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# CDA All Allies Meeting

2025 Q1  
March 11, 2025

- I. Resident Council Update
- II. Celebrating 2024
- III. Plans for 2025
- IV. Displacement Data Planning
- V. What's Next



## Resident-Led Approach

**Who we are:** The Resident Advisory Council on Housing (RACH) is a committed group of 14 residents from 11 neighborhoods and growing!

**What we want:** To empower Milwaukee residents to shape affordable housing initiatives.

**How we effect change:** Our council reflects diverse experiences and perspectives from various neighborhoods, ensuring every voice is heard!



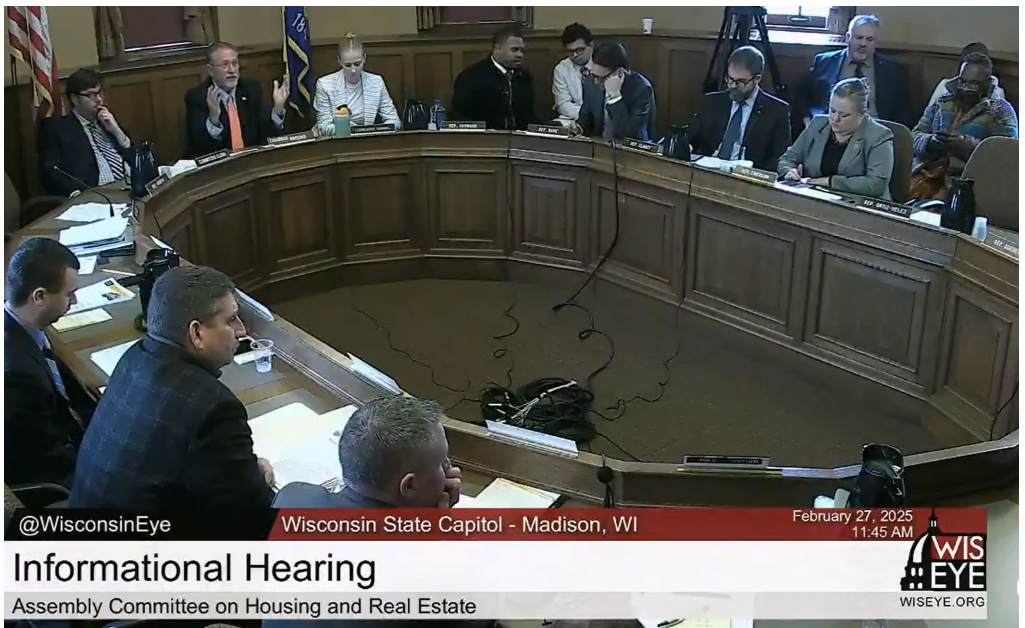


# UPDATE: Resident Advisory Council on Housing



## 2025 Black Advocacy Day

- ❑ Hosted by the Wisconsin Legislative Black Caucus and community partners.
- ❑ Kicked off with a faith walk around the Capitol, followed by engaging discussions and workshops on issues facing Black Wisconsinites.
- ❑ Rev. Dr. Marcus Allen called for intentional support and unity in the fight for justice.
- ❑ Keynote panel featured inspiring leaders discussing health inequalities, education gaps, housing, and mental health needs.
- ❑ Rev. Walter Lanier reminded us that listening to communities is crucial for effective services. Let's make sure all voices are heard!



@WisconsinEye Wisconsin State Capitol - Madison, WI February 27, 2025 11:45 AM  
**Informational Hearing**  
 Assembly Committee on Housing and Real Estate  
 WIS EYE WISEYE.ORG





## Peer Training: National Best Practices



### USCAPITOL



We're excited to attend the National Community Reinvestment Coalition event from March 24-27th, thanks to the generous sponsorship from the Zilber Family Foundation!

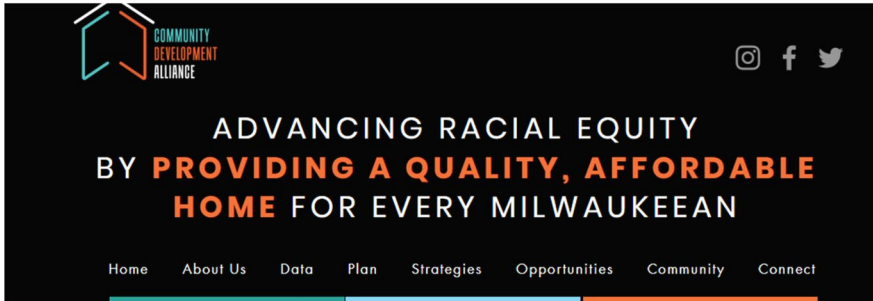
**Why are we attending?** It's all about creating real opportunities for all Americans to thrive, and your voice as resident council members is essential in shaping the future of our communities.

**How will we make an impact?** By connecting with inspiring leaders and changemakers, we'll have the chance to share our insights and experiences.

**What will we achieve?** We'll engage in meaningful discussions to explore important ideas and tackle tough questions together. This collaboration will help us develop solutions that promote wealth-building and well-being for everyone.



# UPDATE: Resident Advisory Council on Housing



Welcome to the RACH

## Resident Advisory Council on Housing



RACH Members participating in CDA's Conference on 9/17/2024

The **Resident Advisory Council on Housing (RACH)** is a dedicated group supported by the Community Development Alliance (CDA), committed to empowering Milwaukee residents in shaping initiatives that promote affordable housing. Comprising 14 diverse residents, RACH ensures that the voices and experiences of our neighborhoods guide our work.

2025 Nominations Coming Soon

Check out the latest updates:

**Council Impact:** Council members, neighborhood stories are vital in guiding our efforts and ensuring every voice is included and tracked within a system.

**We Want to Hear From You!** Your community feedback is crucial for shaping the RACH initiatives and making sure our community feels heard and represented within a system.

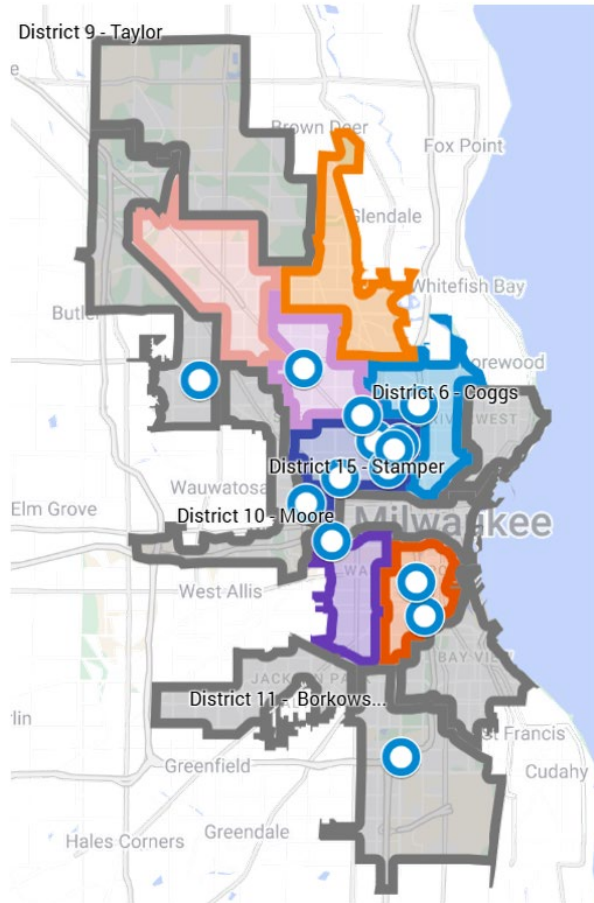
[www.housingplan.org/council](http://www.housingplan.org/council)



