



Dear Constituents,

This year has gotten started at an extremely busy pace. The city is growing in many ways, but especially in the area of development. Earlier this year, we were finally able to pass the streetcar project—after more than 30 years of debate—and take advantage of millions of dollars in federal funding to get the streetcar project started.

Other major development projects taking place in our city will reshape the skyline for the better. A special thank you to Northwestern Mutual Life Insurance Company for choosing to keep their world headquarters in Milwaukee by investing over half a billion dollars in a new 32-story beautiful glass high rise, along with lots of public space.

In several areas of the city, there are large catalytic development projects occurring or getting started that will generate much-needed new tax base, along with work opportunities for our citizens who desperately need them. In our district, I would encourage you to keep an eye on Century City and watch as that project develops over the summer.

Because one of my main focuses is job creation, we have several new programs that should not only create jobs, but also help stabilize neighborhood aesthetics and property values throughout the city, including in the 7th Aldermanic District. The HOME Program, Strong Neighborhoods Plan, street repair, Police Ambassador Program, Community Service Officers and Promise Zones are all projects that I am very excited about, and you can become more familiar with them by reading the articles in this newsletter.

Once again, I look forward to seeing many of you as we begin to enjoy the warmer weather in our city. I welcome any of your thoughts or ideas that you feel could help keep the 7th District magnificent. Please do not hesitate to contact my office at 414-286-3764 or wwade@milwaukee.gov.

Sincerely,

Willie C. Wade
Alderman, 7th District



TOWN HALL MEETINGS

Alderman Wade will hold three district-wide town hall meetings in 2015 on **Mondays** at the **Department of Public Works facility at 3850 N. 35th St.** The meetings start at **6:00 p.m. in the Assembly Room.**

June 8th, 2015

September 14th, 2015

December 7th, 2015

286-CITY

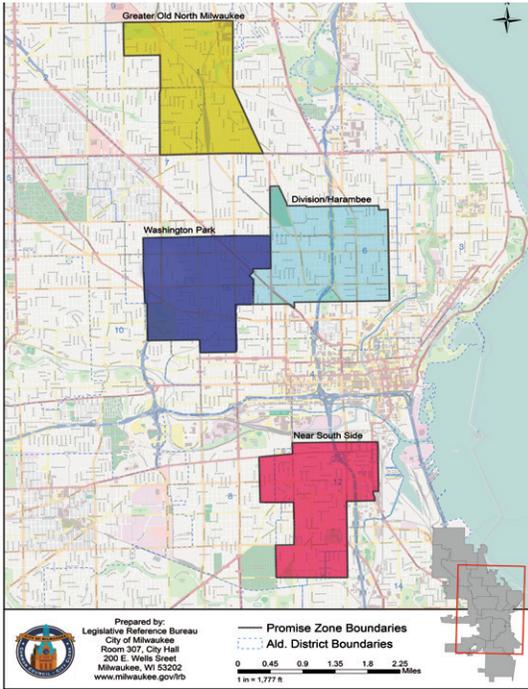
One Call, That's All

That one number can connect you with 21 departments, 8,800 employees and hundreds of city services, ranging from building permits to parking permission to library hours to garbage pickups.

Alderman Wade says the city continues to seek ways to improve communications with residents, and this one-stop number for city services makes it even easier to find the right department and person to handle your complaint or request.

Of course you can always call Alderman Wade's office at 286-3764.

