

PROTECTING AGING NEIGHBORS FROM DISPLACEMENT



Tuesday, September 16, 2025

8:30 a.m. - 2:00 p.m.

GATHER at Deer District
333 W. Juneau Ave. • Milwaukee, WI 53203

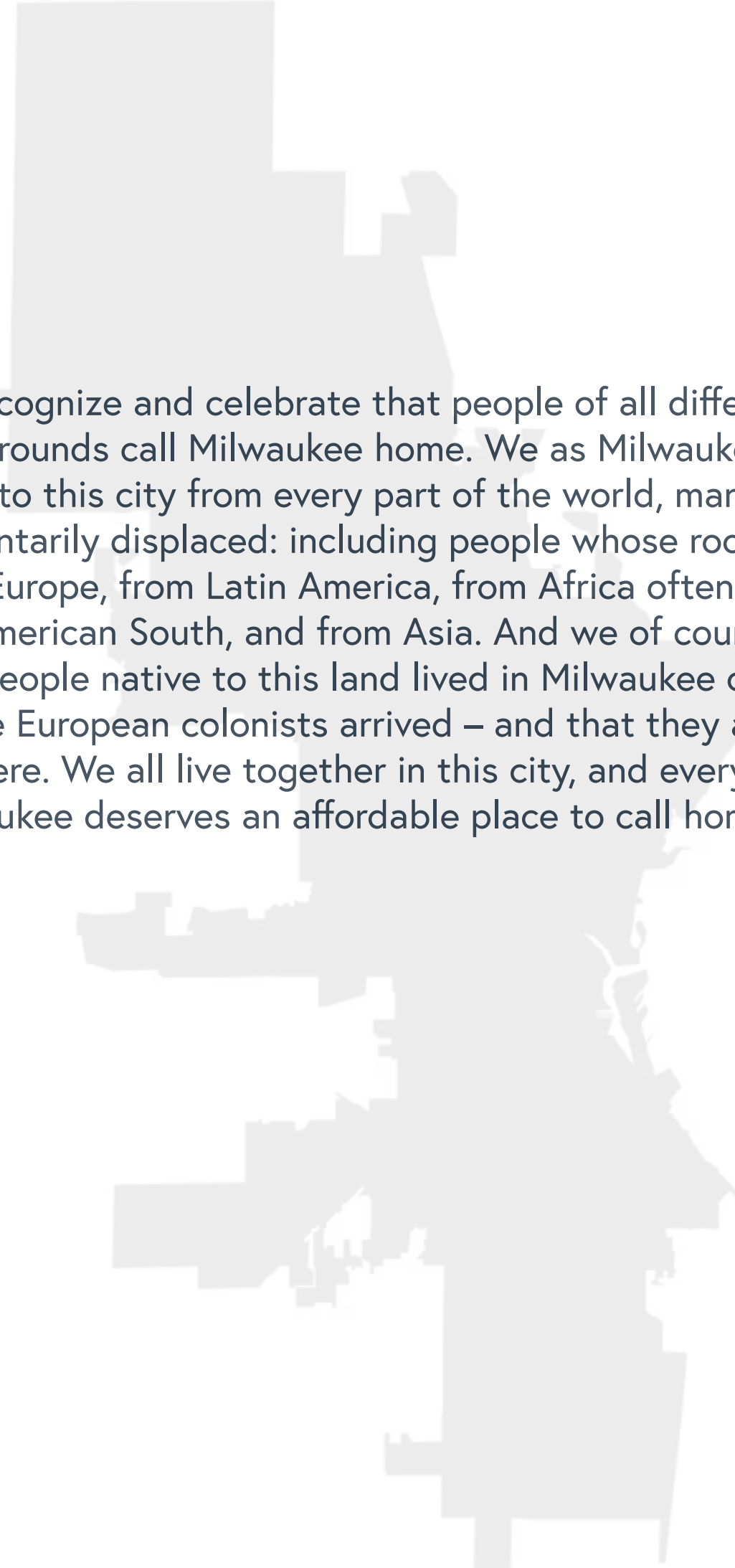


COMMUNITY
DEVELOPMENT
ALLIANCE

SPONSORED BY:



www.housingplan.org/protectingagingneighborsfromdisplacement

A faint, light gray map of the city of Milwaukee is visible in the background, spanning the width of the page behind the text.

