

ANNUAL REPORT
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We are the Housing Authority of the City of Milwaukee. As one of the agencies of the Department of City Development, we own and manage public housing for the benefit of the citizens of Milwaukee. In all our efforts, we try to remember that thousands of people call us home.

We take leadership from Mayor John Norquist, from our board of commissions, which is chaired by Alderman Willie Hines, and from our executive director, Tony Perez.

The Housing Authority manages 19 large housing developments as well several hundred smaller dwelling structures scattered throughout the city. There are 4,405 low-income housing units, including 2,217 units for the elderly and handicapped. In addition, there are 968 market rate units at our Veterans housing developments. Managing more than 5,000 units of housing takes the combined efforts of many employees.

The management and maintenance staff at each housing development oversee day to day operations, completing 17,526 work orders in 2002. Each year, our carpenters and painters at Central Maintenance Operations handle approximately 1,200 carpentry and painting jobs. The Technical Crew keeps our mechanical systems running smoothly with preventive maintenance and repairs. The Environmental Services Crew has become so successful in eliminating household pests from our dwelling units and other facilities that they contract their services to other housing authorities, DPW, and Milwaukee Police Department among others. Environmental Services staff also serve on the West Nile Virus advisory board of the Health Department to assist in controlling the spread of this serious health threat.

One of our largest sections is the Rent Assistance Program. Their offices are located at 51st and Lisbon, but they affect housing throughout the City of Milwaukee. There are 5,289 vouchers allocated to Rent Assistance, and \$1.9 million is paid every month as rent assistance to low-income citizens through the program. In 2002, 29 families were able to use their vouchers towards homeownership instead of rental. Rent Assistance is an important public/private partnership that affords citizens a greater choice in where they live.

The Community Services Section and its contracted service providers offer a wide range of supportive services for Housing Authority residents, including tenant selection, health services, educational and vocational opportunities, drug intervention, public safety, childcare, recreational activities, the arts, and much more. Their offices are located at Lapham Park/Carver Park.

From 1998 to 2002, 107 scholarships for post-secondary education were awarded to Housing Authority residents, at a value of \$200,000. Scholarship recipients have graduated from Marquette University, MSOE, MATC, and the UW system with degrees in electrical engineering, nursing, education, social work, computer science, and accounting.

In 2002, Public Safety responded to 7,514 calls for service at Housing Authority housing developments. This resulted in a savings of more than \$1.9 million that taxpayers would otherwise have had to pay to the Milwaukee Fire and Police Departments. In addition, parking tickets issued by Public Safety generated \$68,000 in revenue for the city.

Two full-time job developers are on staff, and we have alliances with various employers in the Milwaukee area. Our alliance with Froedert Hospital alone has yielded 91 jobs so far for Housing Authority residents.

Community Services is particularly proud of the Lapham Park Venture, an partnership among the Housing Authority and several service providers to create an assisted living environment for residents of the Lapham Park highrise for the elderly. It has been recognized by the Congress-chartered National Academy of Public Administration as one the highest performing partnerships in American government.

One of the Housing Authority's goals is to modernize our existing inventory of dwelling structures for the comfort and convenience of our residents and to remain competitive in Milwaukee's housing market. In the past we have done major first floor additions or renovations at Riverview, Locust Court, Arlington Court, and College Court highrises for the elderly and disabled, and we hope to do more such work in the future.

At the Lapham Park highrise for the elderly, we renovated the basement to re-create a streetscape from 1930s Lower Walnut Street. In addition to beauty shop, barber shop, arts & crafts room, movie theater, kitchen, and dining areas, Lower Walnut is home to the Lapham Park Venture.

In 2002, the Housing Authority launched a \$15 million renovation of Berryland, Southlawn, and Northlawn, our Veterans housing developments. Work includes new porches, sidewalks, and site lighting. This project will be completed in 2003.

One of our most exciting projects has been the \$10 million renovation of the Silver Spring Neighborhood Center (SSNC) facility and construction of the new Milwaukee Public Schools (MPS) Browning Elementary School at Westlawn. Though this partnership among the Housing Authority, SSNC and MPS, the benefits of each agency are combined to better serve Westlawn residents and the larger neighborhood. The grand opening was occurred June 13, 2003.