# UPDATE: RACH Expansion of Neighborhoods



2024 Existing Council Footprint



*Amani, Borchert Field, Lindsay Heights, Nash Park, Martin Drive, Merrill Park, Mitchell West, Sherman Park, Silver City, Walker's Point and Washington Park*

## 2025 Self & Peer Nominations Process

In addition to self-nominations, the council will also accept peer nominations to **encourage community participation for a total of 20 members**. This process allows for (10) new residents and organizations to nominate their peers, fostering a sense of collaboration and support within the community.

Suggested Neighborhoods from feedback:

- |                    |                |
|--------------------|----------------|
| Burnham Park       | Layton Park    |
| Clarke Square      | Lincoln Park   |
| Garden Homes       | Metcalfe Park  |
| Granville Station  | Midtown        |
| Heavenwoods        | Muskego Way    |
| Kinnickinnic River | Walker's Point |



# UPDATE: RACH Expansion of Neighborhoods



## March 12 – April 1, 2025

**Nominations  
Opens**

March  
12, 2025



March 17, 2025

**Virtual  
Information  
Session**

**Nominations  
Closed**

April 1,  
2025



For more information on 3/12/2025:  
[www.housingplan.org/council](http://www.housingplan.org/council)

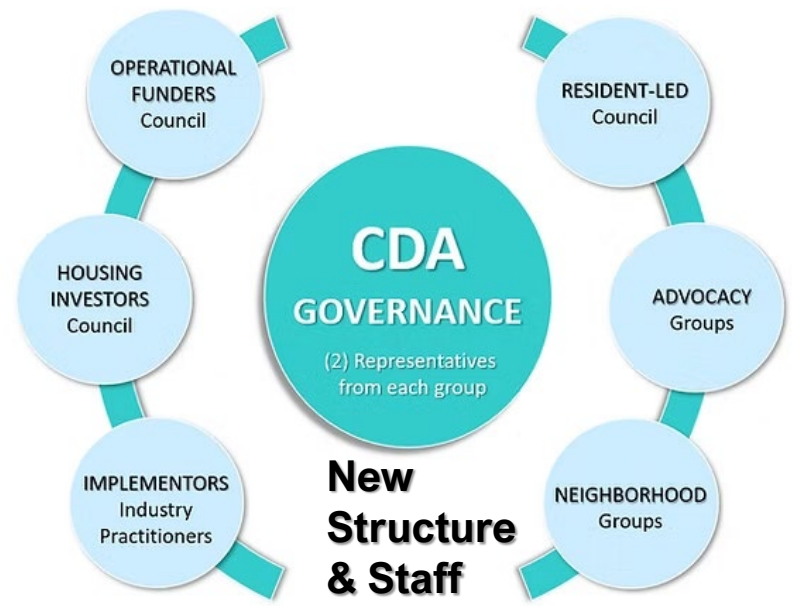


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*We build systems, communities & homes*

