

4th

DISTRICT

ALDERMAN

Robert J. Bauman



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SPRING 19

Dear Neighbor,

I hope 2019 is treating you well. We have had a rough winter in terms of snowfall, cold, and ice which has been a trying time for all of us. On a positive note, the Hop has seen higher ridership numbers than expected meaning that many Milwaukeeans are making good use of this new transportation option. The other good news is that we are currently working out plans for streetcar expansion. And of course, the city has been awarded the 2020 Democratic National Convention which will be one of the largest events ever held in Milwaukee. Milwaukee is a city that has a lot going for it, but there are issues that should not be forgotten.

In this issue, we will examine the efforts that the city has taken to improve housing conditions in our neighborhoods, mitigate the foreclosure crisis, and maintain affordable housing. We will also brief you on the resources that may be available for housing and homeownership, provide an update on the Bucks Arena (Fiserv Forum), share my feature on an episode of a Netflix series, and provide information on how to request a speed hump for your block.

Take care and please reach out to my office if I can help you with anything.

Sincerely,

Robert J. Bauman
Alderman, 4th District



Alderman Bauman chats with Alderman Perez on the streetcar in November 2018.

Committee Assignments

CHAIR

- Capital Improvements Committee
- Frank P. Zeidler Public Service Award Selection Committee
- Historic Third Ward Architectural Review Board
- Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes
- Public Transportation, Utilities and Waterways Review Board
- Public Works Committee

VICE CHAIR

- Joint Committee on Streetcar Implementation

MEMBER

- Steering and Rules Committee
- Historic Preservation Commission
- Housing Trust Fund Advisory Board
- Judiciary and Legislation Committee
- Zoning, Neighborhoods & Development Committee

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Affordable Housing

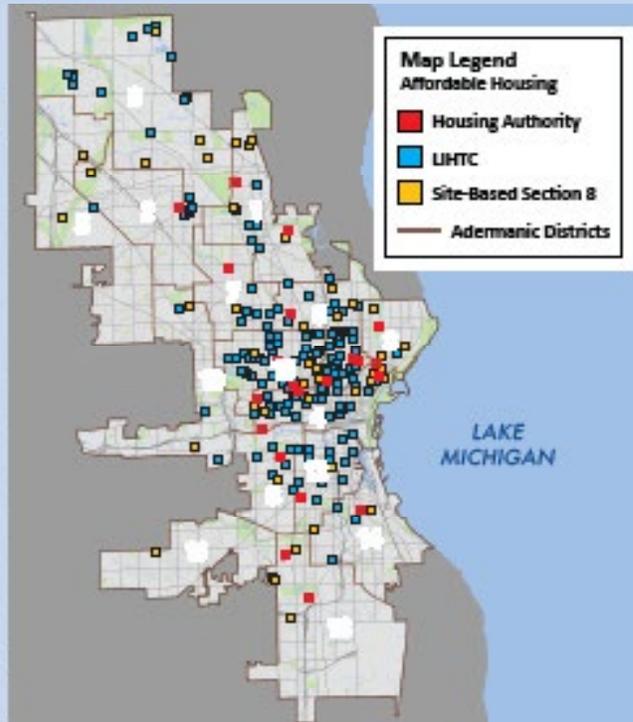
Affordable housing has been a hot topic lately, both in Milwaukee and nationally. While housing affordability is not as serious an issue in Milwaukee as in some other major cities such as San Francisco, Seattle and New York, Alderman Bauman and the Common Council have closely monitored housing prices and rental rates to ensure that all Milwaukee residents have safe, quality and affordable housing options. Accordingly, Alderman Bauman is proud that the 4th Aldermanic District has the largest number of affordable housing units in the city including many in downtown (see the graph below). To make sense of this graph it may be useful to briefly discuss some of the affordable housing programs used in Milwaukee.

The Housing Authority of the City of Milwaukee (HACM) provides a variety of housing options as well as economic, health, and social services. The chart below shows affordable housing by Aldermanic district (City of Milwaukee, 2018).

