



Managing the Essential Link: Affordable Housing & Economic Development

International Economic Development Council
Wyman Winston - August 17, 2017

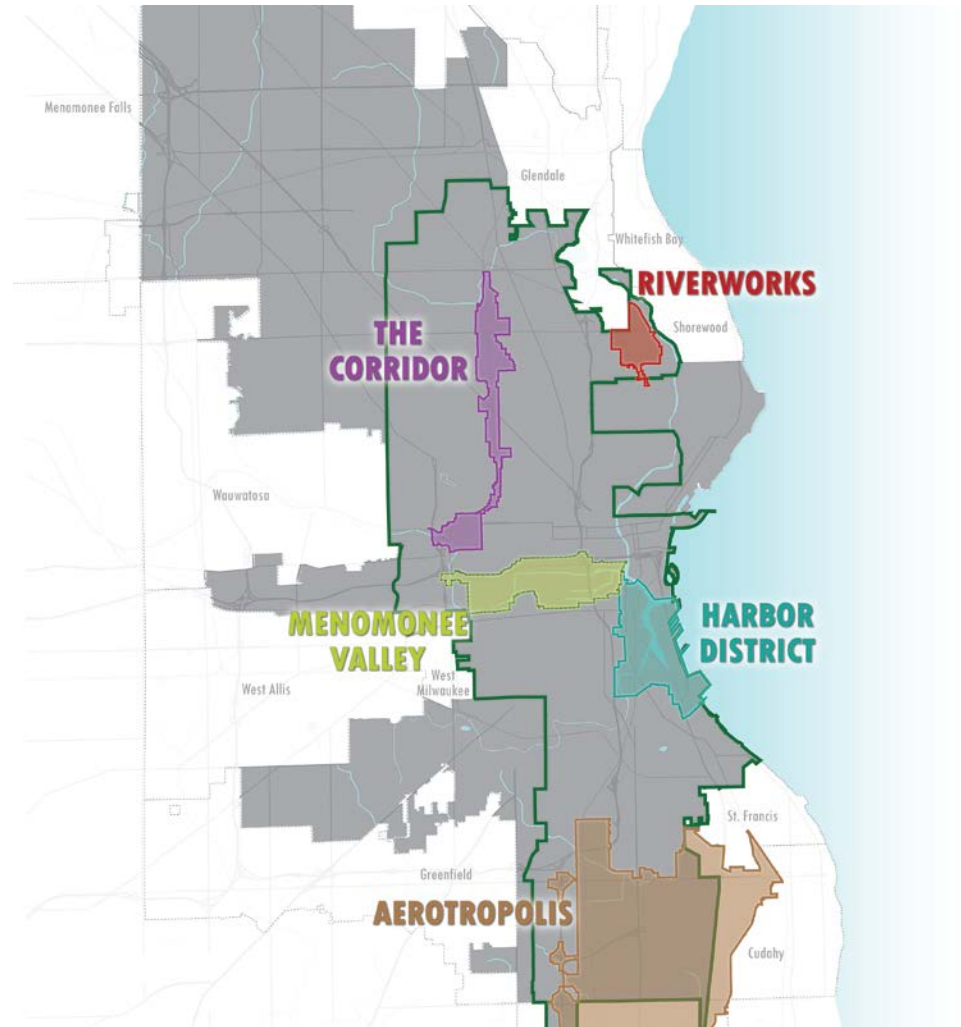


Transform Milwaukee

A **public-private initiative** focusing on an industrial, residential & transportation corridor connecting:

- 30th Street Corridor
- Riverworks
- Menomonee Valley
- Harbor District
- Milwaukee Aerotropolis

Transform Milwaukee **aims to restore** industrial output, create jobs, address the city's large inventory of foreclosed properties and create a sustainable solution to rainwater run-off.



TRANSFORM MILWAUKEE

5 KEY STRATEGIES

Use new and existing financing resources to expand business development and spur job creation.

Make neighborhoods more desirable for housing and business development.

Increase job training, skill enhancement and educational opportunities by fostering partnerships.

Prevent future flooding.

Direct resources to establish intermodal transportation infrastructure - water, air, rail and highway.

THE 6 EXPECTED RESULTS

Generate \$200 million in development over a two-year period that began in May 2012. Over \$475M in development to-date.