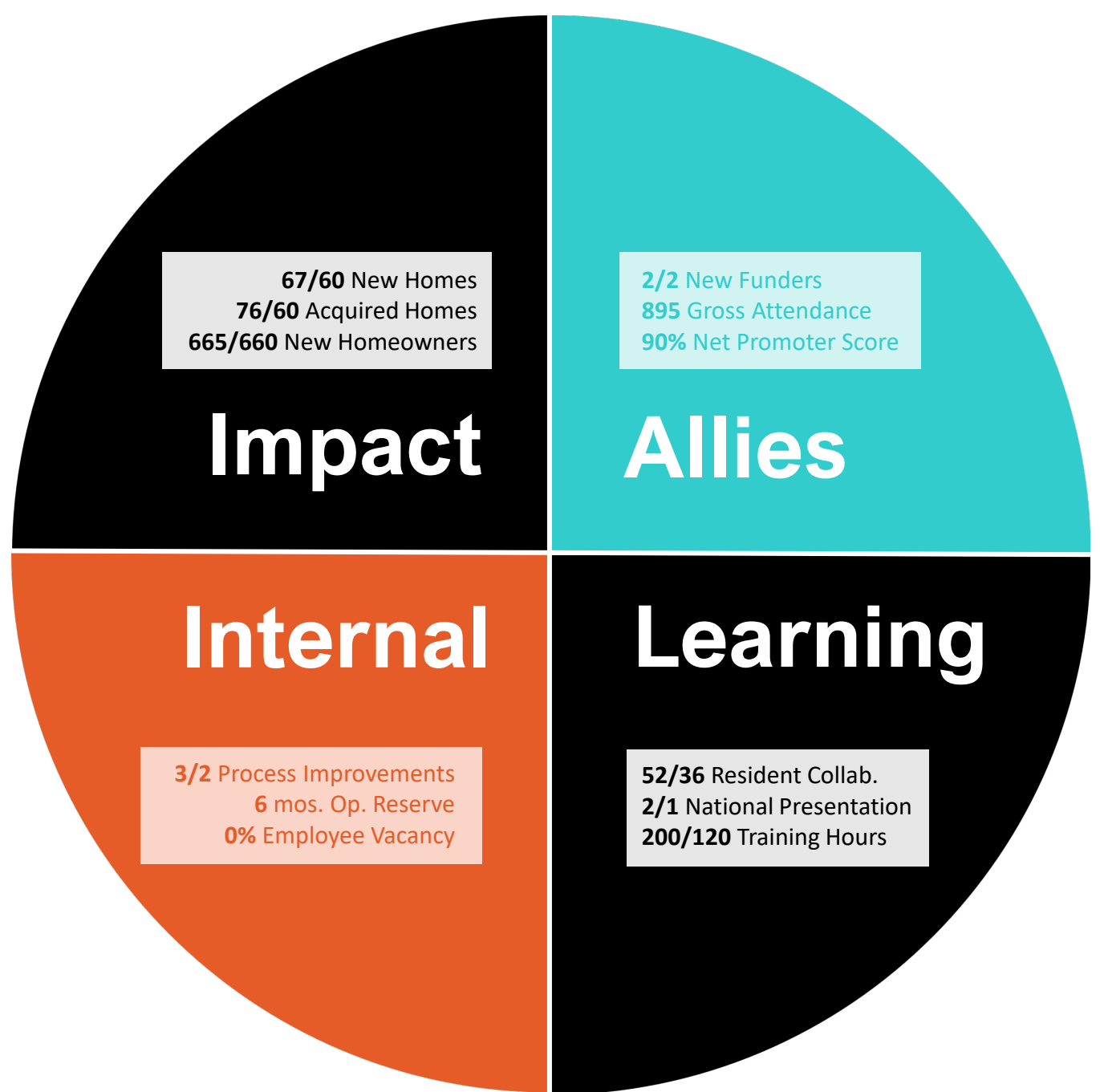
# 2024 Highlights







# 2024 Balanced Score Card





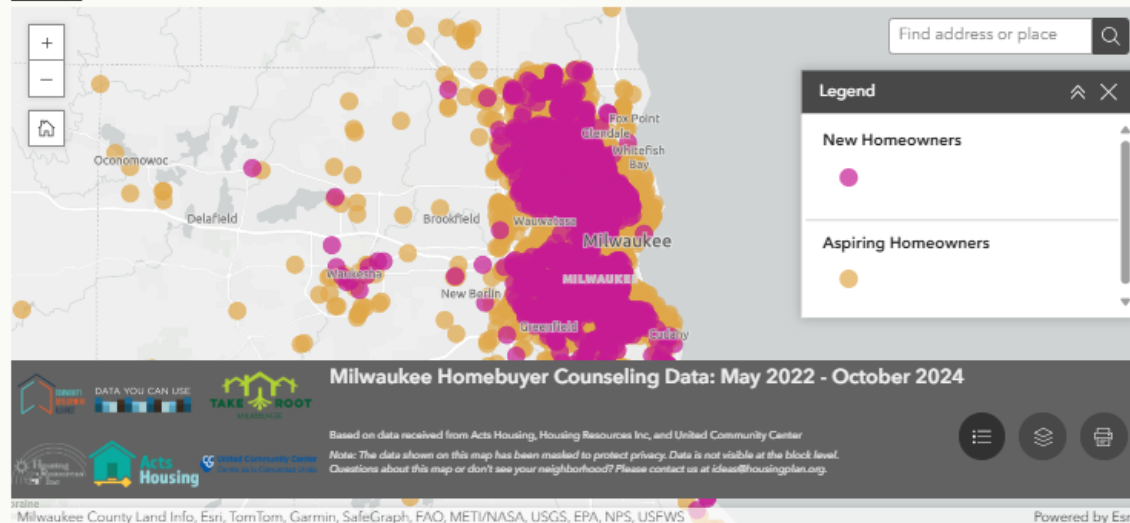
# ADVANCING RACIAL EQUITY BY PROVIDING A QUALITY, AFFORDABLE HOME FOR EVERY MILWAUKEEAN

Home About Us **Data** Plan Strategies Opportunities Community Connect

## Data

### Milwaukee Homebuyer Counseling Data

This map serves to show all individuals who have entered homebuyer counseling through the partner agencies and the subset of those individuals who have purchased a home. The locations of these individuals are masked to protect their identities, with the locations being randomized within a certain radius of the true location, and the dots not being visible as a user zooms in to a certain level on the map. With this map, one can toggle boundaries, including State Assembly Districts, State Senate Districts, County Supervisory Districts, City Aldermanic Districts, and various neighborhood boundaries. For each boundary, a user can click on a district/neighborhood and see the counts of aspiring and new homeowners within the boundary. [Click here to view in a new window.](#)