The Housing Authority is proud of the role it played in the design and construction of the Todd Wehr Community Center, Metcalfe School, and Fitzsimmons Boys & Girls Club at 35th Street and North Avenue. It is another example of multiple agencies pooling together its resources to better serve the community.

As you can see, the Housing Authority is not just about dwelling units. In the past few years, we have developed over 400,000 square feet of community centers and schools.

The Housing Authority also works with other government agencies. The Assistant Secretary for Aging visited our Lapham Park Venture, and in 2002 we were awarded a Homeland Security grant by the US Department of Justice.

Our involvement in HUD's HOPE VI program continues to be one of the Housing Authority's biggest successes. In the past 10 years, the Housing Authority has brought in more than \$100 million from this program to revitalize some Milwaukee's most distressed housing developments. In the process, the Housing Authority has been recognized as a national model representing the best efforts of the HOPE VI program.

Hillside Terrace is our first HOPE VI site, transforming a concrete wasteland into the lovely community you see today. Selective demolition of buildings allowed us to reestablish through streets and connect Hillside to the rest of the neighborhood. Building exteriors and interiors were remodeled, and concrete hardscape was replaced with greenscape. The Hillside Family Resource Center was extensively remodeled and expanded, accommodating a wide variety of social service programs.

Parklawn is our second HOPE VI site. In addition to physical improvements to the existing buildings and infrastructure, we also built a state-of-the-art, wireless technology-based school in partnership with Johnson Controls. The Central City Cyberschool stands in the middle of Parklawn serving our residents and the larger neighborhood. We also created Monument Park to commemorate Parklawn's history from its beginnings through the WPA and Federal Arts Project to the recent HOPE VI revitalization. The final phase is a subdivision of 20 single-family homeownership units located within Parklawn. Construction is nearly complete, and 3 homes have already been sold with offers pending on 7 more.

Lapham Park is our third HOPE VI site. Here we took a different approach, choosing to totally demolish the existing family rowhouses and constructing new townhomes, to be named Carver Park. Austere, concrete-bound bunkers gave way to graceful homes with porches and landscaping. The Housing Authority is particularly proud of the handicapped accessibility features of the buildings and the site.

The Housing Authority is committed:

- to universal design principles to accommodate the greatest variety of people and their needs
- to building community through good design
- to keeping sight of our primary concern, that is our residents
- to involving residents in the design process
- to supporting resident-owned businesses
- to supporting the community at large, such as the efforts of the Milwaukee Community Service Corps

The Housing Authority has several very exciting and challenging projects for the rest of 2003 and further into the future. Planning and design are underway for revitalization of Highland Park, our fourth HOPE VI site. This \$30 million project includes complete demolition of the existing structures and construction of a new 114-unit midrise for the elderly and handicapped, 16 single-family homes on site, and 40 single-family homes off site. Completion is scheduled for 2005.

We will be demolishing the Convent Hill highrise and constructing a new 120-unit midrise for the elderly, 48 townhome units, and a retail component. This is a \$25 million project with completion scheduled in 2006. All this will be in the midst of the Park East Corridor, ensuring that the Housing Authority maintains a presence in the downtown area and plays a significant role in the revitalization efforts.

Earlier this year, the City of Milwaukee was awarded a Job Corps site by the Department of Labor, with the Housing Authority serving as lead agency. The site will be on Milwaukee's south side on College Avenue. It will include \$28 million in construction \$10 million annually in programming and operations.

Did you know?

- the Housing Authority has an annual operating budget of \$26.5 million, of which \$15 million in rent revenues
- the Housing Authority will administer \$69 million over all programs in 2003
- in the last 10 years the Housing Authority was responsible for \$250 million of new construction and modernization and that through the efforts of our Contract Services Manager emerging businesses have received nearly 25% of Housing Authority business
- Rent Assistance participants and public housing residents total 30,000 people, or 5% of the population of the City of Milwaukee

All this is possible only with the hard work and good will of more than 250 employees. Their efforts make Milwaukee a great place to live and make the Housing Authority truly home.