Council Approves Promise Zones to Help City Neighborhoods ➤



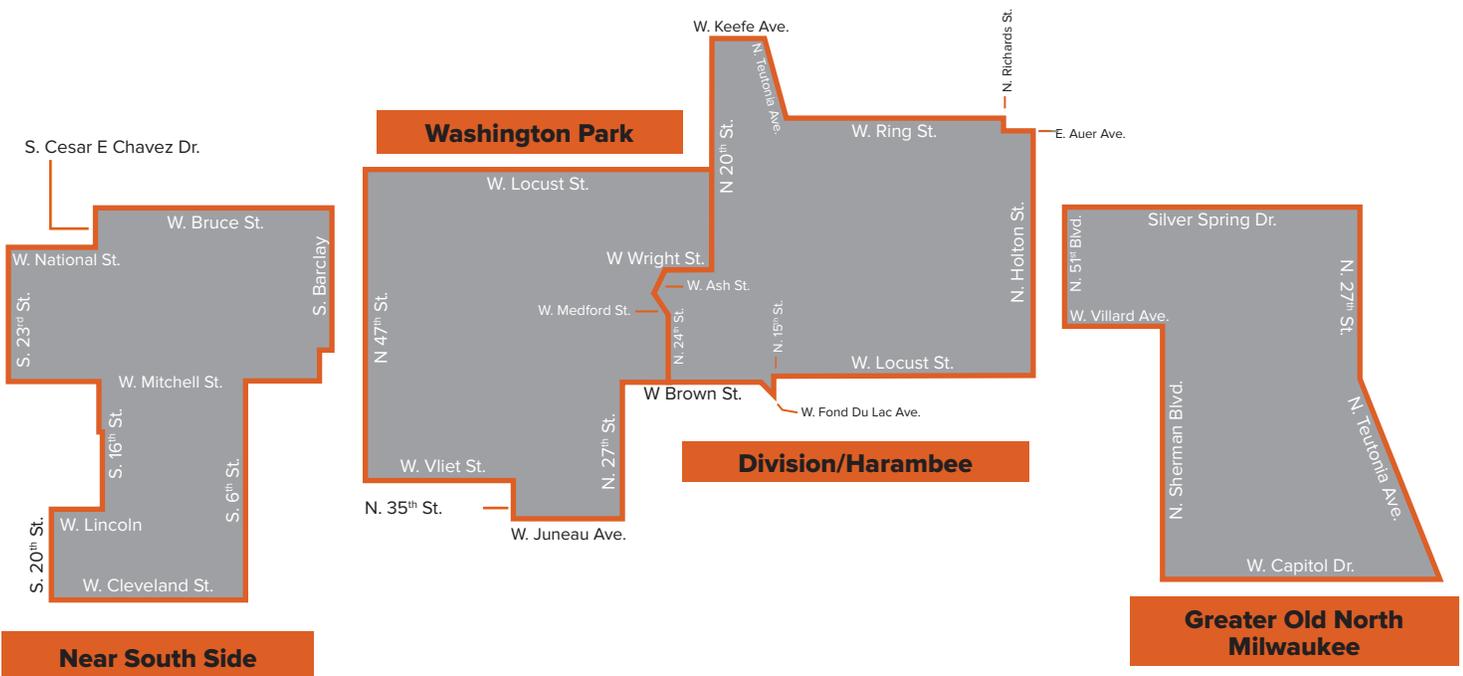
The Common Council has approved allocating \$300,000 in Community Development Block Grant funding for the Milwaukee Promise initiative – a multifaceted city effort to address systemic poverty, joblessness, poor health, crime and low educational achievement in city neighborhoods.

The initiative will address conditions in four city “Promise Zones” (see map) where, combined, more than 45 percent of households make less than \$25,000 annually (compared to 36 percent citywide and 22 percent statewide). The median household income in these areas is less than \$26,000 (compared to nearly \$36,000 citywide and more than \$52,000 statewide), and more than 56 percent of the local population and more than 71 percent of children in the areas live in poverty.

Alderman Wade, a co-sponsor of the legislation that created the Milwaukee Promise, said the funding will provide “a bright flame that can ignite revitalization of neighborhoods and lives” across Milwaukee. “The Milwaukee Promise will foster collaboration among agencies of city government and the development of place-based and data-driven approaches to community revitalization that I believe can transform neighborhoods,” he said.