# 1521

New Homeowners



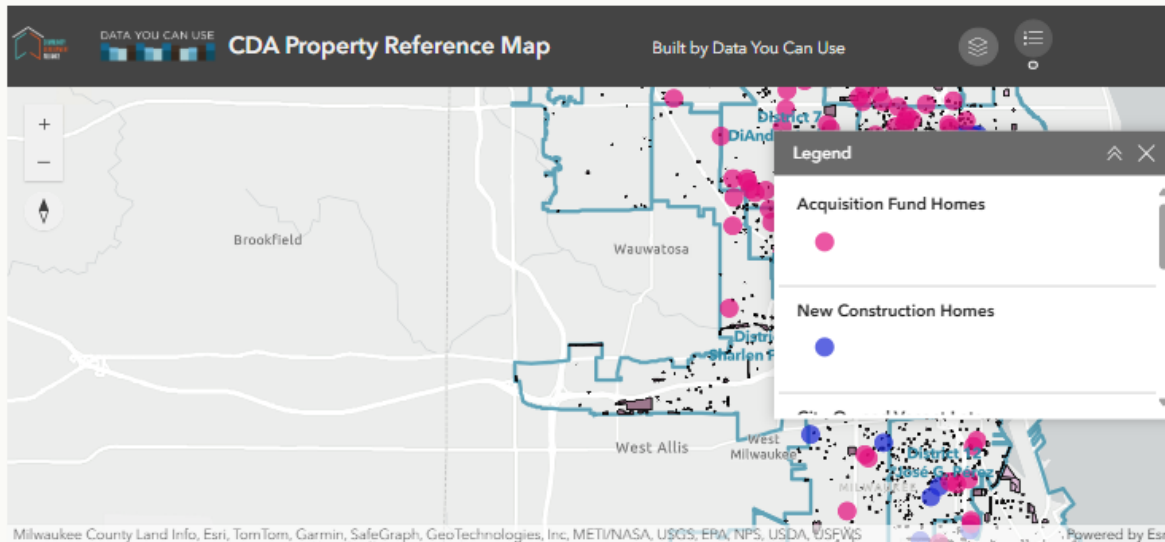


# ADVANCING RACIAL EQUITY BY **PROVIDING A QUALITY, AFFORDABLE HOME** FOR EVERY MILWAUKEEAN

Home About Us Data Plan Strategies Opportunities Community Connect

## Property Reference Map

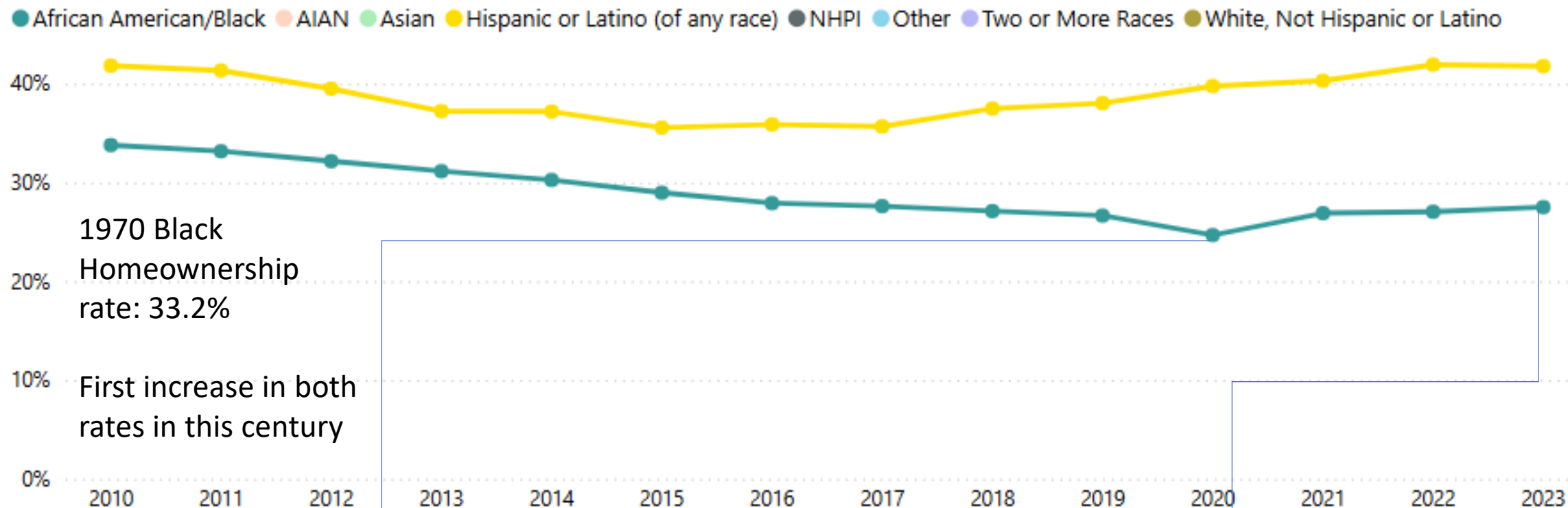
This map shows the vacant lots, property sales, acquisition fund, and new construction homes built in the City of Milwaukee. Selectable boundaries include City Aldermanic Districts and various neighborhood boundaries, and selectable layers include 2020-2023 property sales, total vacant lots, City-owned vacant lots, privately-owned vacant lots, and zoning codes. Also displayed are the homes purchased through the acquisition fund and are new construction homes. The locations of these homes are masked to protect identity, with the locations being randomized within a certain radius of the true location, and the dots not being visible as a user zooms in to a certain level on the map. The user can click on each parcel to see the associated MPROP information or property sale information, and can click on each boundary to see the summary of property sales, vacant lots, acquisition fund homes, and new construction homes. [Click here to view in a new window.](#)



# 224

New & Rehab Homes

## Racial Disparities in Homeownership Rates Over Time



Census year  
**2020**

Race/Ethnicity	Homeownership %	# of Owner Occupied Homes
African American/Black	24.69%	
Hispanic or Latino (of any race)	39.77%	
<b>Total</b>	<b>24.69%</b>	

Census year  
**2023**

Race/Ethnicity	Homeownership %	# of Owner Occupied Homes
African American/Black	27.51%	
Hispanic or Latino (of any race)	41.79%	
<b>Total</b>	<b>27.51%</b>	

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# Annual Objectives & Key Results

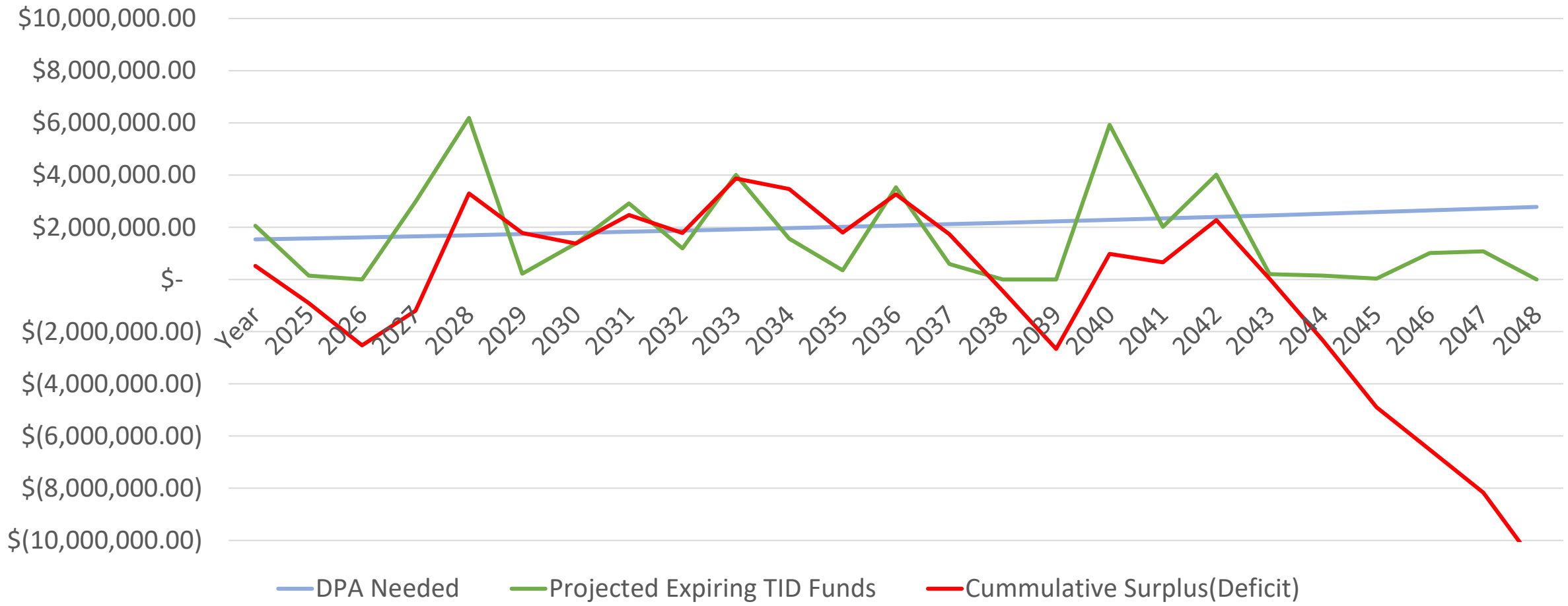
	2022	2023	2024	2025	2026
<b>Grow Down Payment Assistance &amp; Homebuyer Counseling by 10% Each Year</b>	Build System to track Baseline	Set Baseline: 600	660	725	800
<b>Vacant Lots to Entry Level Homes:</b> develop a sustainable system of 100 new homes per year	Baseline: 20/year	40/year	60/year	80/year	100/year
<b>Acquisition Fund:</b> develop a sustainable system to acquire 100 homes per year	Build and Fund new system	Set Baseline: 40/year	60/year	80/year	100/year
<b>Alternative Lending:</b> develop a sustainable system to lend to 200 families per year on the bench		Develop Business Plan	Launch & Measure Baseline	TBD	TBD



# DPA: ADDITIONAL DPA RESOURCES NEEDED



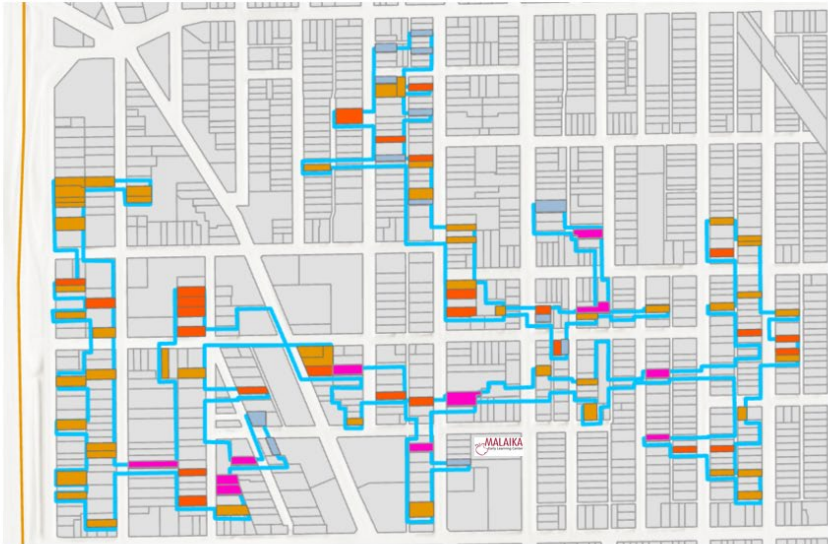
Utilization of 1-year Expiring TID for DPA (2.5% Inflationary Growth)