We recognize and celebrate that people of all different backgrounds call Milwaukee home. We as Milwaukeeans have come to this city from every part of the world, many of us involuntarily displaced: including people whose roots come from Europe, from Latin America, from Africa often through the American South, and from Asia. And we of course know that people native to this land lived in Milwaukee centuries before European colonists arrived – and that they are still here. We all live together in this city, and everyone in Milwaukee deserves an affordable place to call home.



WHO WE ARE

The Community Development Alliance (CDA) believes that homeownership is a catalyst for dismantling systemic racism and building strong communities. That's why our work as accomplices with community is centered on people and policy.

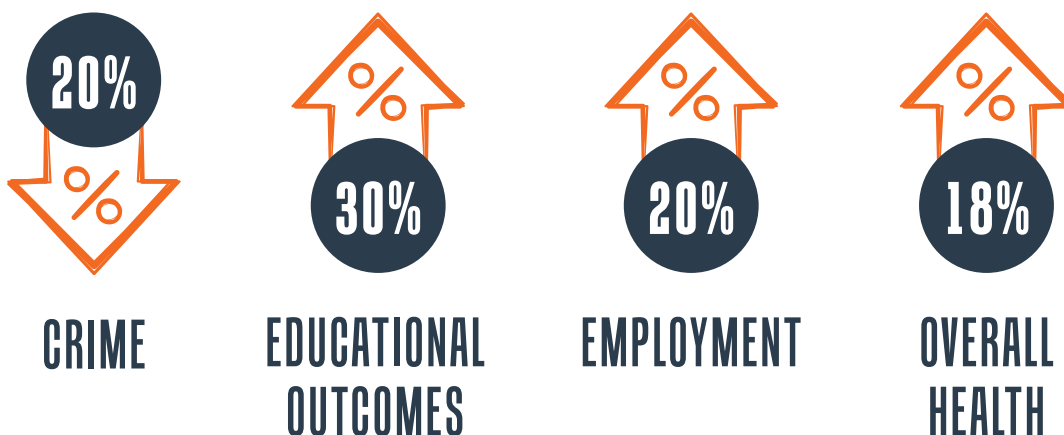
By working collaboratively with **residents, community organizations, elected officials, business leaders, philanthropic leaders, home developers, counseling agencies, and housing allies**, we invest in neighborhoods, providing access to quality homes for Milwaukee families and nurturing capacity for Black and Brown families to build generational wealth.

What resulted from this work is **Milwaukee's Collective Affordable Housing Strategic Plan**, the first of its kind anywhere.

The plan brings together a range of collaborators to increase Black and Latino homeownership and create affordable housing for families making \$7.25 - \$15 / hour.

VALUE OF QUALITY HOUSING

Housing is a primary social determinant of health that has been shown to have a:



CDA IMPACT

- Established itself as the backbone organization to **facilitate collective impact** across multiple collaborators.
- Raised **\$30 million in grants and equity** and leveraged millions more in development value.
- Supporting the **construction of 166 entry-level homes**.
- Created an **\$8 million acquisition fund** to purchase properties from landlords for sale to homebuyers.
- 40 properties** have been acquired through this fund and eight have been rehabbed and sold.
- Hosts more than **30 resident collaboration sessions each year** in partnership with more than a dozen community partners. The 16-member Resident Advisory Council on Housing (RACH) meets regularly to provide direction to CDA and has direct representation on CDA's Board of Directors.



MEETING AGENDA

8:30 a.m. – 9:00 a.m.	Registration & Breakfast	All Attendees
9:00 a.m. – 9:30 a.m.	Welcome & Storytelling	Teig Whaley-Smith María Ruíz-Martínez Mayor Cavalier Johnson Chairwoman Marcelia Nicholson State Representative Supreme Moore Omokunde
9:30 a.m. – 10:00 a.m.	Homeownership Update	Teig Whaley-Smith Cordella Jones Helen Reynolds RACH Members: Sharon Chaney Virginia DuPriest Iuscely Flores Ashley Harrell Valerie Langston Leean Le Leena Le Chelsie Mason Alice Pugh Santa Karina Calderon Ramirez Diana Rico Drea Rodriguez Timothy Scott, Sr. Barbara Smith Tiwanda Ward
10:00 a.m. – 10:15 a.m.	Homeowner Bill of Rights Update	Teig Whaley-Smith
10:15 a.m. – 10:45 a.m.	How Assessments in Wisconsin Work	Teig Whaley-Smith
10:45 a.m. – 11:00 a.m.	Wellness Break	Camille Mays
11:00 a.m. – 11:30 a.m.	Policy to Protect Aging Neighbors	Jonathan Sgro



