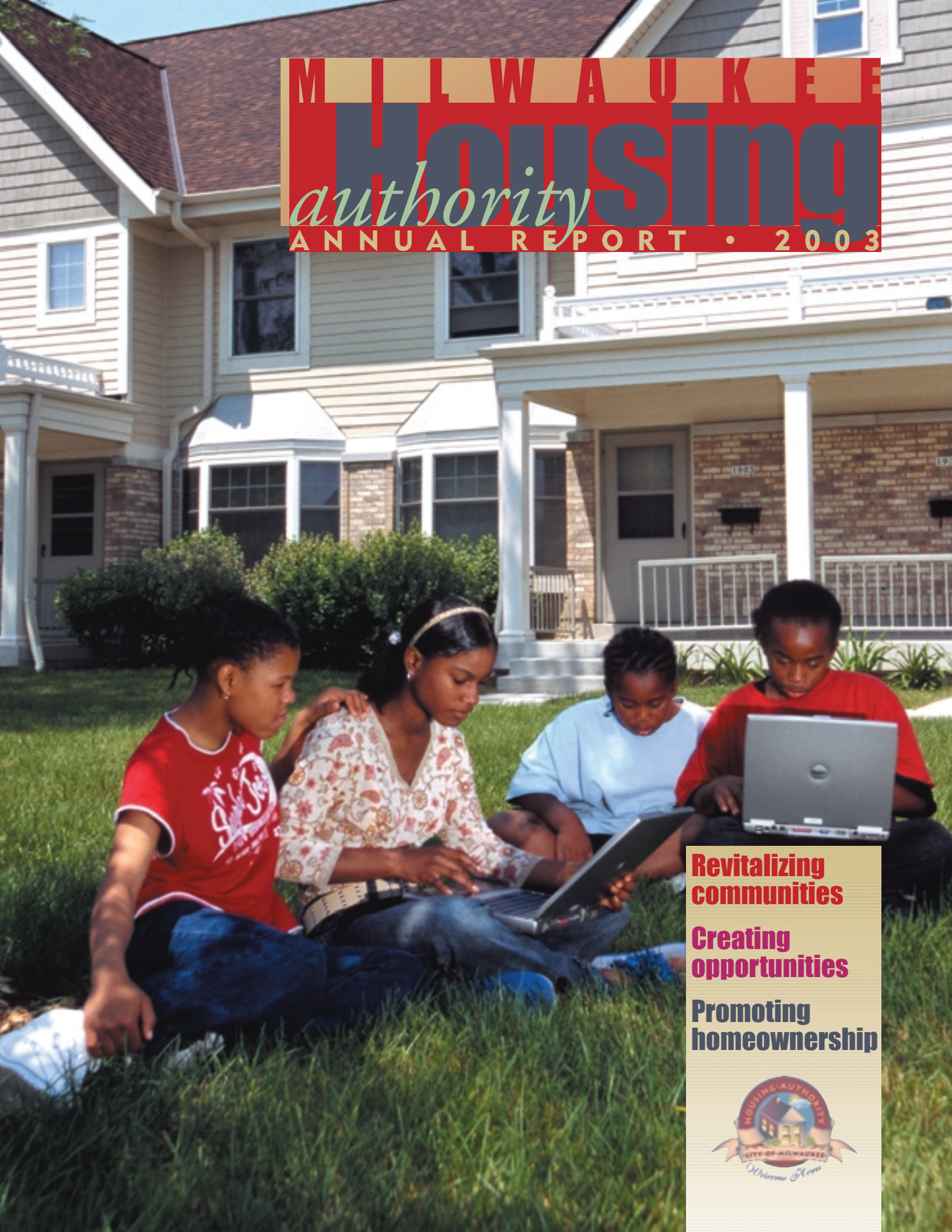


M I L W A U K E E  
**Housing**  
*authority*  
ANNUAL REPORT • 2003



**Revitalizing  
communities**

**Creating  
opportunities**

**Promoting  
homeownership**



## Welcome

I am pleased to introduce this report to the community for the Housing Authority of the City of Milwaukee. It is a leader for its innovation and creativity. It is a proven responsible steward of public housing.



*U.S. Department of Health and Human Services Assistant Secretary Josefina Carbonell touring the Lapham Park Venture, a HOPE VI Community.*

A handwritten signature in black ink that reads "Tom Barrett". The signature is written in a cursive, flowing style.

Tom Barrett,  
Mayor of Milwaukee

*On the front cover:*

*Young residents use laptops provided by HACM's Neighborhood Network program, while relaxing on the grounds of the Townhomes at Carver Park.*



Housing Authorities across the land interpret their mandates in the tradition of safe, affordable and reasonable housing expectations. However, as new vistas open in response to market and societal change, our Housing Authority, HACM as we prefer to call it locally, has made a deliberate attempt to take a road less traveled. We strive to continue to go beyond the basics. Out of concern of our residents' economic potential, educational needs and the value of creating and maintaining healthy neighborhoods, we have implemented a myriad of supportive services. In order to be guided by a different compass, we must foster a powerful esprit de corps between our extremely capable staff, our Mayor, our Board and those residents in leadership roles; in this we are gifted.



I am proud to serve as the Chairman of the finest Housing Authority in this country. The Housing Authority has an active role in redevelopment and revitalization of Milwaukee's central city. Whether we are making improvements in existing units of public housing or creating new living choices, we have a positive impact on surrounding neighborhoods. HACM also uses a collaborative, comprehensive approach. We look for partnerships that will help us in our goal to improve the lives of our residents.



