

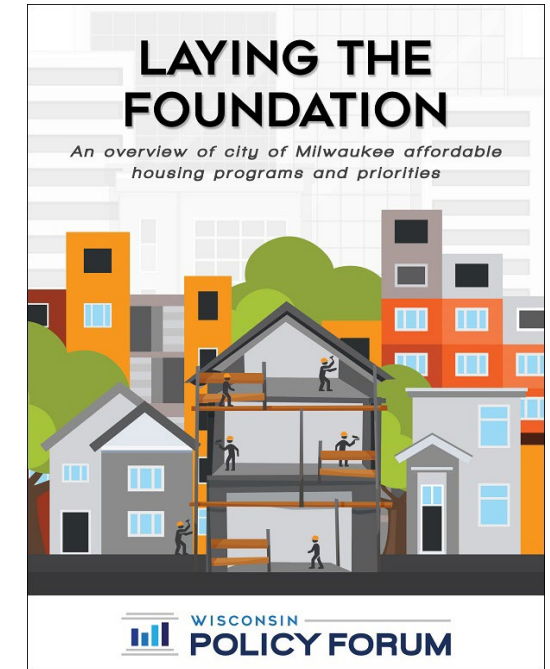
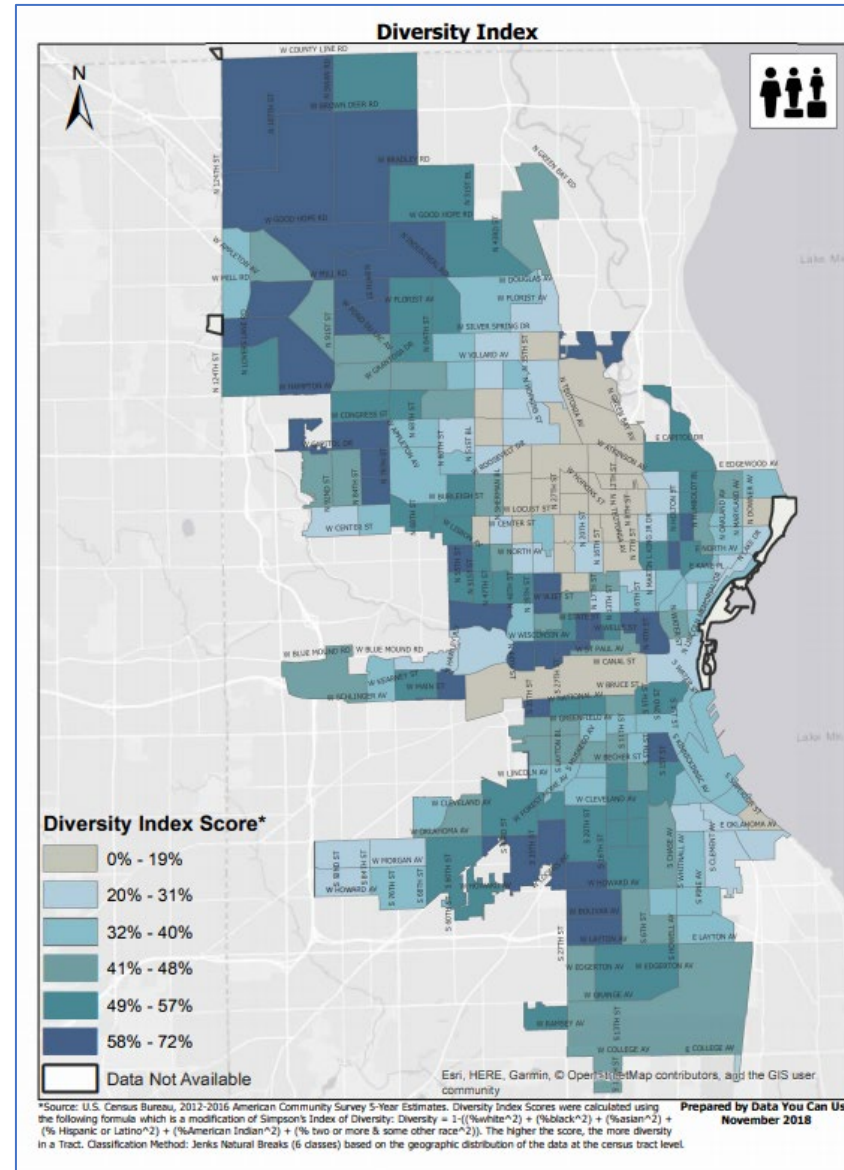