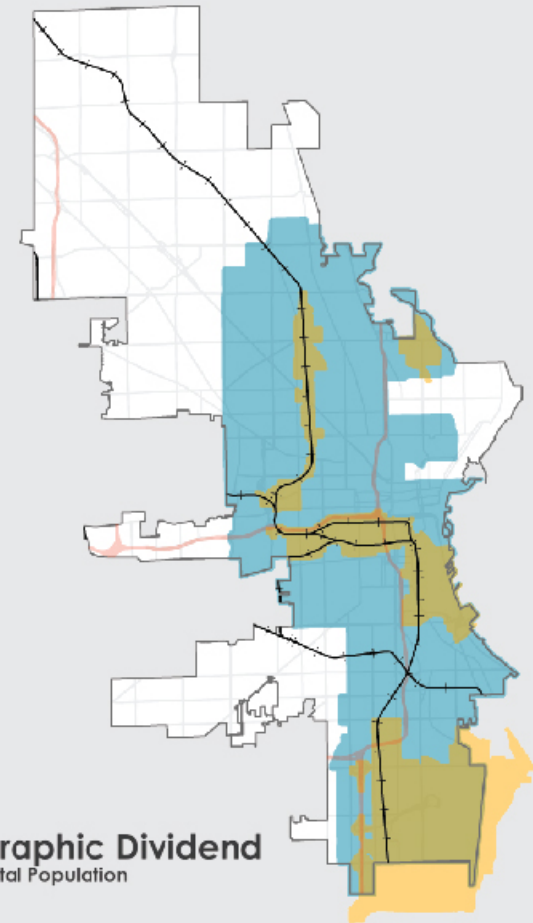
Improve unemployment levels.

Diversify and strengthen local property values, housing stock, retail businesses and manufacturing facilities.

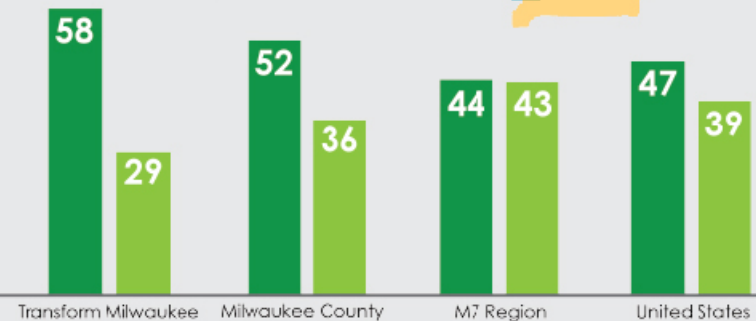
Remediate longstanding flood issues.

Unite Transportation networks to boost the shipment of goods and commodities to national and global markets.

Decrease the city's reliance on social service assistance while increasing state and local revenues.



Demographic Dividend
Percent of Total Population



Population Under 35
Population Over 45

WHEDA HOUSING INITIATIVE AT WORK!

CIRCLE OF ECONOMIC EMPOWERMENT



WORKFORCE TRAINING

- » Trains people with criminal and challenging backgrounds to perform demolition work, roofing, siding, and union trades.
- » Customized MATC curriculum designed specifically for trainees.
- » Field work for trainees in their chosen trade: carpentry, electrical, plumbing, and HVAC.
- » Graduate with MATC certificate with college credit and hands-on field work in specific trade provided by subcontractors.

THIS WILL PROVIDE A SOLUTION TO **REBUILD, REVITALIZE AND IMPROVE** THE QUALITY OF LIFE FOR FAMILIES LIVING IN THE MOST CHALLENGING PARTS OF MILWAUKEE. THIS IS GOOD ECONOMICS FOR THE CITY, STATE, AND REGION.

