computer linked to SMARTBoards. (right)

2005 Educational Programs

HACM's Educational Coordinator works with parents of students to ensure students receive the free tutoring guaranteed to them under the No Child Left Behind initiative and to resolve barriers to school attendance.

UWM Pre-College Opportunities High school students living in Highland Park Homes are

encouraged to enroll in UWM's pre-college programs. Thirty students enrolled in these pre-college programs in 2005.

Community Learning Centers (CLC) provide tutoring, assistance with homework, recreational activities and art/cultural programs for youth during non-school hours. CLC's at



the Hillside Boys and Girls Club, Silver Spring Neighborhood Center and the Central City Cyberschool provide a safe, academically enriched environment for the children of parents who are working or in school.

Neighborhood Network Centers are state-of-the-art cyber centers that provide on-site computer and software training. These centers are available at Townhomes at Carver Park, Highland Gardens Mid-Rise and the Hillside Family Resource Center.

Scholarships – In 2005 HACM awarded \$44,000 in 8 post-secondary education scholarships to 22 residents to help them attend Spellman College, MATC, UWM, and Lakeland College.



Financial literacy workshops offered by Wisconsin Women's Business Initiative Corporation help residents improve their money-management skills and develop a savings plan, putting them firmly on the path to home ownership.

Elementary Schools

Two of HACM's family housing developments include elementary schools, providing unique opportunities for school-aged children to receive dawn-to-dusk educational and extra-curricular programming.

- The Cyberschool (Grades K4 through 8) is located at Parklawn and serves 350 students. For the 2004-2005 school year Day Care Services

and the Cyberschool created the innovative Cyber Pre-School, adding Head Start and K/4 and K/5 classrooms.

- Browning Street School (K/4 through Grade 5) is located at the Westlawn Housing Development, and is a partnership with the Silver

Spring Neighborhood Center (SSNC).

Students receive quality educational programming combined with SSNC services before/during/after school, on Saturdays, and throughout the summer.

Responding to community

12

The Housing Authority expanded services for over 100 homeless persons through a variety of partnerships, including the Federal Emergency Management Administration (Katrina evacuees), the Department of Veterans Administration, and Hope House.

The Housing Authority worked closely with Wisconsin Emergency Management and the U.S. Department of Housing and Urban

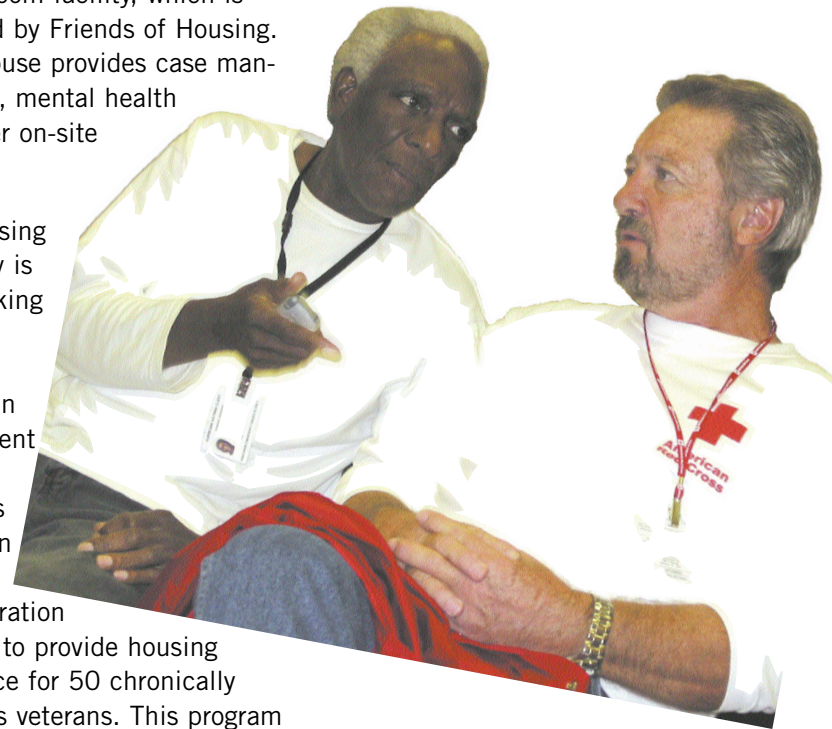
Development to provide housing assistance and supportive services to Katrina evacuees in Milwaukee. The Housing Authority coordinated housing assistance for over 100 Katrina evacuees and prepared all of the documentation required for reimbursement to agencies providing assistance.