Alderman Wade said the Black Male Achievement Advisory Council (BMAAC) has recommended specific Milwaukee Promise funding targets, and those recommendations were also approved by the Council. ■

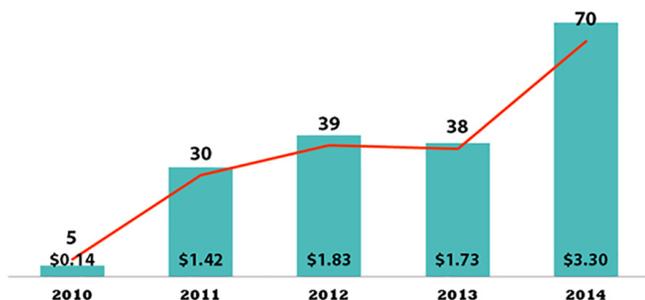
Those funding targets are:



Strong Neighborhoods Plan Makes Gains on Foreclosure Problems

The Strong Neighborhoods Plan, a major feature of this year's city budget that began in 2014, redoubles city efforts to reduce the number and mitigate the impacts of tax-foreclosed properties that the city owns. The Department of City Development is responsible for managing and marketing that inventory, and for implementing other features of the SNP.

**City Home Sales
Ald. District 7**
— Taxable Value (\$M) — Homes Sold



In its first year, the SNP reduced the inventory of tax-foreclosed homes from a peak of more than 1,500 to around 1,100. 437 city-owned homes were sold, a 50 percent increase over 2013 figures, and the record sales returned nearly \$19 million to the City of Milwaukee tax rolls. 52

percent of the homes were sold to owner-occupants, and 440 properties that were too far-gone to repair were instead demolished.

City home sales in the 7th District nearly doubled in 2014, and returned an estimated \$3.3 million to the tax base. Those homes are not only paying taxes again, but are saving city taxpayers \$105,000 per year in maintenance costs.

One highlight of the 2015 city budget was the creation of the STRONG Homes Loan Program to be administered by the Neighborhood Improvement Development Corporation (NIDC). This new program will help current homeowners make essential home repairs and abate code violations at their properties. Eligible improvements can include roof replacement, replacement of a failing porch, repair of a failing exterior or correction of hazardous conditions and building code violations.

If a homeowner remains in their home for 10 years after the completion of the work, 25 percent of the STRONG Homes loan will be forgiven. Homeowners who are low-income and elderly or disabled may qualify for deferred payment loans. The program is available citywide to households with incomes of up to 120% AMI (\$84,350 for a family of four). Homeowners can visit milwaukee.gov/NIDC or call 286-5608 for more information about the program or to apply. ■

FREE LANDLORD TRAINING PROGRAM

For more information visit: www.milwaukee.gov/landlordtraining

To register contact the DNS Program Assistant Jeanne Hagner jhagne@milwaukee.gov or 286-2954.

HOME Program Connects Housing Supply to Demand

Due to the ongoing effects of the housing crisis, there is a sizeable inventory of homes the city owns as a result of foreclosure action for unpaid property taxes. There is also a population of thousands of Milwaukeeans on waiting lists for public, low-rent housing. Taken at face value, these two facts paint a bleak picture.

But an innovative new city program co-sponsored by Alderman Wade seeks to use the inventory of city-owned foreclosed properties to address Milwaukee's affordable housing needs. The Housing Opportunities, Management and Employment ("HOME") program was approved last year by the Common Council, and is currently in development by the Department of City Development.

HOME seeks to utilize funds budgeted in Mayor Barrett's housing challenge fund and find outside investor groups and organizations who are willing to leverage their own private capital to obtain and fix up the inventory of city-owned

vacant homes. Many of these have amassed such a critical number of building code violations that they cannot readily be sold, as the cost of repairs typically exceeds the value of the building.

One key component of the HOME program includes having investor organizations provide jobs training to and hire residents from the very neighborhoods where homes are being restored to livable conditions. The improved homes will then be made available for sale or rent (including utilizing rent-to-own programs), and it's important to note that they will also be back on the tax rolls.

"The takeaway is that while we're saving housing stock and creating new housing opportunities, we will also be providing on-the-job training, skills and family-supporting employment for city residents in need," Alderman Wade said.

Alderman Wade said that an added benefit of the HOME program is that it will stabilize property values, while eliminating foreclosed and shuttered properties that attract crime and require city funds to maintain or demolish.

