



MILWAUKEE

The Housing Challenges

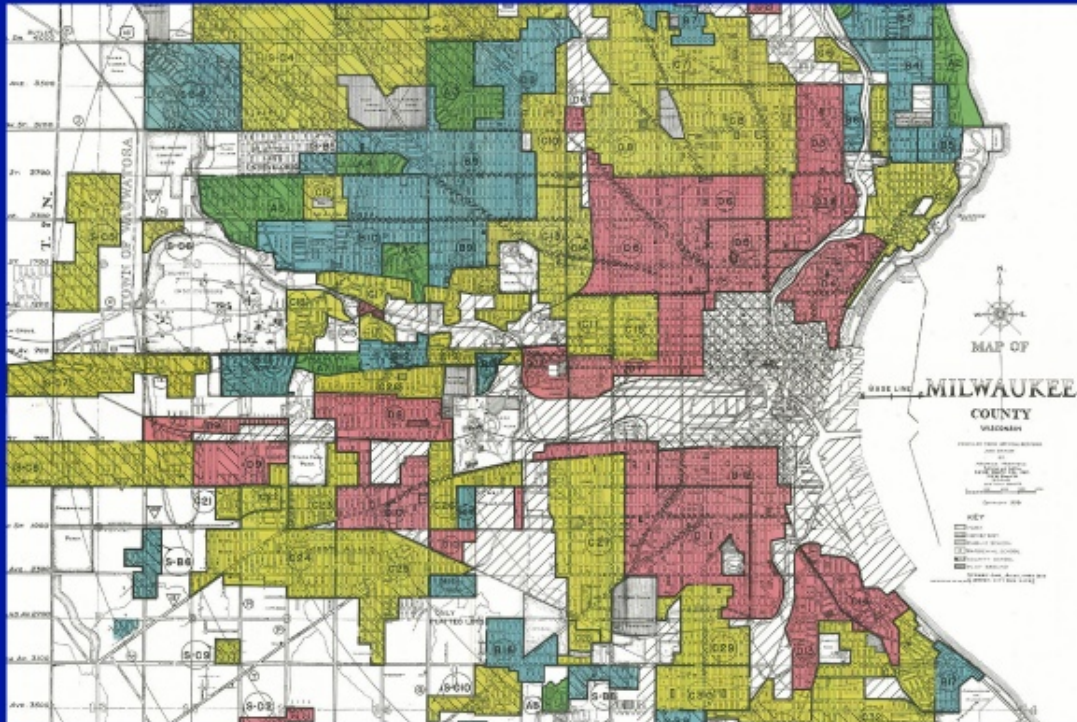
Homelessness

Eviction

**Instability
of Rental
Market**

Segregation

Segregation



Milwaukee red lining map. Courtesy of the Milwaukee Independent.

"Today's residential segregation in the North, South, Midwest and West is not the unintended consequence of individual choices and of otherwise well-meaning law or regulation but of unhidden public policy that explicitly segregated every metropolitan area in the United States."

- Richard Rothstein, *The Color of Law: A Forgotten History of How Our Government Segregated America*

Instability of Rental Market

WISCONSIN

STATE RANKING #30*

In **Wisconsin**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$859**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,864** monthly or **\$34,371** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.52
PER HOUR
STATE HOUSING WAGE

FACTS ABOUT WISCONSIN:

STATE FACTS	
Minimum Wage	\$7.25
Average Renter Wage	\$13.35
2-Bedroom Housing Wage	\$16.52
Number of Renter Households	762,613
Percent Renters	33%

91
Work Hours Per Week At
Minimum Wage To Afford a 2-Bedroom
Rental Home (at FMR)

73
Work Hours Per Week At
Minimum Wage To Afford a 1-Bedroom
Rental Home (at FMR)

2.3
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.8
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Madison HMFA	\$20.98
Minneapolis-St. Paul-Bloomington HMFA	\$20.94
Milwaukee-Waukesha-West Allis MSA	\$17.52
Kenosha County HMFA	\$17.29
Columbia County HMFA	\$16.58



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from highest to lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