MEETING AGENDA

11:30 a.m. – 11:35 a.m.	A Special Message	Milwaukee County Executive David Crowley
11:35 a.m. – 12:00 p.m.	Working Session 1: Gallery Walk	Trenice Ferguson All Attendees
12:00 p.m. – 12:15 p.m.	Lunch	All Attendees
12:15 p.m. – 12:45 p.m.	A Potential Path Forward	Teig Whaley-Smith
12:45 p.m. – 1:15 p.m.	Working Session 2: Shaping the Path Forward	All Attendees Facilitators: Sharon Chaney Virginia DuPriest Martell Echols Trenice Ferguson Iuscely Flores Ashley Harrell Johanna Jimenez Jerusa Johnson Catherine Knipstein Valerie Langston Frank Martinez Matt Melendes Clarissa Morales Caitlin O'Brien Helen Reynolds Diana Rico Drea Rodriguez Tiwanda Ward Christal West Jarvis West
1:15 p.m. – 1:45 p.m.	Alliance Panel Discussion	Johanna Jimenez, <i>moderator</i> David Bowen Amanda Clark Frank Cumberbatch Iuscely Flores Emmett Gross Supreme Moore Omokunde
1:45 p.m. – 2:00 p.m.	Closing & Call to Action	Teig Whaley-Smith Ollie Moody Michaela Lacy



Teig Whaley-Smith

Chief Alliance Executive, Community Development Alliance (CDA)

Teig's passion is building and leading collaborative teams to make Milwaukee the best place on planet Earth. He believes that for Milwaukee to achieve its full potential, there needs to be a focus on the people and neighborhoods that have been left out of the larger political, social, and economic systems.

In 2022, Teig was named the Chief Alliance Executive for CDA. Prior to joining CDA, Teig served as the chief operating officer of Milwaukee County, where he managed a \$1.2 billion annual budget, serving one million residents. Teig supported the expansion of mental health services, the elimination of chronic homelessness, and was a core member of the leadership team that was the first municipality in the country to declare racism as a public health crisis and develop a strategic plan to combat racism. Teig also served as the Economic Development Director of Milwaukee County and led the efforts to develop more than \$1 billion in the former Park East corridor, including Fiserv Forum. In his private sector career, Teig led a community economic development firm that developed \$60 million of affordable housing and main street development.

Teig was raised and continues to live in the Sherman Park neighborhood and is a proud Milwaukee Public Schools alumni and parent.



María Ruíz-Martínez

Storyteller, Ex Fabula

María Ruíz-Martínez (she/her) is a first-generation Chicana teacher-scholar who has called the Muskego Way Neighborhood home for more than 35 years. Although her journey has taken her abroad to live and teach in Beijing, China, and westward to pursue a doctoral degree at the University of Colorado Boulder (where she will defend her dissertation later this month), she has always returned to her family home in the neighborhood that raised her.

Over the past two decades, María has worked as a bilingual teacher, teacher-educator, and researcher. She speaks today as a lifelong, involved resident whose deep ties to this neighborhood shape her understanding of what it means to live, leave, return, and invest in the place you call home.





Cavalier Johnson

Mayor, City of Milwaukee

In April of 2022, the people of Milwaukee elected Mayor Cavalier Johnson as the forty-fifth chief executive of the City of Milwaukee. Earning more than seventy-percent of the vote, he became the first Black mayor elected in the city, and only the fourth elected mayor in the past sixty-two years.

Mayor Johnson took office as Acting Mayor of the City of Milwaukee in late 2021, and he set out immediately to build a safer city. He has prioritized violence reduction, economic development, and roadway safety. Before taking on his role as Acting Mayor, Johnson served as Common Council President while representing the city's 2nd Aldermanic District.

Mayor Johnson's commitment to public service began at an early age when he was selected by the YMCA to participate in a pre-college program for low-income Milwaukee Public School students. That program, Sponsor-A-Scholar, instilled in him a passion to make Milwaukee better for future generations.