Watch for updates at milwaukee.gov/DCD. ■

Mr. Perkins' Takes Top Soul Food Honors

In a list of the top 60 Soul Food restaurants in America, teabreakfast.com selected Mr. Perkins' Family Restaurant on Atkinson Avenue as the #1 best in the country. Alderman Wade, along with his colleagues Alderman Hamilton and Alderwoman Coggs, stopped by to offer their congratulations to owner Cherry Perkins. Mr. Perkins' is open Wednesday through Saturday, 6:30 a.m. until 3:00 p.m., and the first Sunday of each month from 11:00 a.m. until 3:00 p.m. ■

te & BREAKFAST **Top Soul Food Restaurants**

- #1 Mr. Perkins' – Milwaukee, Wis.
- #2 Oohhs & Aahhs – Washington, D.C.
- #3 Hip Hop Fish & Chicken – Tallahassee, Fla.
- #4 Southern Kitchen – Tacoma, Wash.
- #5 Ezell's Famous Chicken – Seattle, Wash.
- #6 Sweet Potatoes Kitchen – Savannah, Ga.
- #7 Lillie Mae's House of Soul Food – Santa Clara, Calif.
- #8 Frisco Fried – San Francisco, Calif.
- #9 Bonnie Jean's Soul Food Café – San Diego, Calif.
- #10 London's Wing House – St. Louis, Mo.



Alderman Wade Visits New Lease-to-Own Homeowners



Ald. Wade was invited to stop by the home of Glenn and Lovie Davis on N. 57th Street, which the couple purchased as part of the city's Lease-to-Own program. Repair work was progressing quickly, and contractors from Jordan Construction were tending to both the interior and the exterior of the home. The Davises were very excited to become homeowners and couldn't wait to begin shopping the home and garden stores to work on beautifying their front yard. Congratulations to these new Milwaukee homeowners! ■

CONGRATULATIONS!

Transformation Underway in Century City

Previously the home of the long-abandoned A.O. Smith and Tower Automotive site, Milwaukee's Century City is in the midst of a transformation that will once again make the industrial corridor a thriving part of the city's economy and a home for up to 900 jobs.

Construction of a new 50,000-square-foot industrial building is well underway at the corner of N. 31st Street and W. Capitol Drive. Built by Fox Point-based General Capital Group, the \$5-6 million facility will feature more than 50,000 square feet of manufacturing space, and plans are in the works for a second building to the south by the same company.

The city will build a new street that enters Century City from Hopkins St., and a "green way" along Hopkins St. to improve the appearance with trees, lighting and green space. That work will be finished later this year, and will provide access to 47 remaining acres of vacant land. Just recently, Alderman Wade said the city concluded the Request for Proposals process to build the bioswales and other infrastructure improvements along Capitol Drive.

As part of the city's \$35 million project to ready the site for redevelopment, the 84-acre Century City site has undergone extensive demolition, renovation and remediation. Bordered by W. Capitol Drive, W. Hopkins Street, W. Townsend Street, N. 27th Street and railroad tracks, Century City is intended as a new home for much-needed urban industry, providing good-paying jobs to residents in nearby neighborhoods.



The city continues to invest in building additional infrastructure to make the area desirable to industrial developers, and Alderman Wade said he hopes to see the site meet with success similar to that of the redevelopment of the Menomonee Valley. A former railroad facility east of Miller Park, the Menomonee Valley Industrial Center business park is now nearly full, with the city having sold 54 acres to nine companies with more than 1,200 employees.

The city plans to make available between 50 and 60 acres of developable parcels within the Century City business park, at a listed price of \$55,000 per acre. Selling points include affordable rents, access to a skilled workforce, a rail spur and a location within 20 blocks of I-43.

To learn more, visit milwaukee.gov/centurycity.



Benson Industries Opens up shop in Century City Site

The exterior glass and aluminum curtain walls for Northwestern Mutual's downtown office tower will be manufactured in Century City, Alderman Wade said, with the announcement that Benson Industries will be leasing a city-owned building on the property.

"We're very excited to have Benson helping to bring new life to the site," Alderman Wade said. "The decision to locate their operation in Century City shows the potential this development has to be truly transformative."