OUT OF REACH 2018 | NATIONAL LOW INCOME HOUSING COALITION

263

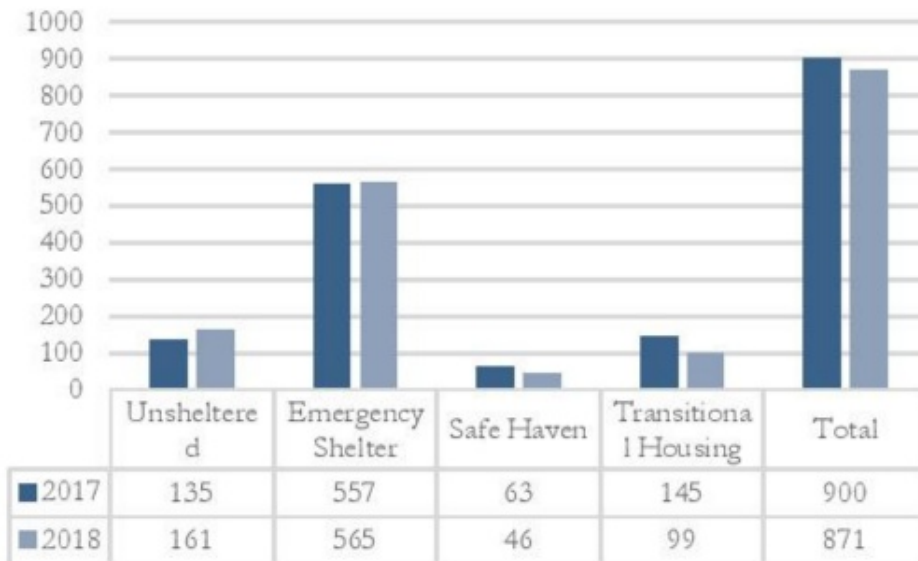
Eviction



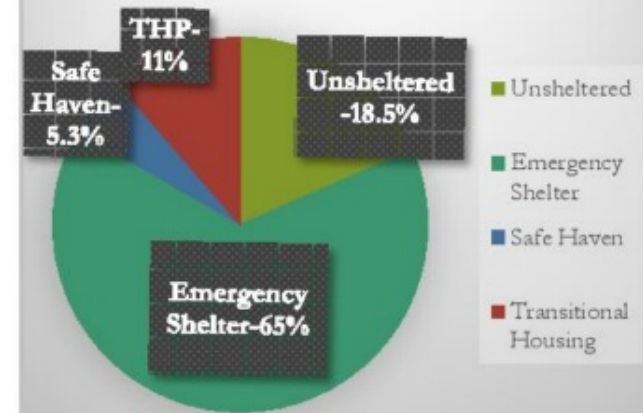
A December eviction in Milwaukee. Photo courtesy of the NY Times