“Housing is where jobs go to sleep at night” – Allan Kingston

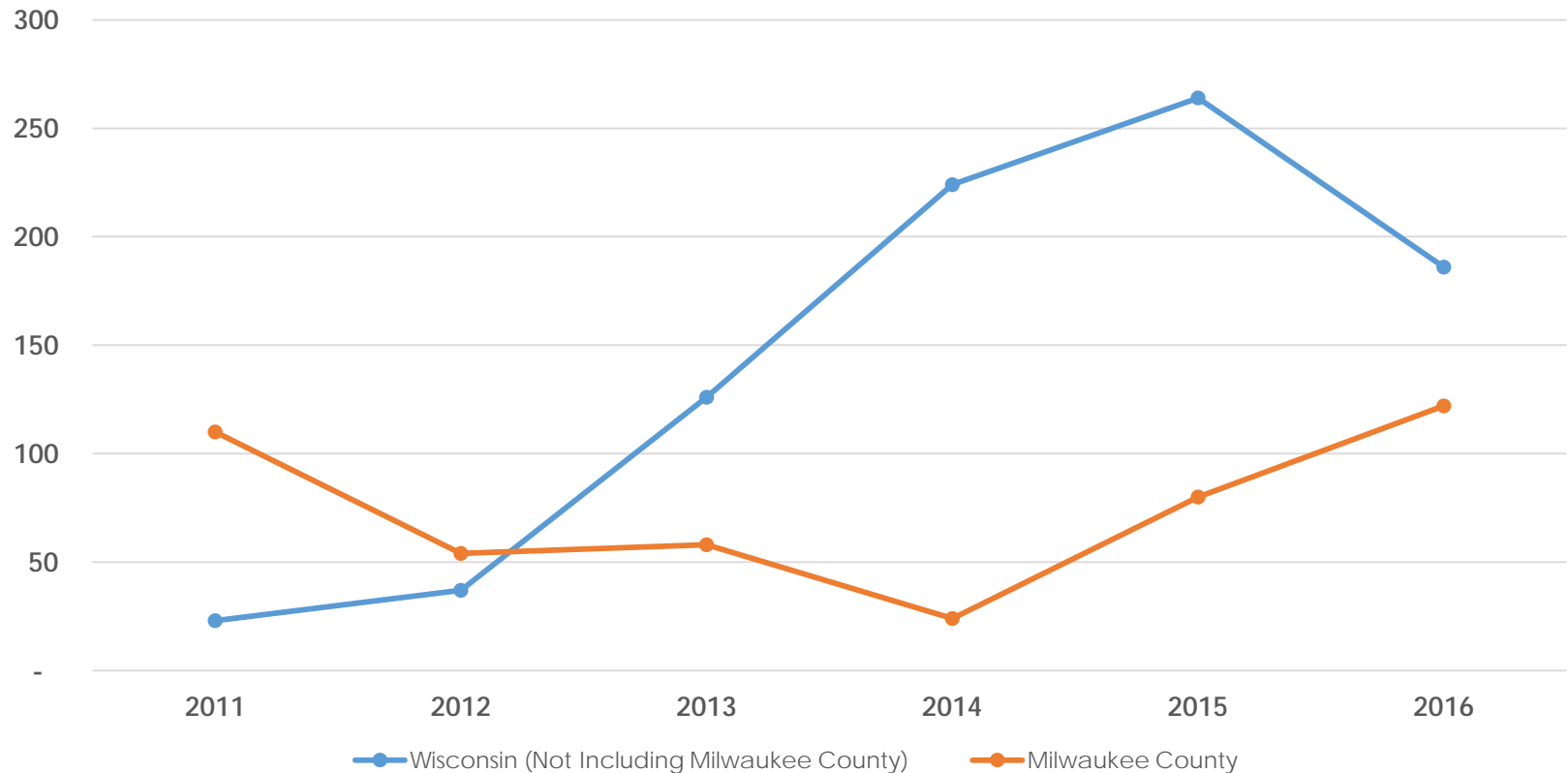


+1 job = +1 home and +1 commute

Affordable housing is where essential urban jobs go to sleep at night
“People who make the city work” should live in the city where they work

- **1 = 1 + 1**
 - Add +1 job to your urban economy ... and you
 - Add +1 home ... and in turn
 - Add +1 weekday round-trip commute
- **H + T = 60%**
 - Housing cost plus transportation = 60% of household budget
 - If one goes down, the other goes up
- Ergo, community development is:
 - Economic development & Transportation & Housing
 - (Ampersand denoting essential interconnectedness)
 - Grow E without T and H → a dysfunctional city