Developing an Affordable Housing Plan

Community Development Alliance

Community Development Alliance

- Founded in 2010
- CDA's **vision** is that every Milwaukeean and their neighborhood is thriving.
- 2020 CDA aligned on housing issues.
- Recent housing activities have included the MKE Indicators, policy reports, quarterly meetings, and capacity building trainings.



Community Development Alliance

- **Opportunity:**

- Position CDA to provide housing funders with an opportunity to plug-in to a **shared strategy**, shared measurement, mutually reinforcing activities and continuous communication.
- Expand governance structure
- Communicate, engage partners
- Hire an executive director to drive alignment and accountability



Why Collective Impact

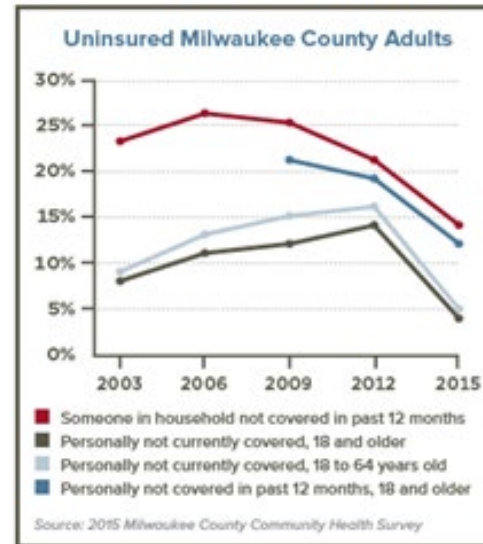
- Collective Impact has been a tool used at the neighborhood, regional and international level to make meaningful impact.
- The start of collective impact is a **shared agenda**, which is why a collective affordable housing plan is needed.

What is Bihar infant mortality rate?