Growing up, his family moved frequently, and until middle school Mayor Johnson attended a different Milwaukee Public School almost every year. He has seen violence, evictions, and food insecurity — challenges common in urban poverty. He brings that lived experience to his work as Mayor.

After graduating Bay View High School, Mayor Johnson earned a bachelor's degree from the University of Wisconsin-Madison and returned home to work for the Milwaukee Area Workforce Investment Board, now Employ Milwaukee. His focus included working with at-risk young people, youth looking for their first jobs, and adults retooling to enter the workforce.

Before his election as alderman, he served as a staff assistant in the Mayor's Office, where he worked with community and faith leaders to find creative solutions to pressing issues facing families.

Mayor Johnson remains deeply committed to the community, having served on the boards of the Milwaukee YMCA, ACLU-Wisconsin and Milwaukee Community Brainstorming Conference.

His work is guided by his life experiences. He has prioritized making Milwaukee a more inclusive and respectful community. He is a champion for LGBTQ+ rights and led the passage of Milwaukee's ban on conversion therapy.

He and his wife, Dominique, have one son and twin daughters and live on Milwaukee's near west side.





Marcelia Nicholson

Chairwoman, Milwaukee County Board of Supervisors

Marcelia Nicholson was first elected to the Milwaukee County Board of Supervisors in 2016, and then to Vice Chair of the Board in 2018. In 2020, she was elected to become the first Black Latina elected as Chairwoman of the Board. Chairwoman Nicholson is the daughter of una madre puertorriqueña who works in Milwaukee Public Schools (MPS) and her father, a retired teacher, is a nationally recognized local antique collector.

The love and care of teachers uplifted Marcelia who went on to complete the Young American Leaders Program at Harvard Business school with pursuit of post-secondary credits at UW-Milwaukee, where she earned a bachelor's degree.

The support of Milwaukee educators inspired Marcelia to become a public-school teacher. Marcelia's work at our schools revealed how the traumas of food insecurity, unstable housing, and violence were barriers to student educational attainment. Marcelia used her paycheck to buy classroom supplies, trying to remove these barriers one student at a time. While at MPS, Marci was recruited to run for an open seat on the County Board. Marci ran for office because she saw public service as a place where she could advocate to remove barriers for many families by changing policy.

As a Supervisor, Marcelia saw how our political structures are not designed for people with backgrounds like her. Supervisor Nicholson persevered, introducing, and passing, legislation to declare racism a public health crisis, the first county in the nation to take this extraordinary step. Marcelia followed this historic legislation by setting a vision to make Milwaukee the healthiest County in Wisconsin by achieving racial equity.

As Chairwoman, Marcelia also introduced legislation with the Milwaukee County Executive that led to a reimaging of the Youth Commission to bring diverse perspectives to the table and create pathways to public service for our youth. The Chairwoman also authored generational legislation adopted by the Board to expand the County's revenue sources, creating a budget surplus for the first time in decades while preserving critical services that our residents depend on.

Marcelia Nicholson is now in her third term as Chairwoman. In addition to her elected service, the Chairwoman sits on the Board of Directors for the Milwaukee Public Museum, the Wisconsin Counties Association, Clean Wisconsin, and the Hispanic Professionals of Greater Milwaukee.

Nationally, Marcelia serves as Co-Chair of Local Progress and works with the Progressive Governance Academy as a national trainer of new and first-term elected officials. She was also selected as a member of the 2023 class of NewDEAL leaders, a selective national network of rising, pro-growth progressive state and local elected officials dedicated to making government work to solve challenges facing their communities.





Supreme Moore Omokunde

State Representative, Wisconsin State Assembly

State Representative Supreme Moore Omokunde has served in the Wisconsin State Assembly, representing District 17, since 2020. Prior to becoming a State Representative, he was elected to the Milwaukee County Board of Supervisors in a 2015 special election and was re-elected in 2016 and 2018.

Born and raised in Milwaukee, State Representative Moore Omokunde learned the values of community and social engagement through his parents, Rev. Dr. Omotolokun Omokunde and Congresswoman Gwen Moore. From an early age, he has dedicated himself to the advancement of criminal justice and climate justice and he has spent many years working for the betterment of his community.