The Housing Authority partnered with the Veterans Administration to renovate a vacant 19th Century building on the VA grounds to

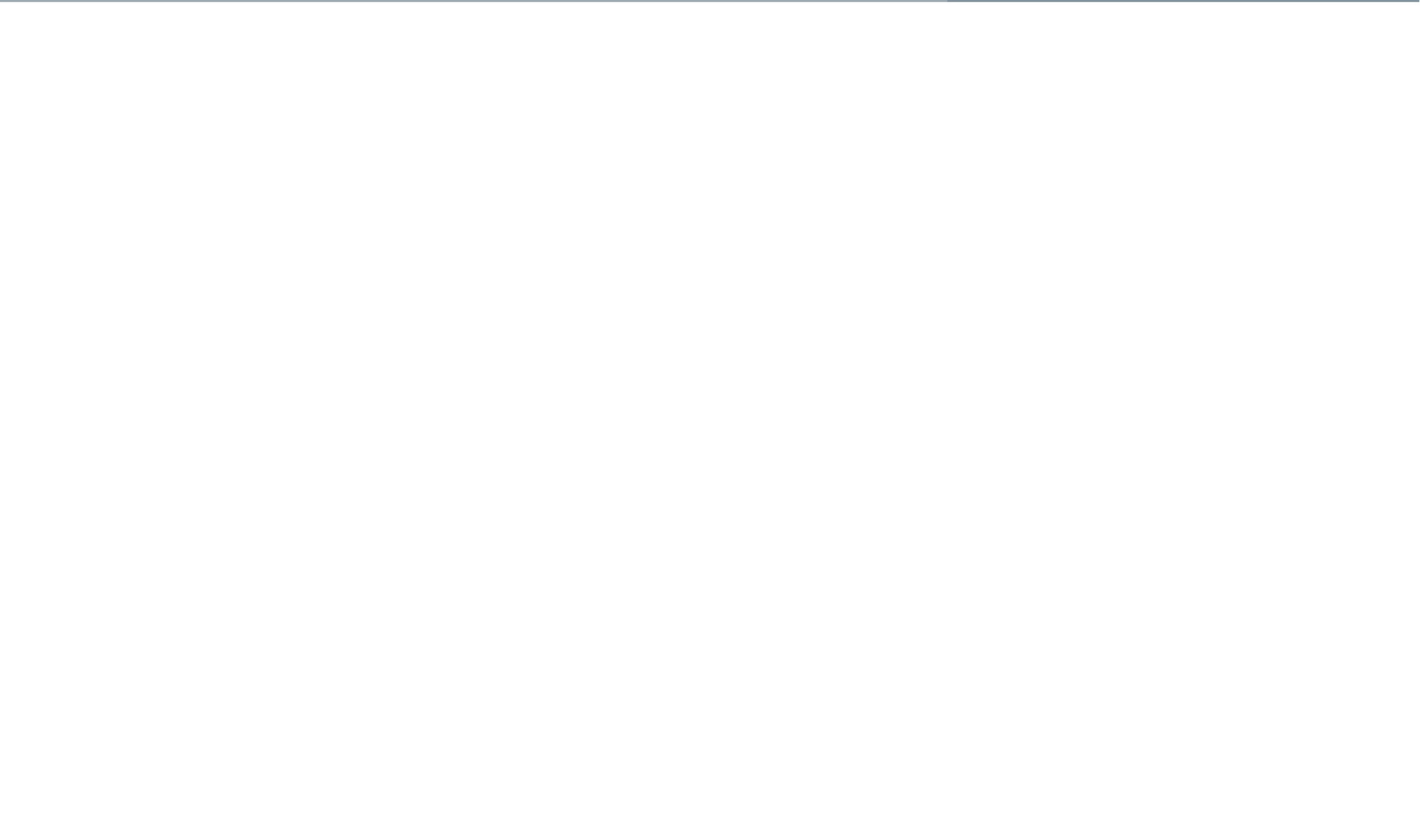
provide permanent housing for homeless persons. The Housing Authority assisted with the acquisition of donations to furnish the 13-room facility, which is managed by Friends of Housing. Hope House provides case management, mental health and other on-site services.

The Housing Authority is also working with the State of Wisconsin Department of Veteran's Affairs on a 2-year demonstration program to provide housing assistance for 50 chronically homeless veterans. This program is targeted for Wisconsin veterans.

Red Cross volunteers, along with Housing Authority staff met the needs of Hurricane Katrina evacuees relocated to Wisconsin.



The renovation of this vacant, historic building into a facility providing case management, mental health services, and permanent housing for homeless veterans was made possible through a partnership between HACM, the Veteran's Administration, and Friends of Housing.



Award-winning housing



The Housing Authority of the City of Milwaukee (HACM) is a state-chartered agency that provides award-winning affordable housing, self-sufficiency programs, and homeownership initiatives for the city and its residents.

809 N. Broadway
Milwaukee, WI 53202
414.286.5824
www.hacm.org

union bug
needed