Affordable Housing by Aldermanic District July 2018*

District	HACM	LIHTC	Section 8	Total
1	637	332	660	1,629
2	394	413	16	823
3	640	70	478	1,188
4	427	2,040	520	2,987
5	0	15	153	170
6	696	1,334	433	2,663
7	380	339	24	743
8	100	663	140	903
9	0	1,512	392	2,104
10	0	251	176	427
11	0	0	270	270
12	120	786	36	942
13	406	33	338	1,017
14	110	130	88	328
15	94	1,368	231	1,693
TOTAL	4,004	9,506	4,377	17,887

*Includes all HACM; LIHTC from 1991-2018; site-based Section 8 vouchers
Does not include 5,068 city and 2,071 county housing choice (portable) vouchers.



“Affordable housing” is defined by the U.S. Department of Housing and Urban Development as housing for which the occupant is paying no more that 30% of their household income for rent and utilities.

The Low Income Tax Credit Program (“LIHTC”) is a federal housing program that is administered locally by the Wisconsin Housing and Economic Development Authority. Under the LIHTC program, developers of rental housing receive federal tax credits which can be monetized to generate funds for construction if a portion of the housing units in a development are “affordable” units. Several recent residential conversion projects in Downtown

used LIHTC financing including the Germania Building (135 W. Wells St.); Century Building (230 W. Wells St.); 700 Lofts (700 W. Michigan St.); and St. Anthony Place (1004 N. 10th St.). The latter project is specifically designed to provide permanent supportive housing for homeless persons.

The Housing Voucher Program which is also known as ‘Section 8 Rent Assistance’ is a federal program administered by the Housing Authority of the City of Milwaukee (HACM) that provides a subsidy to eligible renters in an approved property. The subsidy covers the difference between their actual rent and 30% of the renter’s household income. Housing Vouchers

are capped at about 8,000 (6,200 for HACM) in Milwaukee and there is currently a wait list.



Alderman Bauman visiting with residents at a Section 8 building, Brewery Point, located at 1244 N. 9th St. for a Black History Program on February 15, 2019.

Affordable Housing (continued)

Alderman Bauman is also proud to have 4 public housing developments in his district that mostly serve seniors. These developments, operated by HACM, are College Court (3334 W. Highland Blvd.);

Highland Gardens (1818 W. Juneau Ave.); Convent Hill (455 E. Ogden Ave.); and Merrill Park (222 N. 33rd St.).

Finally, Alderman Bauman co-sponsored

the legislation creating (and currently serves as a board member) the Housing Trust Fund which provides financial assistance to affordable housing developments. ▀

Housing Programs from the City of Milwaukee

Alderman Bauman has been a champion of our neighborhoods, especially since the Great Recession and the ensuing foreclosure crisis. He has authored or co-sponsored most of the housing initiatives enacted by the Common Council since 2008 to improve housing conditions, stabilize neighborhoods, and increase opportunities for Milwaukee residents. As Chair of the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes, Alderman Bauman has overseen the city's expenditure of \$113 million in federal and local housing funds between 2009 and 2018. Several of these programs are described below.

Strong Homes Loan Program

This program strengthens homeownership in the city by providing low-interest

home improvement loans to homeowners who are unable to obtain conventional financing for major repairs. Since 2015, the city has distributed 339 loans in excess of \$4.9 million.

Learn more at: milwaukee.gov/STRONGloan

Code Compliance Loan Program

The Compliance Loan Program (CLP) assists very low income homeowners in making repairs necessary to fix code violations on their property. CLP does this by providing 0% interest, deferred payment loans. This means homeowners pay no interest and only pay back the loan when selling or transferring the property. Even if individuals do not qualify for CLP, the Department of Neighborhood Services encourages homeowners to

contact the department to develop strategies to fix code violations and promote safe and healthy structures throughout Milwaukee.

Learn more about this program by calling (414) 286-2567.

Lease-to-Own Program

The Lease-to-Own Program enables tenants occupying property taken by the city in tax foreclosure to become homeowners. The city works with eligible occupants through an application process and financial coaching towards the end goal of homeownership. Since 2014, 64 tenants have purchased their properties through the Lease-to-Own program.