Source: India's Economic Survey: Human Development Indicator

DATE	VALUE	CHANGE, %
2017	35	-7.89 %
2016	38	-9.52 %
2015	42	0.00 %
2013	42	-27.59 %
2007	58	-4.92 %
2005	61	



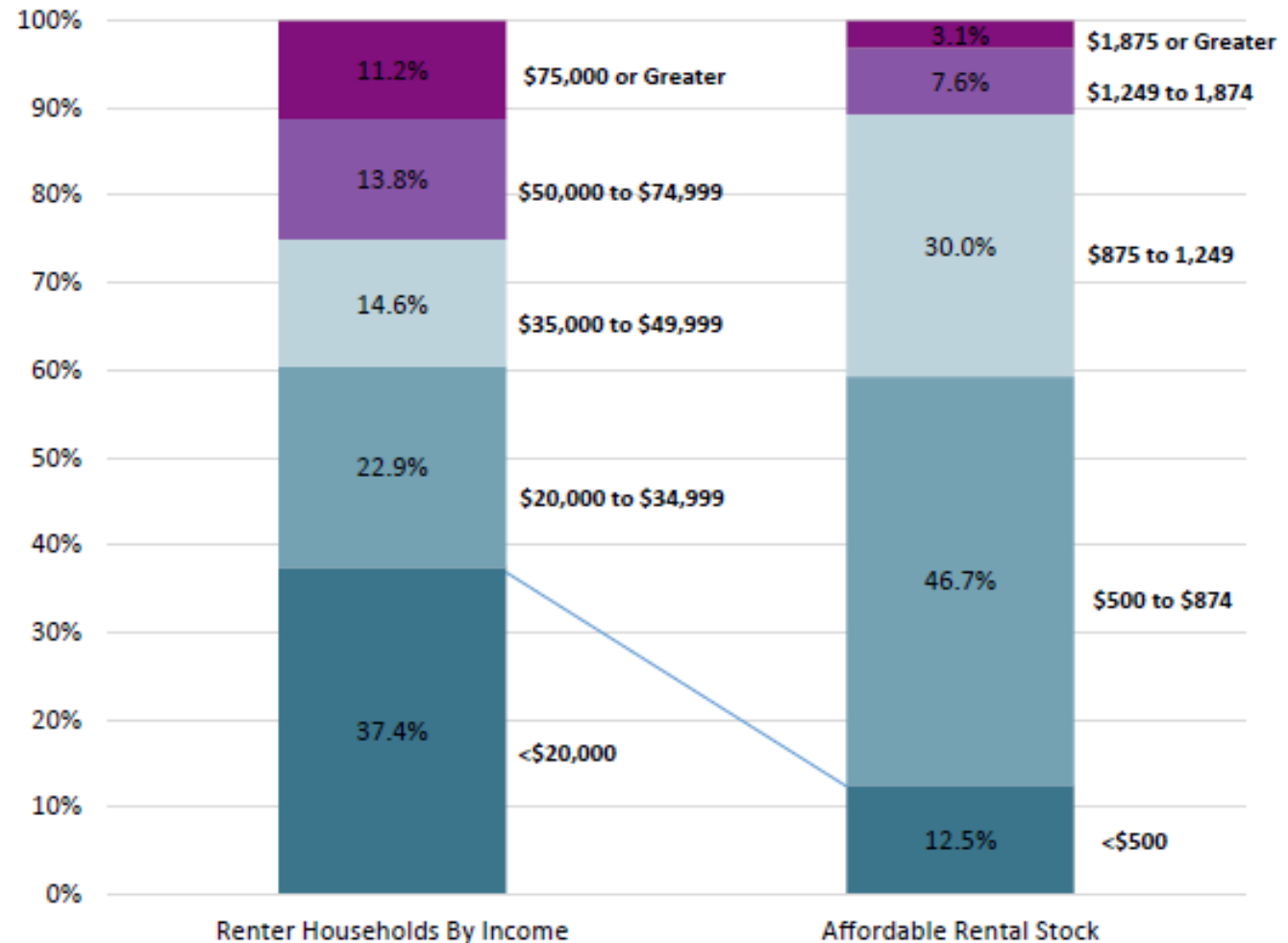
MILWAUKEE HEALTH CARE
PARTNERSHIP



Why Housing

- Housing is typically the largest expenditure for any family, especially for working families. In Milwaukee there is a huge gap between the number of families that can afford \$500 a month rent, and the number of units available.
- The recent City of Milwaukee Affordable Housing Report estimates that there is a shortage of 33,365 of these units.

Chart 4: Demand and Supply of Affordable Rental Units by Household Income in the City of Milwaukee, 2017