The company will use the site formerly occupied by train manufacturer Talgo, Inc. to build materials for the downtown highrise project. At peak employment, Benson intends to have up to 70 workers employed at the new plant.

2015 Approved Budget Supports Neighborhoods, Jobs and Infrastructure ➤

A popular transitional jobs program will be expanded and neighborhoods will gain additional resources in the fight against the foreclosure crisis under the 2015 City of Milwaukee budget approved by the Common Council.

The Compete Milwaukee transitional jobs program expands a pilot launched in 2014, and will provide 135 city jobs to low-income residents between the ages of 18 and 64 who have been unemployed for at least four straight months. The target group includes noncustodial parents, ex-offenders and people with limited or no work histories.

“With the skills and experience these temporary employees will earn, they will be better qualified for permanent jobs that open up with the city or in the private sector,” Alderman Wade said.

Participants in Compete Milwaukee earn a living wage of \$10.10 an hour working at least 20 hours a week in a job with the Department of Public Works, the Department of City Development, the Department of Neighborhood Services or with the Milwaukee Police Department (within the new Police Ambassador Program). The positions are capped at 1,040 hours, and are funded through a combination of federal, state and local sources.

Council members also paid careful attention to another issue of critical economic importance—neighborhood stability and the effects of the foreclosure crisis. Alderman Wade co-sponsored a budget amendment that doubled funding for the Strong Homes Loan Program to \$1 million. The program provides partially-forgivable loans to assist homeowners in making crucial home repairs. (See article on page 3)

In the areas of policing and public safety, Alderman Wade and the council approved a plan to increase summer job opportunities for unemployed adults, fund Promise Zones in the city’s highest crime neighborhoods on the north and south sides and to create rapid crisis response teams composed of trauma-informed specialists who will be housed in the Police Districts which have the highest rates of violent crime.

And Milwaukee will join a growing nationwide trend in law enforcement by establishing a recruitment class of 10 “community service officers.”(See article on page 7) Additionally, building inspectors will be assigned specifically to monitor buildings that have a history of criminal activity and disorder (based on the Residential Rental Inspection Program already in existence on the east side and in Lindsay Heights).



As part of the Compete Milwaukee jobs program approved in the 2015 budget, 17 young men and women were hired by the Milwaukee Police Department to work as “police ambassadors.” Each ambassador will be paired with a police officer mentor for one year. They will work part time, earning \$10.66 an hour, at district stations, the training academy, the 911 communications center and in the department’s Office of Community Outreach and Education. They also will receive four hours of education each week at the academy.

By the Numbers

The Milwaukee Common Council approved a 2015 city budget that maintains city services, creates efficiencies and expands support for successful programs, all without a significant increase in property taxes.

\$257 million 2015 tax levied budget

Amount Common Council cut from Mayor’s proposed tax levy **\$103,561**

1.2% Budget levy increase from 2014

Increase in 2015 city tax bill (for owner of a median-value home) **\$4.10**

Tax Levy-Funded Operating Budget: By Department

Police	42.0%	Other	3.0%
Public Works	20.9%	Library	3.7%
Fire	17.1%	Neighborhoods	3.3%
Administrative	7.8%	Health	2.2%

To address ongoing infrastructure and road repair needs, Alderman Wade and his council colleagues transferred \$3.5 million from the local streets program to the High-Impact paving program. The repaving initiative creates a new surface on high-traffic roads in the span of several days, extending their useful life and addressing residents’ pothole complaints. The council also scrapped plans to build a Fire Department Repair Shop for \$2.9 million and remodel the eighth floor of City Hall for \$3.1 million.

These cuts reduced new borrowing by \$3.1 million, while channeling an additional \$1.5 million to the High-Impact paving program, increasing funding for the STRONG Homes loan program by \$500,000 and adding \$1 million to the Rental Rehabilitation Program capital account. ■

Dispose of Prescription Drugs at MPD District Stations >

In order to keep them from falling into the wrong hands, residents may now dispose of expired or unwanted prescription medications at drop boxes located at Milwaukee Police Department district stations throughout the city.