Homebuyer Assistance Program

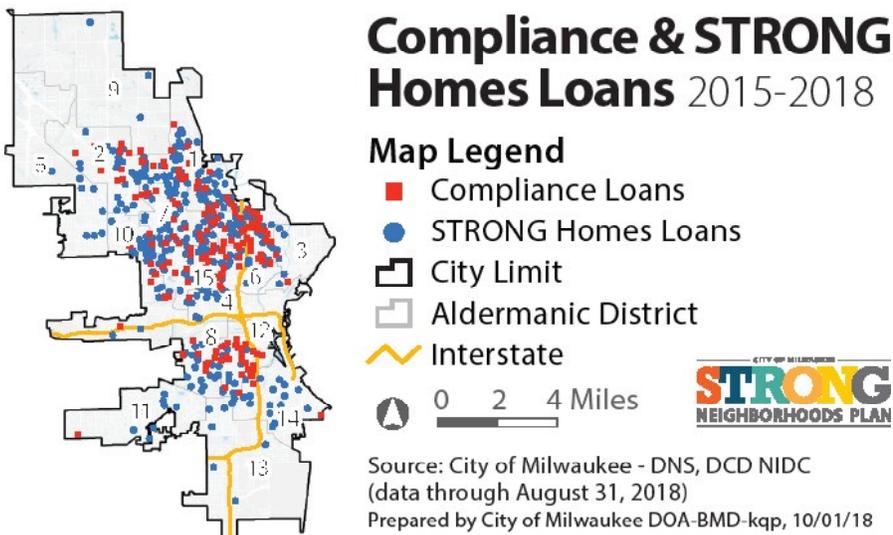
Fully forgivable Homebuyer Assistance second mortgage loans of up to \$20,000 are available to assist eligible homebuyers with the rehabilitation of City-owned foreclosed homes.

Rehab-to-Rent Program

The Rehab-to-Rent Program entails the rehabilitation of vacant, City-owned, tax foreclosed residential properties which are then offered for rent.

Vacant Building Registration Program

The Vacant Building Registration (VBR) ordinance requires owner(s) of residential and commercial property left vacant for 30 days or more to register the property with the Department of Neighborhood Services (DNS) and take steps toward assuring the property



Map of borrower locations of those utilizing the Strong Homes Loan Program (Neighborhood Improvement Development Corporation, 2018).

is secure, properly maintained, and not creating a nuisance for the surrounding community.

\$1 Vacant Side Lots Program

This program offers eligible owner occupants the opportunity to purchase vacant lots next door to their home for \$1.

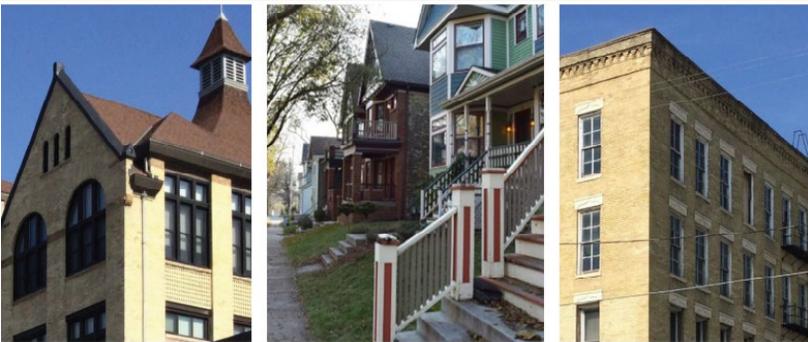
Housing Infrastructure Preservation Fund (HIPF)

The Housing Infrastructure Preservation Fund was established in 2010 to fund major repairs to historic homes and other unique properties that come into City-ownership through tax foreclosure. The homes are then offered for sale to owner-occupants. Repairs have been made to 50 homes since 2010 with half of those being in the 4th Aldermanic District. **Learn more about the HIPF:** milwaukee.gov/HistoricHouses

Historic homes that were recently renovated and sold at 814 N. 26th Street and 934 N. 29th Street.



A Place in the Neighborhood
An Anti-Displacement Plan for Neighborhoods Surrounding Downtown Milwaukee



Plan Summary
City of Milwaukee
Department of City Development
February 2018



Anti-Displacement Plan

The Anti-Displacement Plan analyzes neighborhood market and demographic data to determine if displacement is occurring in Milwaukee neighborhoods. In general, anti-displacement efforts work to keep residents in their homes while their property and neighborhoods rise in value, with a specific focus on keeping minority populations from being pushed out of their neighborhoods. The plan offers a series of recommendations to help reduce the potential for displacement.

11-page Summary available at:
milwaukee.gov/AntiDisplacementSummary

Full report available at:
milwaukee.gov/AntiDisplacementPlan



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The new Bucks arena, Fiserv Forum (Business Insider, 2018).