WHEDA Supportive Housing Units Created 2011 - 2016



Key Principles of Housing First

- Immediate Access to Housing
- No Barriers
- Recovery Oriented Case Management
- Autonomy - Personal Choice – Self-Determination
- Individualized Approach
- Support-Driven Care
- Social & Community Integration
- Community Development

Coordinated Entry for Permanent Housing

- Coordinated Entry streamlines into services.
 - Assessment for need and vulnerability.
 - Prioritization of people based on need.
 - Ensuring only those eligible get the service.
 - Review of people currently utilizing services to ensure they still need it.
 - Focus on prevention and diversion.
 - Collaboration with Milwaukee County's plan to end chronic homelessness.

Impact: Local Emergency Services

- Psychiatric hospitalizations = 100x more often for Chronically Homeless individuals.
- Any hospital stay = 4x longer for Chronically Homeless individuals.
- Behavioral Health Division Psychiatric Crisis Services = **\$605.00** per visit (non-admission).
- Behavioral Health Division Psychiatric Crisis Services = **\$1,829** per visit (admission).
- Behavioral Health Division Detox Medicaid Cost = **\$506** per visit.
- Behavioral Health Division Crisis Mobile Medicaid Cost = **\$1,245.**
- Behavioral Health Division Psychiatric Inpatient Medicaid Cost = **\$2,145.**
- Average Emergency Room Medicaid Cost = **\$2,235.**

Housing First residents utilized crisis mental health services significantly less during their first year in housing.

Compared to the previous year spent homeless, during their first 12 months in housing, Housing First resident utilized 539 fewer mental health crisis services resulting in a cost savings of more than \$714,600.

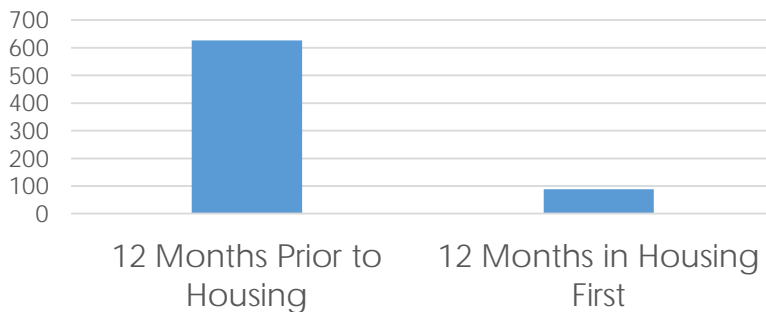
42 additional programs were utilized at lesser rates.

Top 4 Utilized Programs:

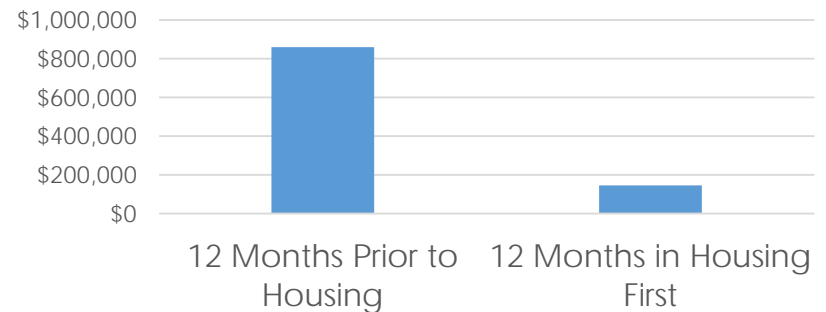
- Crisis Mobile
- Detox
- Psychiatric Crisis Services
- Inpatient Services