Rep. Moore Omokunde worked for several community groups including the Sherman Park Community Association, where he established the Friends of Sherman Park group and helped formulate a Neighborhood Improvement District. As a member of the Milwaukee County Board, he and Alderman Ashanti Hamilton established the City-County Task Force on Climate and Economic Equity, which ultimately resulted in the creation of Milwaukee's Climate and Equity Plan. The plan passed Milwaukee's Common Council and was signed into law by Mayor Cavalier Johnson in summer 2023.



Cordella Jones

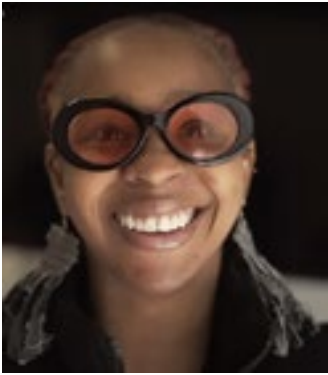
Resident Collaboration Director, Community Development Alliance (CDA)

Cordella Jones is the Resident Collaboration Director for the Community Development Alliance (CDA). Previously, she served as a FUSE Executive Fellow for the City of Milwaukee Department of City Development.

Jones has more than 15 years of experience with BMO Harris Bank in operations, serving low-to moderate-income residents and community engagement. She is passionate about building collaboration and coordinating systems around homeownership and reclaiming vacant lots in the city of Milwaukee.

She also is a graduate of the Associates in Commercial Real Estate (ACRE) program, which is sponsored by LISC, Marquette University and others and is designed to increase representation by leaders of color in commercial real estate.





Helen Reynolds

Chair, CDA Resident Advisory Council on Housing (RACH)

Helen Reynolds is a Licensed Professional Counselor (LPC) and the chairperson of the Community Development Alliance's inaugural Resident Advisory Council on Housing, which was launched in the spring of 2024. As an Amani resident, Helen understands the challenges faced by community members, as she witnesses their struggles firsthand.

In addition to her leadership role with the Council, Helen continues to provide vital mental health services at the Dominican Center located within the Amani neighborhood. She passionately advocates for housing security in Milwaukee, leading a dedicated body consisting of representatives from 11 neighborhoods, all focused on addressing the critical housing needs of residents.

Helen is also an accomplished author, committed to promoting mental well-being and community resilience. Through her work, she aims to empower individuals and foster an environment where everyone can thrive.



Camille Mays

Founder and Co-Director, Peace Garden Project MKE

Camille Mays is the Founder and Co-Director of Peace Garden Project MKE. One of the organization's main objectives is to provide trauma-informed care and healing to the community and organizers and others doing work in the community, especially those who have suffered from gun violence. The organization provides healing, wellness, and coping tools. She has more than 12 years of community organizing experience.

A victim of gun violence, Camille lost her son Darnell to gun violence in November 2019. Since then, she has worked closely with community members, elected officials, medical professionals, universities, grassroots organizers, and other community stakeholders in areas most impacted by gun violence.





Jonathan Sgro

Divisional Supervising Attorney, Community Legal Services (CLS)

Jonathan Sgro is a Divisional Supervising Attorney in the Homeownership and Consumer Rights Unit at CLS in Philadelphia where he leads the unit's property tax work, including individual representation and systemic advocacy on behalf of low-income Philadelphia homeowners at-risk of property tax foreclosures. In recent years, these advocacy efforts have focused on expanding Philadelphia's array of property tax relief programs to protect homeowners from rapidly rising property tax assessments and tax bills, specifically Philadelphia's Senior Citizen Real Estate Tax Freeze and the newly-created Low-Income Tax Freeze. In 2024, Jonathan was appointed to serve on the Advisory Committee to the Philadelphia Tax Reform Commission.

Jonathan also represents homeowners in mortgage foreclosure, Chapter 13 bankruptcy, tangled title, and other matters aimed at home preservation.

Jonathan started at CLS in 2015 as a Skadden Fellow in the Homeownership and Consumer Rights Unit. His fellowship project involved direct representation of low-income and senior homeowners facing municipal property tax foreclosures. Prior to joining CLS, Mr. Sgro served for two years as a law clerk to the Honorable Jerome B. Simandle, Chief Judge of the U.S. District Court for the District of New Jersey. Before law school, he worked in various capacities with chronically homeless individuals in Boston and Philadelphia.

Mr. Sgro received his J.D. magna cum laude from Villanova University School of Law in 2013.