# ENTRY LEVEL HOMES: COORDINATED BACKBONE TIDS



## HARAMBEE COORDINATED BACKBONE TID

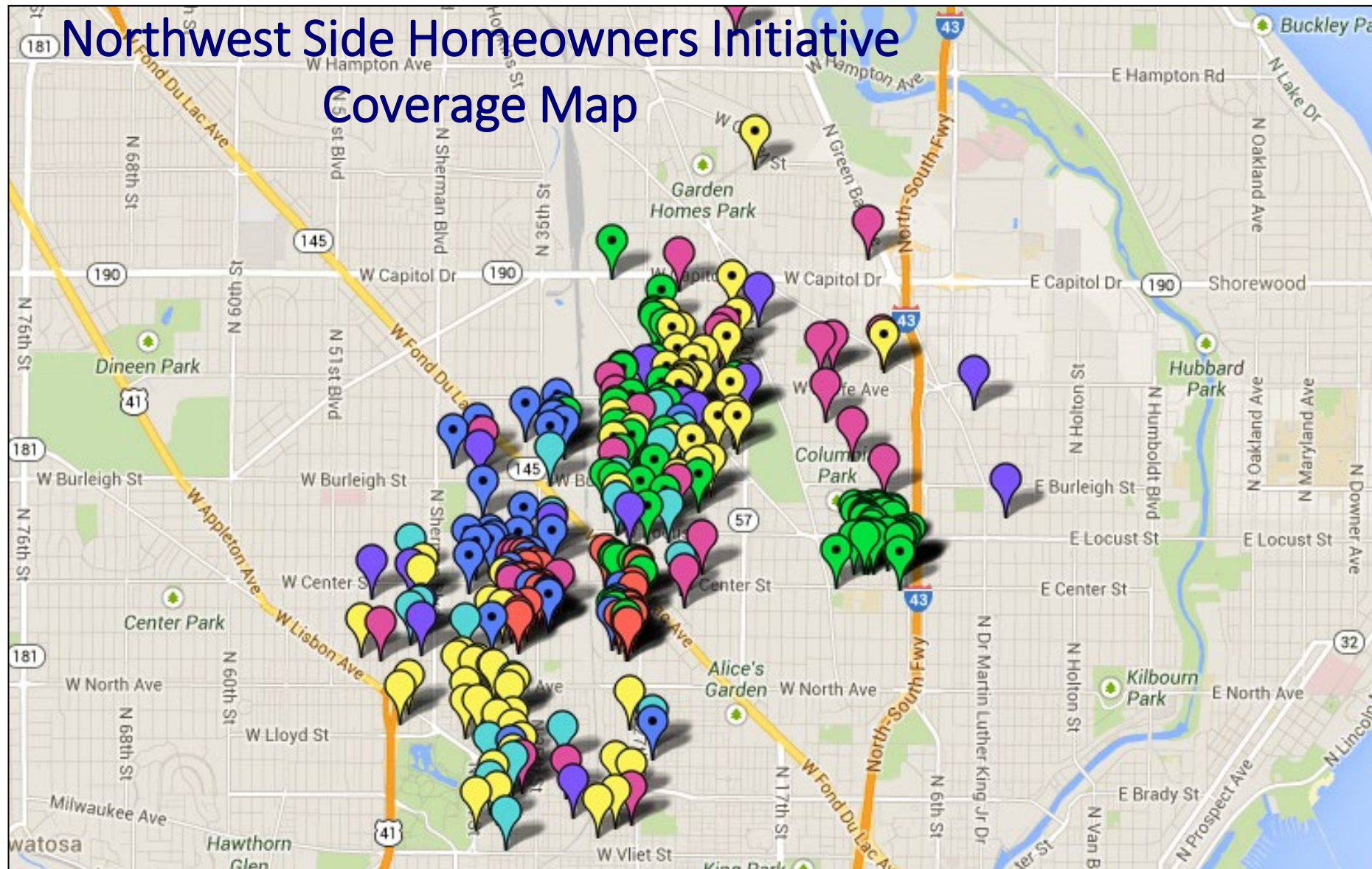


- VACANT LOT - PRIVATE (26)
- VACANT LOT - CITY (XX)
- CITY OWNED STRUCTURE (XX)
- ECE HOMES (10 LOTS, 8 HOMES)
- TID BOUNDARY

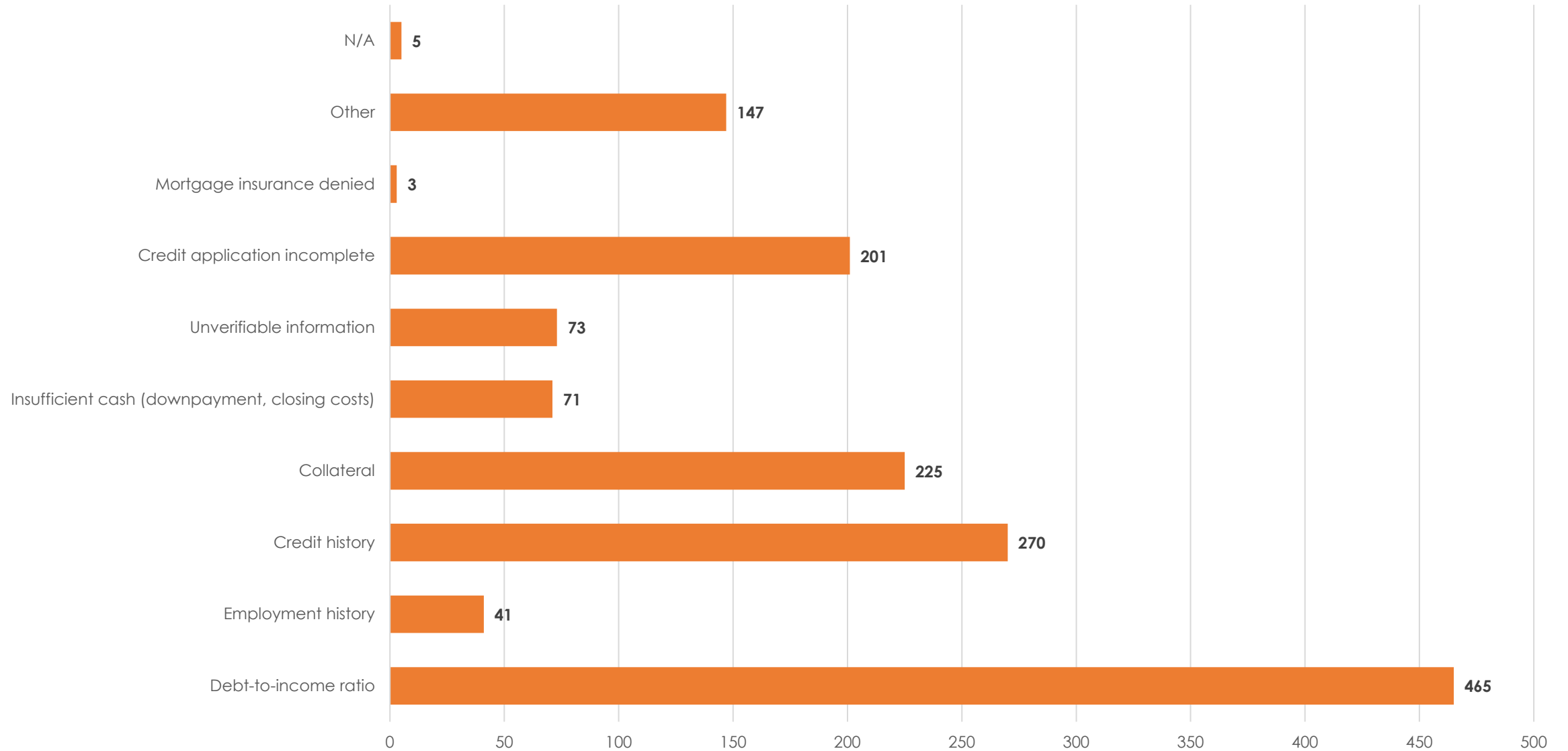
## AMANI UNITED COORDINATED BACKBONE TID