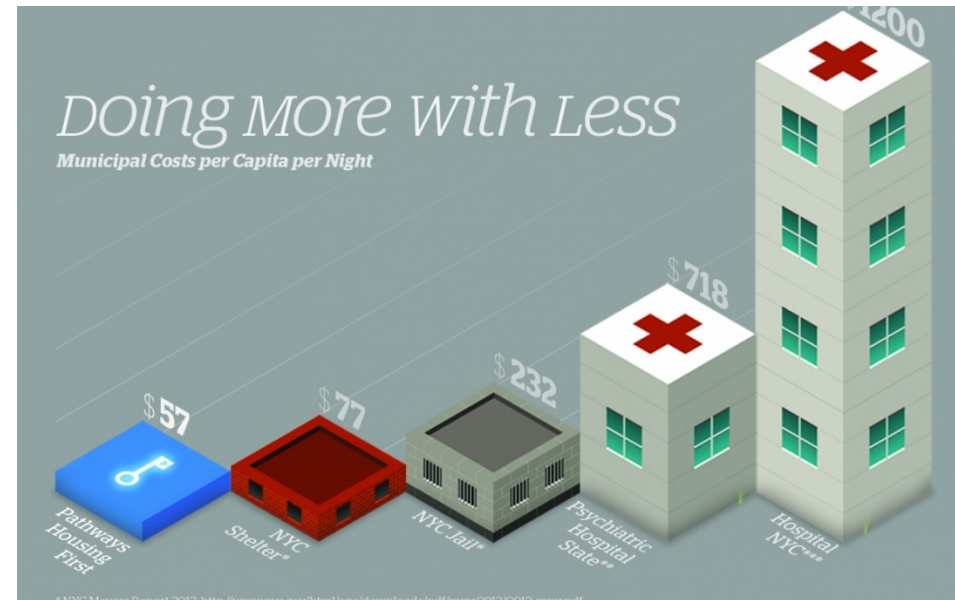
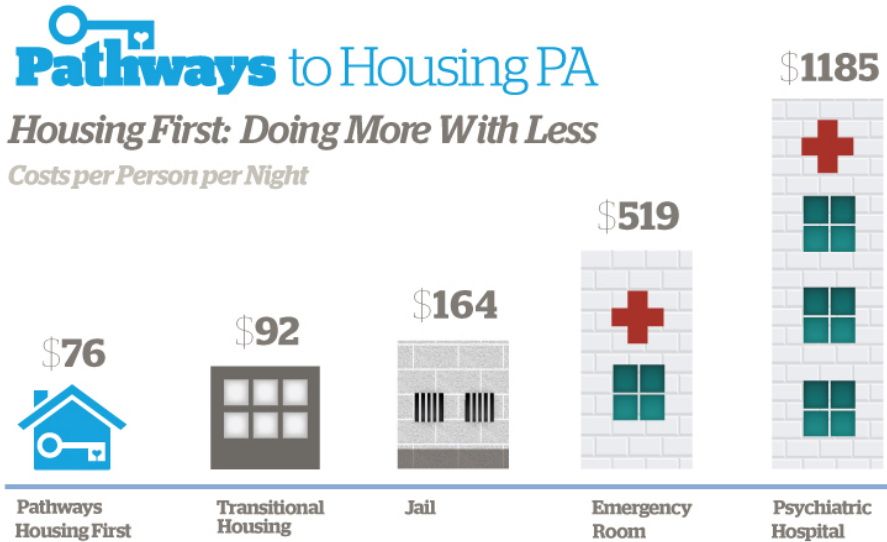
Previous Year: 627 episodes; \$860,985
Year in Housing: 88 episodes; \$146,347