Homelessness in Milwaukee

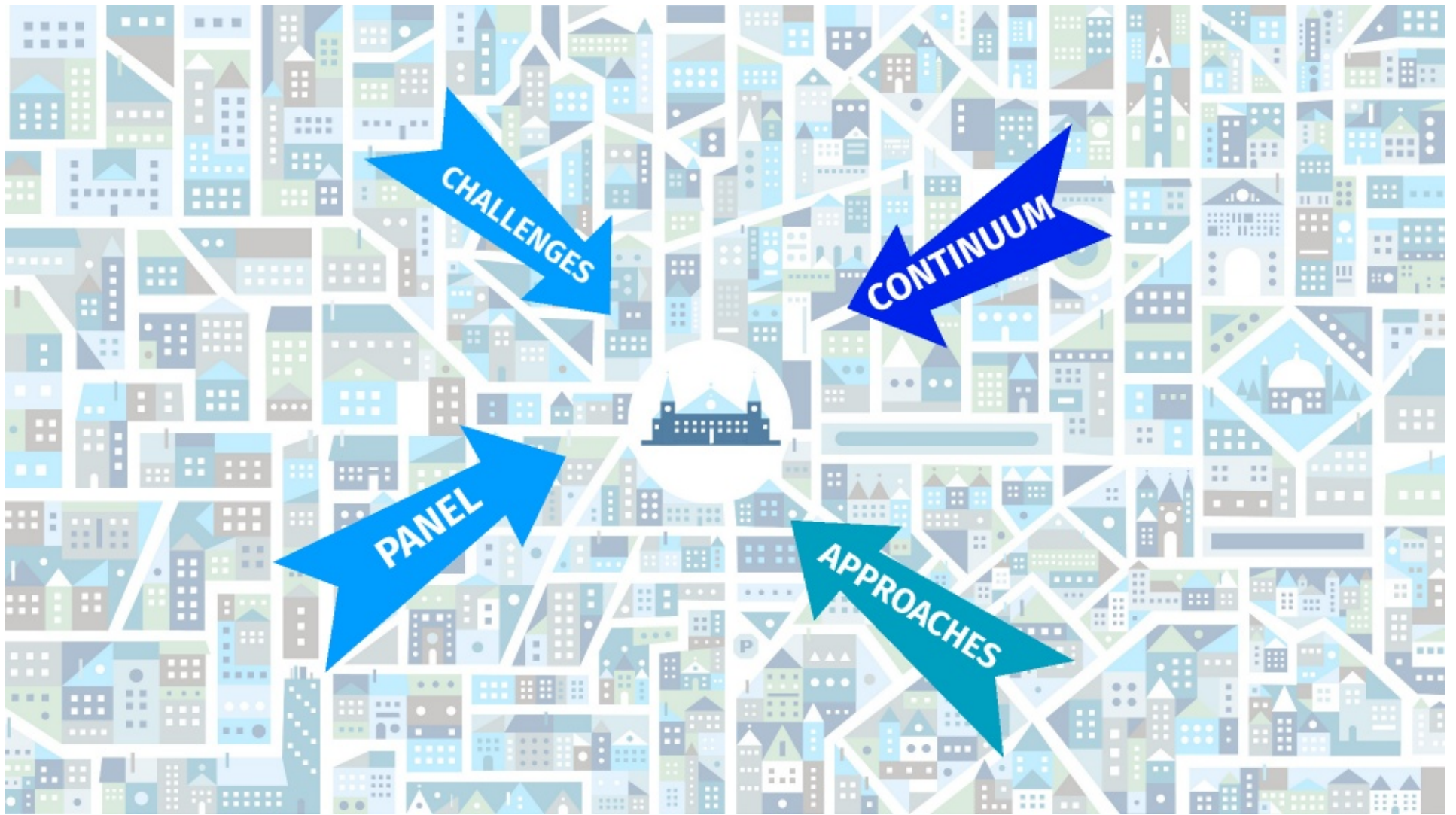
Housing Situation Comparison



2018 Housing Situations



Institute for Community Alliances January 2018 PIT Report – Milwaukee CoC



MILWAUKEE The Housing Continuum



Emergency

Homelessness
Emergency Shelters
Transitional Shelters



Supportive

Permanent Supportive Housing
Public Housing
Rental Subsidies
Affordable Rentals



Market

Market Rate Rentals
Home Ownership



Milwaukee

Housing Providers



Milwaukee Homeless Shelters



Milwaukee Rescue Mission

- Comprehensive programming
- Shelters for men, women, and families
- Each year they provide over 100,000 nights of shelter
- Largest homeless shelter in Milwaukee



Salvation Army

- Multiple shelters
- Provide shelter for hundreds of individuals nightly
- Adult rehabilitation programming
- Also provide permanent supportive housing



Guest House

- Provides shelter, housing and education services
- Shelter over 400 individuals annually
- Also provide permanent supportive housing

Milwaukee Permanent Supportive Housing

- **Salvation Army, Guest House** (as mentioned previously)
- **Hope House** (provided PSH to over 200 individuals)
- **Heartland Housing** (currently constructing St. Anthony's apartments right in downtown Milwaukee which will provide permanent housing to 60 individuals, among other PSH buildings)



**HEARTLAND
ALLIANCE**
ENDING POVERTY

Milwaukee Public Housing

- The Housing Authority of the City of Milwaukee provides over 4,000 affordable apartments and homes dedicated to low-income families, seniors, and disabled adults in the City of Milwaukee.
- These units are place-based and scattered site.



Milwaukee and Affordable Rentals

In addition to HACM's place-based housing, they also offer services for affordable rentals, including but not limited to:

- Low-Income Housing Tax Credits (LIHTC)
 - LIHTC is responsible for some 46,554 projects and 3.05 million housing units placed in service between 1987 and 2016 (source: HUD)
- Section 8 Vouchers
 - In July 2015 HACM opened their housing voucher waitlist for 9 days. 35,000 people signed up and 3,000 were granted vouchers (source: Journal Sentinel)



Milwaukee & Market Rate Rentals

Milwaukee Homeownership Opportunities



ACTS HOUSING



REVITALIZE
MILWAUKEE

- **ACTS Housing**
 - Full-service homeownership agency offering homebuyer counseling, real estate, home rehab counseling and loans/grants for home repair.
 - Supported more than 2,400 LMI families in purchasing homes
- **Housing Resources, Inc.**
 - Homebuyer Counseling agency
 - Provides homebuyer counseling to more than 1,500 individuals annually
- **Revitalize Milwaukee**
 - Offers home repair resources and services for existing MKE homeowners
 - Has made over 4,000 home repairs



Milwaukee

Housing Continuum



ACTS HOUSING



J. JEFFERS & CO.
REAL ESTATE



REVITALIZE
MILWAUKEE

the
guest
house