Bucks Arena Update

The new Bucks Arena (now called the Fiserv Forum) and adjacent parking structure, the Bucks practice facility and the Froedtert & The Medical College of Wisconsin Sports Science Center are complete and fully operational. The construction of the plaza (section of the former Vel Phillips Avenue between Highland and Juneau) and the Live Block Entertainment District is near completion and tenants are moving in. Construction is proceeding on the apartment development at 6th & Juneau and the demolition of the former Bradley Center is underway. Currently the Bucks and City are discussing their vision for the development of the remaining properties surrounding

the Fiserv Forum. While there was controversy surrounding the public funding of the Fiserv Forum, it must be said that the Bucks have largely delivered on the promises they made to the city and taxpayers.

For example, the construction of the Fiserv Forum, plaza, and parking structure exceeded the city's Resident Preference Program (RPP) hiring requirements. The project employed 807 city residents who worked hours which were 41.2% of the total work hours (40% was required). In addition, the Bucks exceeded the city's Small Business Enterprises ("SBE") requirements. Through June 30, 2018, contracts were awarded to qualifying

small businesses for \$5,558,988 (21%) of professional services costs and \$94,719,966 (36%) of construction costs, which in combination well exceeded the 25% city requirement.

Moreover the Bucks have undertaken a major effort to recruit city residents for the hundreds of full time and part time jobs at the Fiserv Forum and have agreed to a minimum wage rate of \$15 per hour phased in over time.

Finally, the state, county, and city subsidies were capped at \$250 million. All costs of construction and development in excess of this amount (at least \$275 million) were funded by the Bucks. ▀

Speed Humps

Alderman Bauman authored the Traffic Calming Ordinance, which makes installation of speed humps possible. Speed humps are tools used to calm

traffic and create safer traffic patterns, so this program has been very popular among Milwaukee residents. There have been a total of 68 speed humps

installed in the 4th District. Citywide, about 425 have been installed. **Contact the District 4 office at (414) 286-2886** to request a speed hump for your block. ▀

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Don't Forget to Vote!

Offices on the ballot are Justice of the Supreme Court, Court of Appeals Judge (Districts 2, 3 and 4) and Circuit Court Judge in several counties.

Spring Election • April 2, 2019

- March 28** Deadline to request an absentee ballot by mail
- March 29** Last day to register to vote in person at City Hall

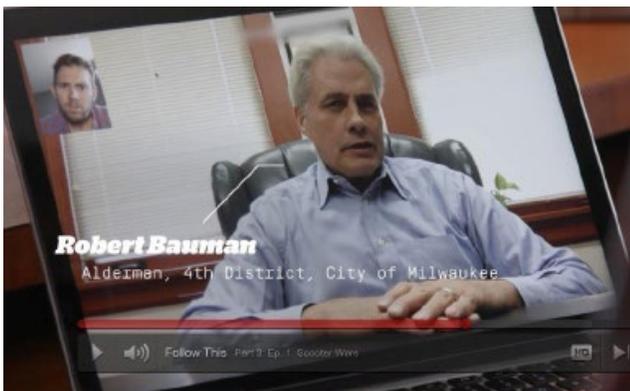


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Alderman Bauman's Netflix Feature

Buzzfeed Media developed a Netflix news series called *Follow This*. There is an episode called *Scooter Wars* which documents how the sudden appearance of electric scooters across the country was affecting cities. Alderman Bauman had many concerns about these scooters including the fact that they were illegal vehicles under state law and their unregulated use was posing a hazard to pedestrians, the disabled, motorists, and scooter users. (Note: State legislation is being considered to legalize the use of electric scooters). ▀



A snapshot of Alderman Bauman's interview featured on Netflix's news series called *Follow This* (BUZZFEED MEDIA, 2018).



Master's in Political Science

In October 2018, the 4th District Legislative Assistant, Jodi Lemmer officially received her Master's degree! The degree is for her completion of the graduate level Political Science program at Marquette University.

Email Notification Sign-up

Use E-Notify to receive notices from the City of Milwaukee, Milwaukee County and Milwaukee Public Schools. Choose from news releases, meeting notices and agendas, job announcements, new property sale listings, bid notices, online auction items, and many others.

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