Mental Health Crisis
Services Utilization
Top 4 Programs



Mental Health Crisis Services
Costs
Top 4 Programs





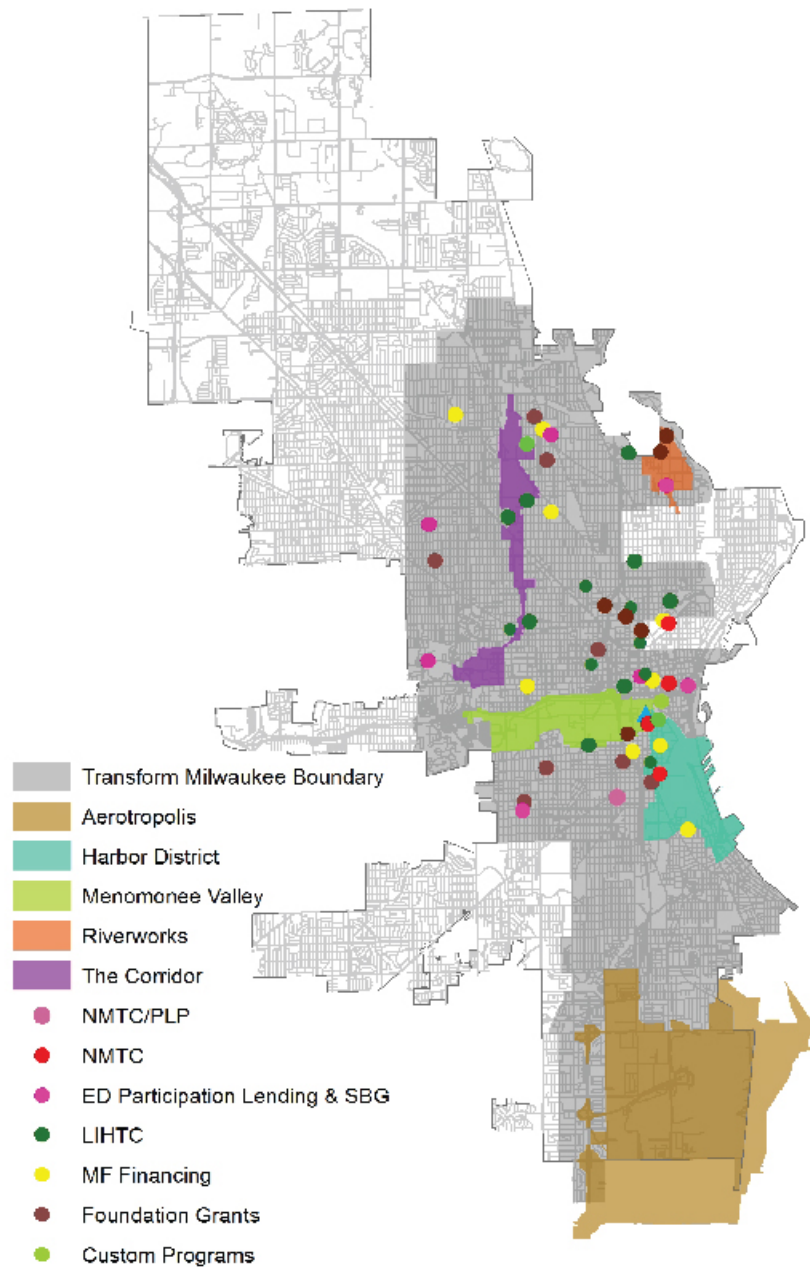
Pathways PA = \$76 per day.

Pathways NY = \$57 per day.

HF Milwaukee = current numbers at less than \$30 per day.

RESULTS TO DATE

Since April of 2012, WHEDA's total investment in Transform Milwaukee has been \$511 million.



Total Project Costs of WHEDA - Supported Investments in Milwaukee 2012-2016

Program	Number of Projects	Total Cost
LIHTC	13	\$131,185,119
Multi-family Lending	10	\$95,402,949
NMTC	6	\$143,664,429
PLP	3	\$30,304,000
TOTAL	32	\$400,556,497