“Too often, those who suffer from heroin or opioid addictions have developed the habit based on their experiences with prescription painkillers,” Alderman Wade said. “Disposing of unwanted meds in a responsible manner is a simple step anyone can take to protect their loved ones.”

Alderman Wade said the drop boxes give residents the option of securely and anonymously disposing of their solid medications by leaving them in around-the-clock drop boxes at MPD headquarters. CVS’s Drug Disposal for Safer Communities Program donated seven household pharmaceutical waste receptacles to MPD that will be located at Municipal Court and District Stations 2 through 7. A pilot version of the initiative has been operating at MPD’s District 6 and District 3 stations since late 2014. ■

MPD Med Drops	
Municipal Court 951 N. James Lovell St.	Police District 5 Station 2920 N. 4th St.
Police District 2 Station 245 W. Lincoln Ave.	Police District 6 Station 3006 S. 27th St.
Police District 3 Station 2333 N. 49th St.	Police District 7 Station 3626 W. Fond du Lac Ave.
Police District 4 Station 6929 W. Silver Spring Dr.	

YouthBuild Teaches Job Skills, Improves Neighborhoods >

Young people can learn important on-the-job skills and contribute to making their neighborhoods more vibrant through Milwaukee’s YouthBuild program.

The Milwaukee Area Workforce Investment Board (MAWIB) is administering the community-based alternative education program, which is for at-risk individuals who have been in the juvenile justice system, have dropped out of high school, are aging out of foster care or are at-risk of not graduating.

Participants receive work as a member of a construction crew building affordable housing in neighborhoods where there is a need. In addition to providing valuable work skills, YouthBuild helps them obtain their GED or high school

Community Service Officers Augment Police Force >

In a first-of-its-kind program in Milwaukee, the city will hire 10 police “Community Service Officers” (CSOs) in 2015 as part of a budget amendment supported by Alderman Wade. These civilian law enforcement assistants will enhance existing policing services by handling lower-priority matters, freeing up officers for more urgent calls and reducing wait times.

“Public safety is the most pressing service that the city can provide its residents,” Alderman Wade said. “These community service officers are not meant to replace members of the existing police force, but rather to enable them to do their jobs more effectively.”

With rising police costs, Alderman Wade said he and his colleagues on the Common Council have been searching for ways to make the delivery of police services more efficient. Civilian community service officers, or CSOs, were one recommendation that resulted from a 2007 study. At the time, council members Willie L. Hines, Jr. and Terry L. Witkowski proposed a similar plan, but Alderman Wade said the police administration at the time was not supportive.

However, in the years since the initial proposal, more than 75 cities nationwide have implemented similar programs, including San Francisco, Seattle, Memphis, Tampa and Minneapolis. More than 20 Wisconsin cities now utilize CSO operations, including Green Bay, Oshkosh, Kenosha, Wauwatosa and West Allis.

“Many of the police calls the city receives do not warrant a full response from a police officer with a badge and a gun,” Alderman Wade said. “Having a dedicated corps of police Community Service Officers should free up officers to patrol our neighborhoods and reduce wait times for police services, and that will be a win-win for everyone.” ■

diploma, and teaches them that they have an important role to play in society.

“This program is a great model for introducing young people to careers in construction,” Alderman Wade said.

To qualify, residents need to live in Milwaukee’s central city on the near north or near south sides. That area is being targeted because the poverty rate is about 30 percent, only about 54 percent of residents have a high school diploma and the unemployment rate is 28 percent for young people aged 16 to 24.

Contact MAWIB at milwaukeeewib.org or (414) 270-1700. ■

DISTRICT 7

ALDERMAN WILLIE C. WADE



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SPRING 15



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Alderman, 7th District
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Alderman Wade led the Common Council in congratulating Divine Savior Holy Angels senior Arike Ogunbowale on her selection to the 2015 McDonald's All-American Game. Ms. Ogunbowale is the first girls basketball player from Milwaukee and only the third in Wisconsin history to receive the honor, and her hard work and dedication have earned her a full scholarship to the University of Notre Dame.



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CITY**

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SUMMER
2015 >>>**

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See Story on Page 5

milwaukee.gov/CenturyCity