David Crowley

County Executive, Milwaukee County

In 2020, David Crowley became the youngest county executive in the history of Milwaukee County and the first Black leader elected to serve in the role. In 2024, County Executive Crowley was reelected to a second term with 85% of the vote. David Crowley is focusing Milwaukee County on a vision of achieving equity in all areas, and by doing so, becoming the healthiest county in Wisconsin.

Under Crowley's leadership, Milwaukee County has diversified positions, streamlined services, addressed legacy fiscal challenges, and delivered investments that are moving the community forward. As a lifelong Milwaukee resident, County Executive Crowley is working to build bridges that bring people together, deliver economic prosperity for families, and foster a safer, stronger, and healthier Milwaukee County.

David attended Bay View High School and recently earned his bachelor's degree from the University of Wisconsin-Milwaukee. He lives in Milwaukee with his wife, Ericka, and their three daughters.





Trenice Ferguson

Director of Operations, Community Development Alliance (CDA)

As CDA's director of operations, Trenice Ferguson develops, documents, implements, monitors and updates internal organizational processes.

Ferguson joined CDA from the Greater Milwaukee Committee, where she was responsible for fundraising efforts for the Anti-Displacement Fund. This program, which CDA helped establish and continues to support, plays a crucial role in providing financial assistance to more than 80 homeowners each year facing alarming property tax rates in low-income neighborhoods of color. Ferguson previously was lead in-house program coordinator at PEARLS for Teen Girls and engagement coordinator and artist-in-residence at ArtWorks for Milwaukee.

She holds a master of arts in public service degree through the Trinity Fellow Program at Marquette University and a bachelor of fine arts degree from Milwaukee Institute of Art and Design. A proud Milwaukee native, she is passionate about driving transformative change through community collaboration, inclusion, and support.



Johanna Jimenez

Director of Policy and Advocacy, Community Development Alliance (CDA)

Johanna Jimenez is CDA's director of policy and advocacy. She works to develop and implement a policy and advocacy agenda for the alliance. To do so, she collaborates with a broad range of allies to develop consensus on priority City, County, and State policy goals. She is establishing and will facilitate the CDA Policy and Advocacy Council, which will include representation from the CDA Resident Advisory Council on Housing (RACH)

and organizational allies from multiple sector adjacent to housing, including community organizing agencies, neighborhood anchor institutions, advocacy organizations, financial institutions, and other corporate allies.

Jimenez joins CDA from Take Root Wisconsin, where she developed and managed a program promoting and supporting home ownership strategies throughout the state. She also currently owns and serves as a designated broker for Vineyard Real Estate, LLC, where she facilitates homeowner and homebuyer education, services, and residential real estate sales, including community-based transactions with the Milwaukee Community Land Trust. Her career in housing and community development was inspired by her own journey to become the first in her family to own a home. Jimenez's desire to give back led her to work with anchor community-based organizations such as the Wisconsin Community Action Program Association (WISCAP), the Urban Economic Development Association of Wisconsin (UEDA), Envision the Ladder, LLC, and governmental departments such as Milwaukee County Department of Economic Development and the Housing Authority of the City of Milwaukee. She is fluent in English and Spanish and has an MBA in innovation and entrepreneurship from Concordia University Wisconsin and a bachelor's degree in business administration from Upper Iowa University.





David Bowen

Executive Director, Wisconsin Voices

David Bowen joins Wisconsin Voices as a seasoned leader with nearly 20 years of experience in advocacy, government and community relations, and public policy. First elected to the Wisconsin State Assembly as a State Representative in 2014, he served four terms representing the 10th Assembly District. Prior to that, he was elected to the Milwaukee County Board as Supervisor for the 10th District, becoming the youngest member of the Board and one of the youngest Black local elected officials in Milwaukee's history.

David has held key leadership roles, including Associate State Director of Advocacy at AARP and Program Director at Urban Underground. Throughout his career, he has built strategic partnerships, advanced organizational priorities, and driven impactful outcomes for historically marginalized communities. His expertise spans government affairs, nonprofit leadership, and grassroots organizing, equipping him with the ability to navigate complex political and community engagement landscapes effectively.

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Amanda Clark

Housing Coordinator, Dominican Center

Amanda Clark is a dedicated housing advocate and community leader committed to advancing equity and stability for residents in Milwaukee. With years of experience supporting families through housing challenges, she has worked closely with residents to address barriers such as property tax delinquency, foreclosure prevention, and access to affordable homeownership.