- VACANT LOT - CITY (79)
- VACANT LOT - PRIVATE (16)
- CITY OWNED STRUCTURE (12)
- TID BOUNDARY
- ALDERMANIC DISTRICT



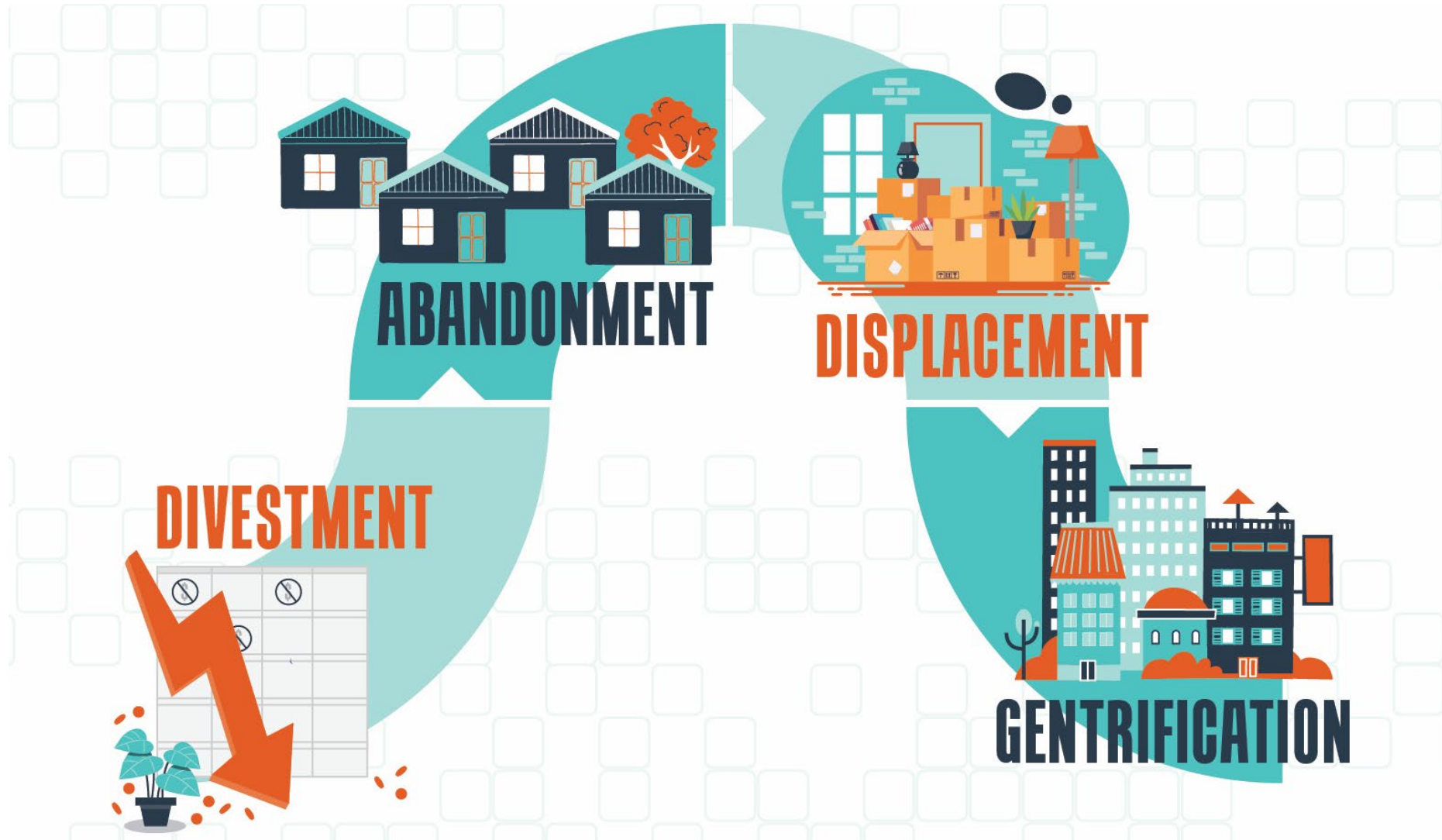
## Mortgage Application Denial Reasons, Milwaukee County 2021







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Drawing on the definition provided in Phillips, M., Smith, D., Brooking, H., & Duer, M. (2021). Re-placing displacement in gentrification studies: Temporality and multi-dimensionality in rural gentrification displacement. *Geoforum*, 118, 66–82. (cited by Robinson, Nicole, PhD "[Recidivism Among Black Men Living in Racialized and Carceral Neighborhoods and the Role of Gentrification](#)" (2022). [Theses and Dissertations](#). 2935.)



## Why Measure?

Without continued investment, a neighborhood is less attractive to homeowners and eventually abandonment is likely.

## How to Measure?

- I. Private Divestment Measures
  - a. # of Private Mortgages Issued
  - b. # of homeowners
- II. Public Divestment Measures
  - a. Road Conditions
  - b. Parks Conditions
  - c. School Enrollment
  - d. Transit Ridership

## What would end product look like?

Phase I: Year over year comparison table for each neighborhood

Phase II: Interactive Map



## Why Measure?

Outside investors bleed properties of rent until abandoned, causing displacement of vulnerable families.