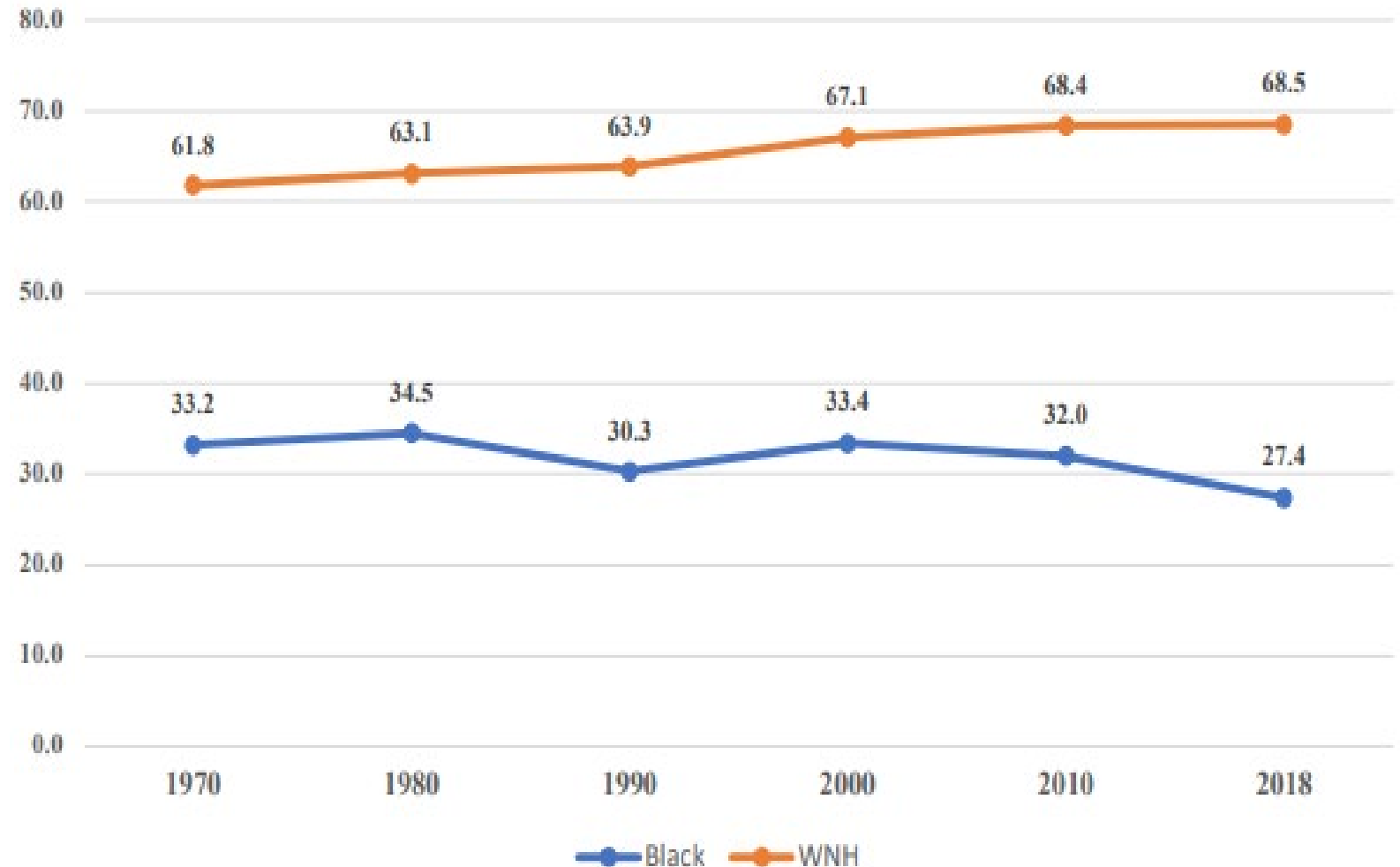


Source: 2017 5 Year ACS Tables 25074 and 25063

Why Housing

- Homeownership is a primary tool in developing wealth. There is a huge racial equity gap in homeownership in Milwaukee.
- The recent State of Black Milwaukee Report indicates that Milwaukee is the 2nd worst metro area in the United States for homeownership by Black Families.