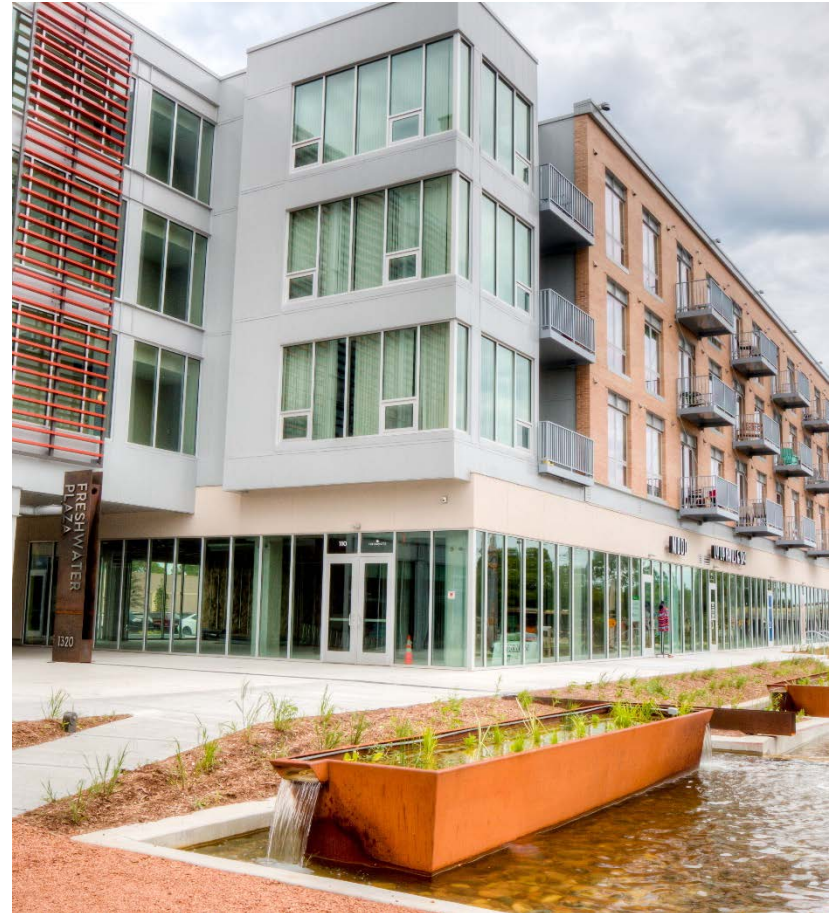
IMPACT ANALYSIS OF WHEDA INVESTMENTS IN MILWAUKEE 2012-2016

Impact Type	Employment	Labor Income	Output Generated
Direct Effect	2,208	\$183,569,575	\$401,733,744
Indirect Effect	1,272	\$63,998,189	\$164,039,923
Induced Effect	1,503	\$73,681,276	\$203,945,649
Total Effect	4,982	\$321,249,041	\$769,719,316

Mercantile Lofts



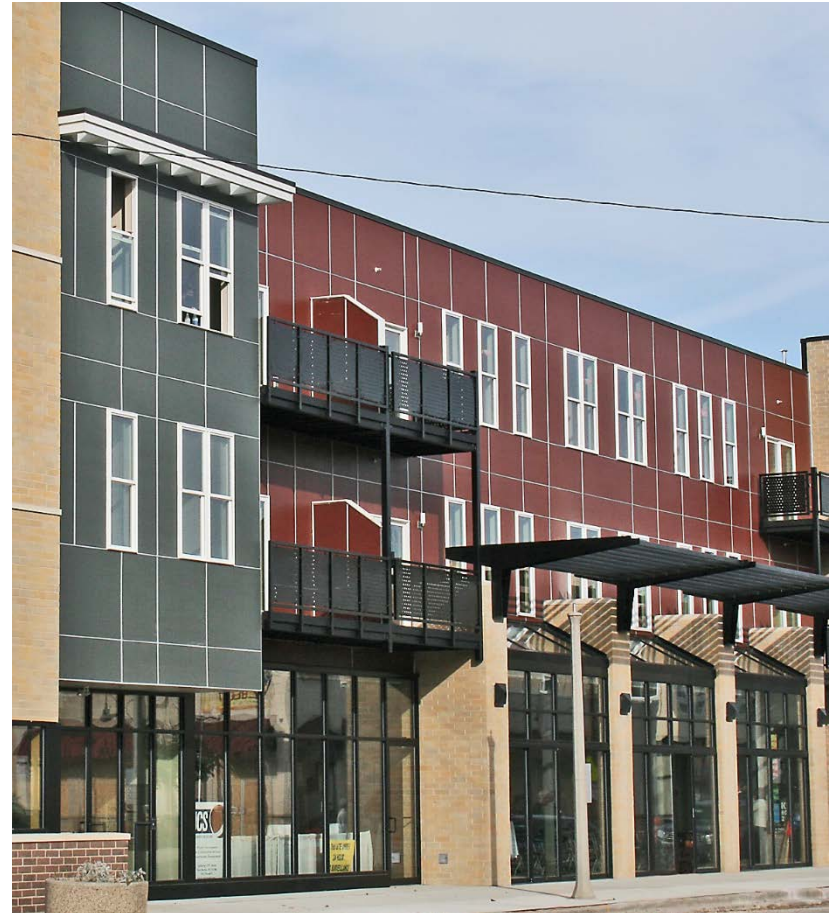
Freshwater Plaza



MKE Lofts



King Drive Commons IV





Thank You!

www.transformmilwaukee.com

www.wheda.com