## How to Measure?

- I. # of vacant residential lots
- II. # of vacant homes (USPS data)
- III. # of total homes

## What would end product look like?

Phase I: Year over year comparison table for each neighborhood

Phase II: Interactive Map



# ELEMENTS OF DISPLACEMENT

	2012	2017	2022	Is 2012 - 2022 Difference Significant?
Total Housing Units	9,962 (± 119)	9,485 (± 158)	9,474 (± 455)	Yes ↓
Vacant Housing Units	1,852 (± 249)	1,527 (± 211)	1,573 (± 224)	No
Occupied Housing Units	8,110 (± 274)	7,958 (± 237)	7,901 (± 478)	No
Owner-Occupied Housing Units	2,336 (± 239)	1,866 (± 190)	2,088 (± 329)	No
Renter-Occupied Housing Units	5,774 (± 307)	6,092 (± 275)	5,813 (± 423)	No

Data Source: 2008 - 2012, 2013 - 2017, and 2018 - 2022 American Community Survey 5-Year Estimates, table DP04. Significance is calculated at 90% level.

	2012	2017	2022	Is 2012 - 2022 Difference Significant?
Total Population*	21,216 (± 1,058)	20,640 (± 986)	18,128 (± 1,269)	Yes ↓
Income in the past 12 months below poverty line	10,122 (± 922)	8,655 (± 786)	6,203 (± 771)	Yes ↓

Data Source: 2008 - 2012, 2013 - 2017, and 2018 - 2022 American Community Survey 5-Year Estimates, table B17001. \*Note: The total population number for this table shows for the total population for whom poverty status can be determined – in this case, slightly fewer people from the neighborhood. Significance is calculated at 90% level.



## Why Measure?

Displacement causes devastating outcomes to both families and communities. We need to understand historical trends in order to create better strategy.

## How to Measure?

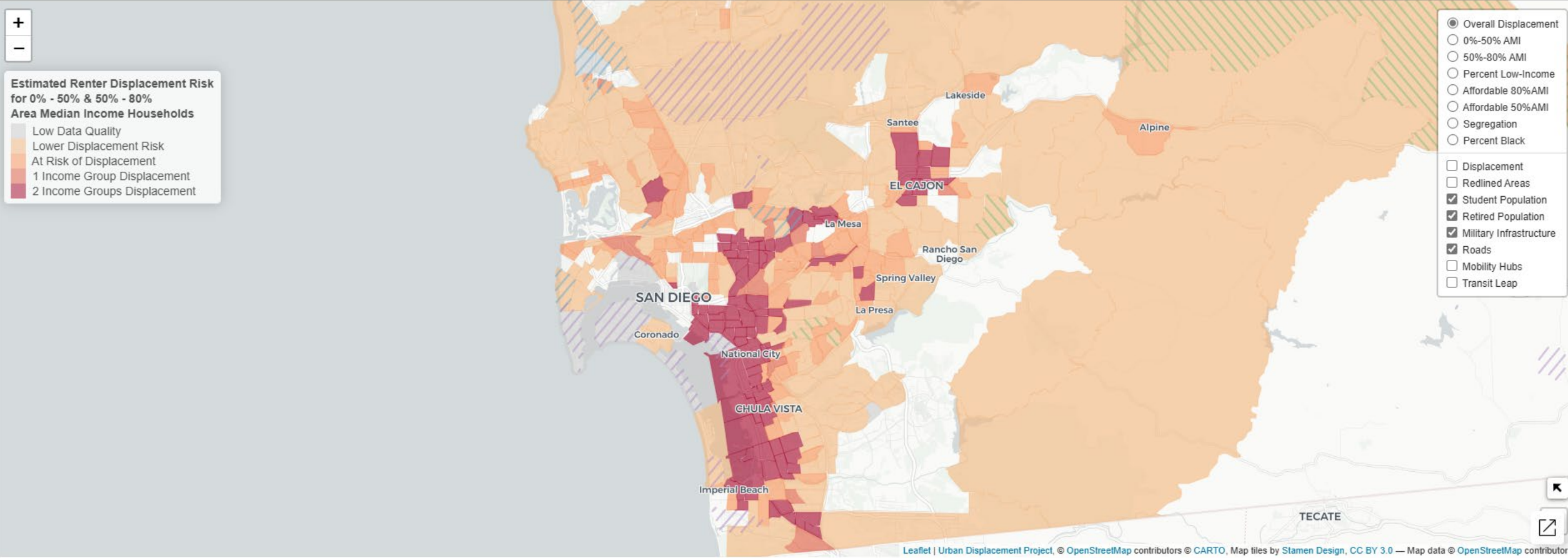
- I. # of families at each income level  
(divided into 5 income levels)
- II. # of families by race

## What would end product look like?

Phase I: Year over year comparison table for each neighborhood

Phase II: Interactive Map

# San Diego Estimated Displacement Risk Model





## Why Measure?

Divestment, Abandonment, and Displacement can be reversed by creating homeownership opportunities for families making \$50,000 or less. But when a neighborhood is gentrified, these investment strategies can be cost prohibitive. We need to understand historical trends to create better strategy.

## How to Measure?

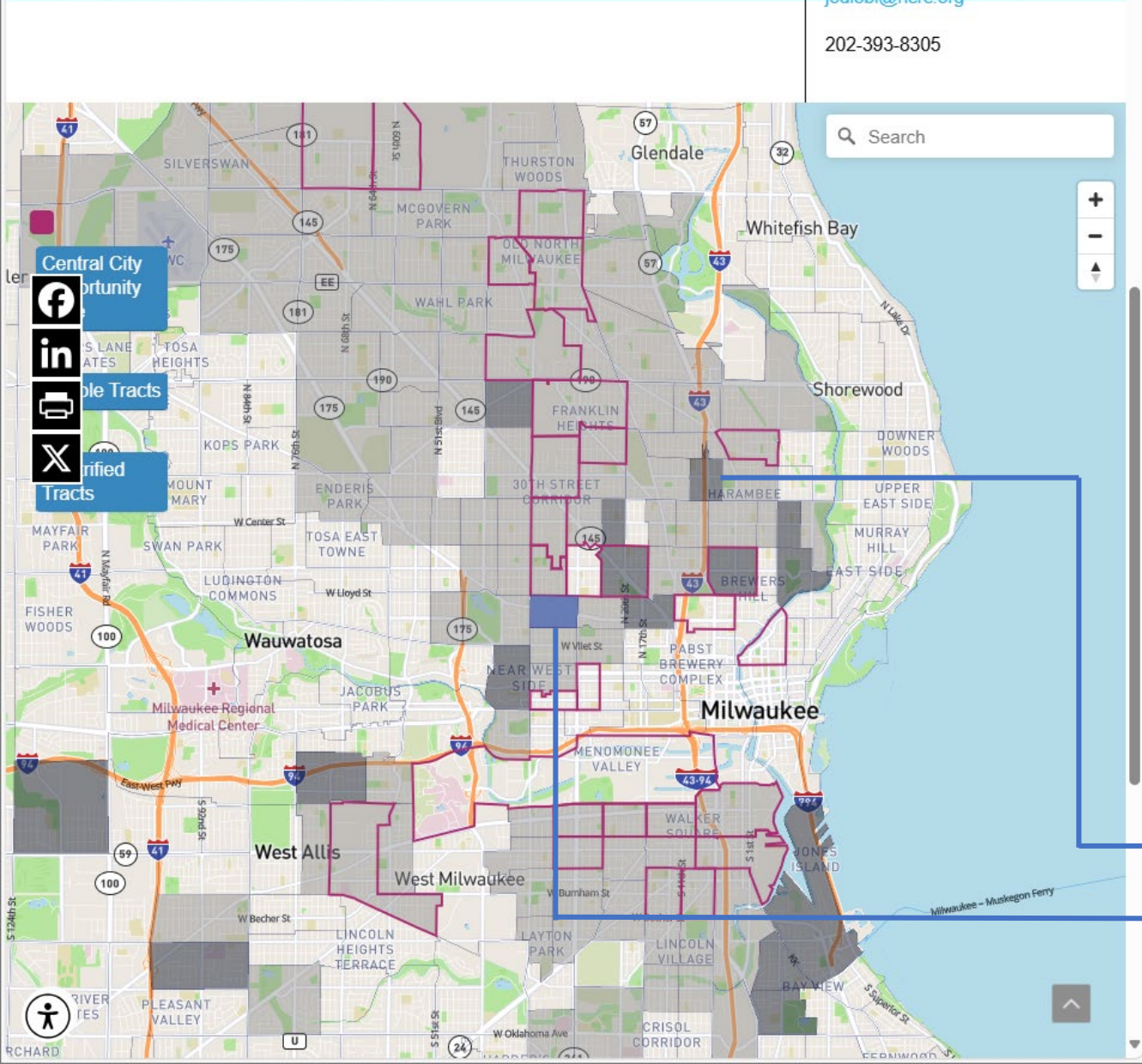
- I. # of high value mortgages
- II. Growth in assessed value compared to city average