Homeownership Rates By Race:
Metro Milwaukee: 1970-2018



80% AMI
\$67,050

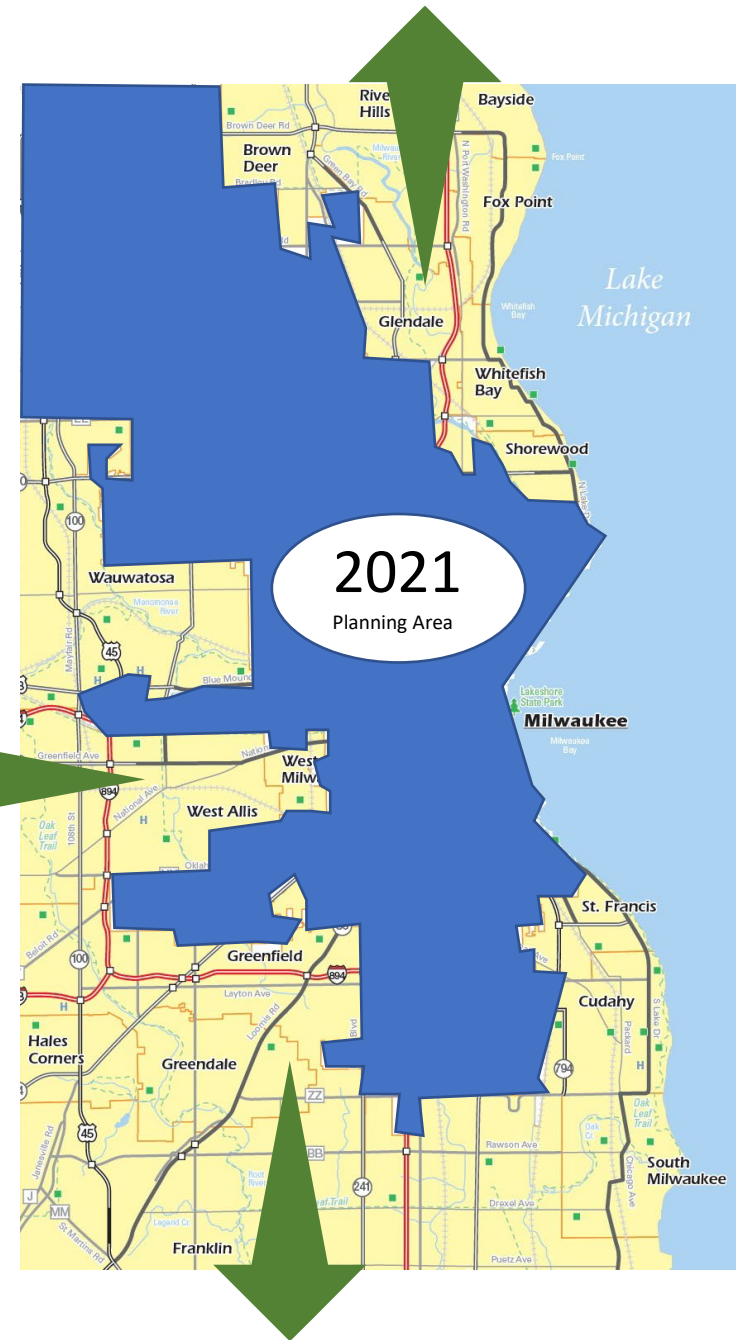
20% AMI
\$16,763

Market Strategies
(out of scope)

Milwaukee
Affordable
Housing Plan

Continuum of Care
Planning & Strategies
(out of scope)