As a Housing Coordinator with the Dominican Center, Amanda partners with local organizations, resident-led groups, and citywide initiatives to create pathways to generational wealth and strengthen neighborhoods. Her work emphasizes the importance

of resident voice, community collaboration, and long-term sustainability in housing solutions.

Passionate about ensuring every family has access to safe, stable housing, Amanda brings both professional expertise and lived experience to her work. She is deeply committed to helping communities not only remain housed but also thrive, with housing seen as a foundation for health, education, and opportunity.

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Frank Cumberbatch

Vice President of Engagement, Bader Philanthropies

Frank Cumberbatch was born and raised on the Southern Caribbean Island of Trinidad. He came to the United States in 1979 to attend the University of Wisconsin-Oshkosh, where he received a bachelor's degree in business administration.

He is currently Vice President of Engagement for Bader Philanthropies, a private foundation headquartered in the Harambee neighborhood on the north side of Milwaukee. At Bader, he leads the foundation's civic and neighborhood engagement initiatives.

Frank is on the board of many Milwaukee-based non-profits, including Froedtert Hospital, SWIM, and the YMCA of Metropolitan Milwaukee.

He and his wife of 26 years, Andrea, have three children, Rachel, Sadie, and Nathan. The Cumberbatches live in Milwaukee.



Iuscely Flores Villareal

Member, CDA Resident Advisory Council on Housing (RACH)

Iuscely (pronounced you-sally) Flores Villareal is a community mobilizer in the south side of Minowakiing, aka Milwaukee a traditional Potawatomi, Ho-Chunk and Menominee homeland. She is currently the organizing director of the Wisconsin fair maps coalition, made up of over 30 pro-democracy organizations that are striving towards enacting an independent redistricting commission in the state of Wisconsin following the 2030 census.





Emmett Gross

Homeownership Preservation Manager, Housing Resources, Inc. (HRI)

Emmet Gross is a lifelong resident of Milwaukee, Wisconsin. Emmet earned a Bachelor of Science Degree in Architecture and Urban planning from the University of Wisconsin-Milwaukee. He has been involved in community development for over 20 years and has worked for HRI for the past 12 years.

Emmet Gross started at HRI as a Homeownership Specialist. For many years, he educated and counseled homeowners about the responsibilities of homeownership. He was also one of the first in the state to receive certification to provide reverse mortgage counseling for seniors and remains one of only a few with this certification. In addition to his HECM (home equity conversion mortgage) certification, he also maintains certifications from NeighborWorks America® in Pre-Purchase Homeownership Education, Homeownership Counseling, Post Purchase, Foreclosure Prevention and Financial Capabilities.

Emmet's expertise and training was invaluable as he started at HRI during the recovery of the foreclosure crisis. HRI relied on his experience to help train other post purchase staff and lead the organization's efforts to help homeowners understand how to protect and keep their homes. Emmet was promoted to Homeownership Preservation Manager in 2020. During the COVID-19 pandemic, the State of Wisconsin rolled out the Wisconsin Help for Homeowners Program. Emmet led HRI's efforts to help homeowners keep their homes by managing HRI's 10 staff who were responsible for helping homeowners apply for mortgage, property tax, and utility assistance. In addition to those duties, Emmet oversees HRI's Post Purchase workshop and counseling efforts.

Because of his wealth of knowledge about the foreclosure prevention and home retention process, he is often asked for input by the state, city, or nonprofit organizations seeking guidance on new initiatives, strategies or programs to be implemented.

Emmet serves as the Board Secretary for the Community Insurance Information Center.

Outside of work Emmet creates metal art and teaches spin classes. Most importantly, he is raising three children with his wife of 11 years.



Michaela Lacy

Storyteller, Ex Fabula

Michaela Lacy first got involved in community work at age 12 via Project Ujima, a violence prevention effort of Children's Hospital. She then worked with Still Waters Collective and Arts@Large, started Milwaukee's first youth run open mic, and received Milwaukee's Peacemaker of the year award. She was the 2018 Youth Poet Laureate in Prince George County, MD. In 2019, she joined Ex Fabula as a Public Ally, serving as Volunteer Coordinator and gaining experience as an Assistant and then Lead storytelling coach. She demonstrated passion for using personal stories as a tool for healing and personal growth.





Pat A. Robinson
Photo





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