## What would end product look like?

Phase I: Year over year comparison table for each neighborhood

Phase II: Interactive Map





**Milwaukee, WI (Milwaukee County)**  
**GEOID: 55079006700**

**Gentrified in 2012, Eligible in 2013**

**Population:**  
2010: 1,492  
2017: 1,200

**Median Household Income:**  
2010: \$32,039  
2017: \$21,705

**Median Home Value:**  
2010: \$80,571  
2017: \$51,600

**% of Population with a 4-Year Degree:**  
2012: 4.7%  
2017: 8.0%

**Milwaukee, WI (Milwaukee County)**  
**GEOID: 55079009700**

**Gentrified in 2012**

**Population:**  
2010: 1,939  
2017: 1,661

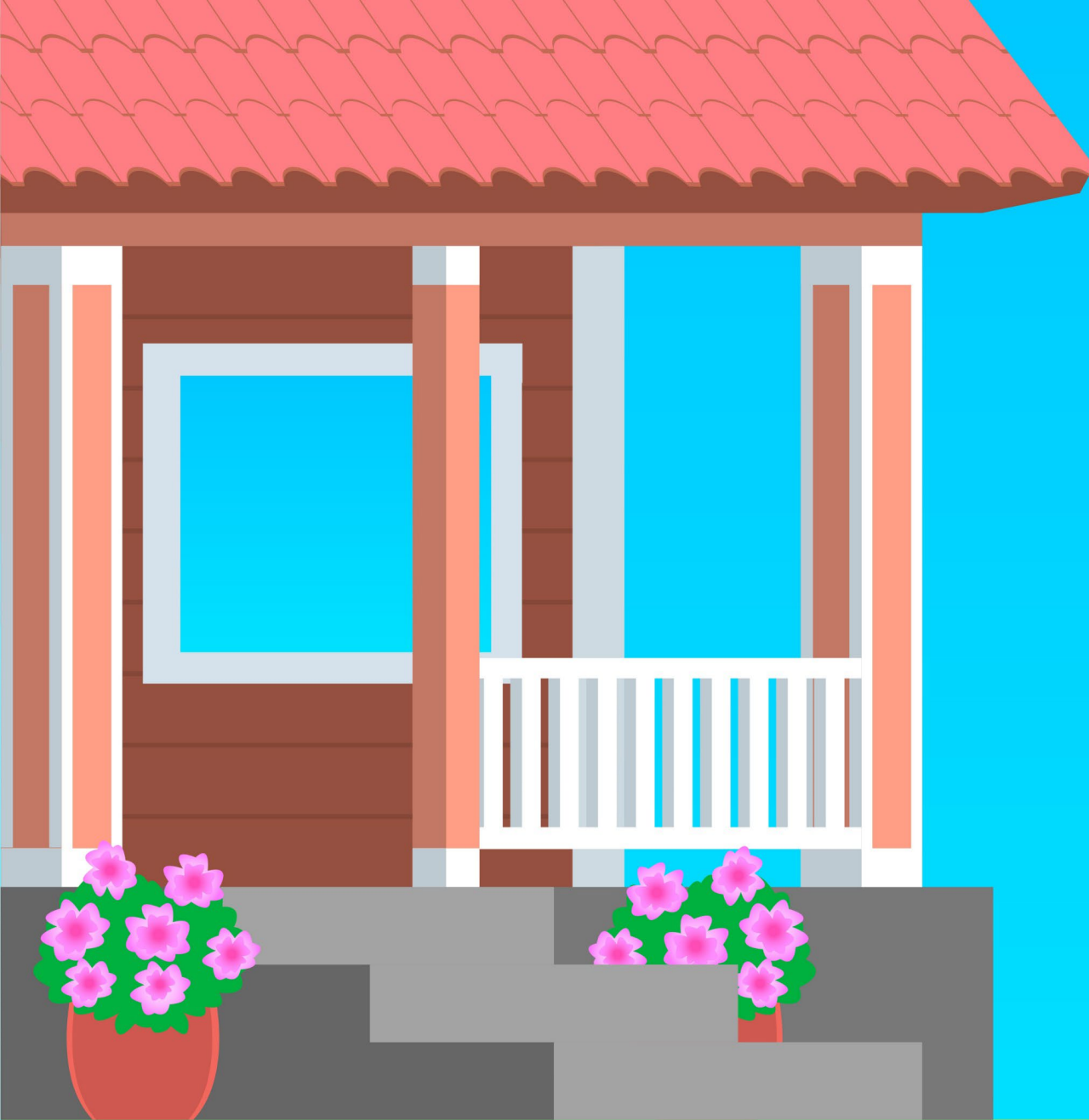
**Median Household Income:**  
2010: \$0  
2017: \$0

**Median Home Value:**  
2010: \$0  
2017: \$61,300

**% of Population with a 4-Year Degree:**  
2012: 7.4%  
2017: 0.0%

- 1. How useful would these Displacement Measures be useful to your work?**
- 2. Is there anything missing or that you would add?**

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# Save the Dates!

Next Generation Homes Tour

May 16, 2025

9:00 AM – 1:00 PM

CDA Annual Conference

September 16, 2025

9:00 Am – 2:00 PM



1. How would you rate today's CDA Meeting?
2. How likely are you to recommend CDA to other allies?
3. What topics or updates would you like to see in future meetings?
4. Any final thoughts?