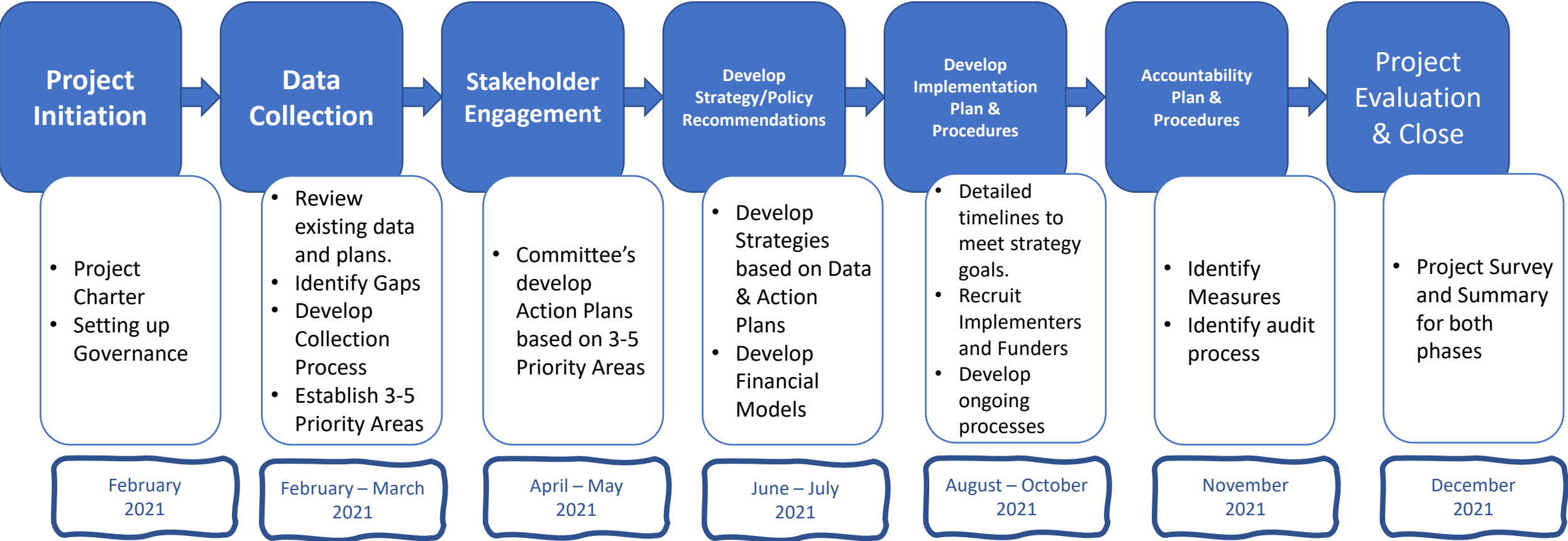
Future
Planning



Milwaukee Affordable Housing Plan - Process

Phase 1 Planning Process – 6 Months

Phase 2 Planning Process – 6 Months



Collective Affordable Housing Plan



Executive Committee

1. Resident Liaison: Danell Cross
2. City of Milwaukee, DCD: Lafayette Crump*
3. City of Milwaukee, HACM: Tony Perez
4. City of Milwaukee, CDBG: Steve Mahan
5. Milwaukee County: Jim Mathy
6. WHEDA: Joaquin Altoro
7. LISC: Theo Lipscomb
8. GMC: Julia Taylor
9. GMF: Kathryn Dunn/Janel Hines*
10. ZFF: Gina Stilp*
11. NMF: Eric Christophersen/Audra Brennan*
12. Bader Foundation: Frank Cumberbatch*
13. Healthcare Rep: Bridget Clementi

* CDA Funder/Funder's Council Member

Program Committee

1. Resident Liaison: Jarrett English
2. DCD: Sam Leichtling/ Maria Prioletta
3. HACM: Kaylin Nuss
4. City of Milwaukee, CDBG: Jason Boothe
5. Milwaukee County: David Cialdini
6. WHEDA: Jeff Towne
7. LISC: Matt Melendes
8. GMC: Tony Panciera
9. GMF: Kermiath McClendon/ Darlene Russell
10. ZFF: Irma Yopez/Erin Frederick
11. NMF: LaQuondra Shaw
12. Bader Foundation: TBD
13. Healthcare Representative: TBD

Executive Committee

Primary stakeholders that advise the planning process and approve the final plan for submission to respective organizations and governing body.

- Champions of the Housing Plan
- Accountability for Plan
- Modifications to Strategy

Program Committee

Individuals that represent organizations on the Executive Committee that have subject matter expertise in funding affordable housing.

- Advise Housing Plan as SMEs
- Plan Quarterly Member Meetings
- Advise other CDA Projects

Funder's Council

Subset of Executive Committee that co-funds administrative and planning costs of CDA to function as backbone organization of housing funders' collective impact efforts.

- Approve Budget & Contracts
- Accountability between meetings
- Hire Executive Director

CDA Members

Individuals that represent a broad range of housing providers, producers, counselors, research, resident, and other stakeholder organizations that gather quarterly.

- Advise Housing Plan
- Participate in Action Committees
- Champion and Implement Plan

Expectations of Each Other

Values

We have been brought together because we have shared values of

- Racial Equity
- Engagement
- Transformation
- Urgency
- Collective Impact
- Learning



Planning

Collectively we will have an open and honest conversation about what is working, what is not, and what are our top priorities are around affordable housing



Accountability & Learning

Together we will share and learn with one another. We will hold one another, and our partners, accountable by utilizing data to track progress towards our collective goals and making strategy adjustments as necessary to meet those goals



Champion

Individually and as a group we will champion the collective plan within our own organizations and jointly seek opportunities to expand resources