Willie L. Hines, Jr.  
Chairman, Housing Authority Board of Commissioners;  
President, Milwaukee Common Council

## Board of Commissioners

Common Council President  
Willie L. Hines, Jr. – Chairman (left)

(below)

Michael T. Van Alstine - Vice Chairman

Felicia Beamon

Bennie Hearon

Don Richards

Mark Wagner

Filiberto Murguia

I welcome those who by reading our 2003 Annual Report, choose to learn more about us. There are many facets to our story, but one theme: service.

Tony Pérez,  
Secretary-Executive Director  
Housing Authority



## Our Community

The Housing Authority of the City of Milwaukee (HACM) works to build strong communities and increase affordable housing options in Milwaukee, a city with a population of 596,974 people.

HACM is a “high-performer”, based on the U.S. Department of Housing and Urban Development’s assessment of the Section 8 and public housing programs. HACM received scores of 100 and 93, respectively, out of a possible 100 points for each program.

The challenges many Milwaukee residents face with both their housing and income provide us with our mission. Of the total people living in poverty in Milwaukee, about 32% are under the age of 18. Eleven percent are 65 or older.

In Wisconsin, a minimum wage earner (earning \$5.15 an hour) can afford monthly rent of no more than \$268. Fair market rent for a two-bedroom apartment is \$605.

A 2003 study by the National Low Income Housing Coalition states that a full-time worker must earn \$13.23 an hour to afford the rent on a two-bedroom apartment in Milwaukee. That hourly rate translates to a yearly income of \$27,520.

While the vast majority (68.4%) of Wisconsinites live in owner-occupied housing units, Milwaukee’s rate of homeownership is significantly lower at 43.2%. The median price of a home in our area is \$80,000.

It is difficult to define an “average” resident of a housing authority unit. HACM focuses on services to the elderly and disabled, and families.

The typical high-rise resident is a single senior, often with one or more disabilities, living on Social Security and SSI, and with a median yearly income of only \$8,016.



**A full time worker must earn \$13.23 an hour to afford rent on a two-bedroom apartment in Milwaukee.**



Our families are for the most part female single-parent households with an average of two to three children, and with a median annual household income of \$12,031, primarily from wages.



For these economically challenged elderly, disabled and families, the Housing Authority provides quality housing options.

HACM manages 20 developments across the city and more than 500 units of housing as scattered sites. Fourteen of our developments are high-rise complexes that serve the elderly and disabled. The remaining sites serve families.

In total, HACM manages 4,403 units of low-income housing that are subsidized by the U.S. Department of Housing and Urban Development. We administer 5,289 Section 8 vouchers. The Housing Authority also owns and manages 968 units of affordable housing and has developed 32 units of market rate rental housing.

We are proud of the product we provide to our renters, and proud that we are able to encourage homeownership opportunities to help families realize the “American dream”. In 2003, 55 families purchased their first homes through one of two programs HACM offers: the Section 5(h) Homeownership Program, and the Section 8(y) Program.

We ended the year with 575 names on our waiting list for Section 8 housing. 1000 elderly and disabled applicants and approximately 4000 families were waiting for family housing. These numbers are a strong indicator of the level of need for affordable housing. They are a constant reinforcement of our mission to provide quality housing as well as accessible affordable housing to the thousands who need it.



# Creating Opportunities

## Revitalizing Neighborhoods

Since 1993, over 1000 units of HACM housing were revitalized using four federal HOPE VI grants totaling \$110 million. Work in 2003 focused on Parklawn Homes and the rehabilitation of the Highland Park development.

### Parklawn Homes

In 2003, ground was broken for a new subdivision called Parklawn Homes. Parklawn Homes is a grouping of 20 single-family dwellings within the revitalized Parklawn Housing Development.

By introducing market-rate homeowners into what had been a low-income housing development, the Housing Authority was able to achieve a mixed-income neighborhood at Parklawn as well as bolster the property values of adjoining single-family neighborhoods.

“Milwaukee’s success proves that these grants go a long way in helping Wisconsin and Milwaukee residents obtain affordable housing,” said Wisconsin U.S. Senator Russ Feingold.

**“These grants go a long way in helping Wisconsin and Milwaukee residents obtain affordable housing.”—  
Sen. Russ Feingold (D) Wisconsin**



*Michael Liu, Assistant Secretary of the U.S. Department of Housing & Urban Development presenting a key to Ernest Hill, a Housing Authority resident turned first-time home owner.*

### Highland Park

The transformation of the Highland Park housing development includes the construction of a new 114-unit accessible mid-rise and 86 single family homes: 56 rental and 30 market-rate for sale to owner occupants. The overall plan includes reconnecting Highland Park to the surrounding community by cutting several new through streets into the existing site, and rebuilding a smaller, less dense and considerably greener neighborhood. Forty of the 56 rental units will be built in the surrounding community to complement other neighborhood revitalization activities.



*Rendering of the Highland Mid-Rise*







*The "Dreamers' Wing" sculpture, created with the help of Browning students, graces the front of the SSNC/Browning Elementary School.*

## **Silver Spring Neighborhood Center/Browning Street School**

The Milwaukee Public Schools Office of Neighborhood Schools, the Silver Spring Neighborhood Center (SSNC), the Housing Authority of the City of Milwaukee, the Westlawn Resident Council, neighborhood residents, businesses, and volunteers formed an exciting partnership that led to the construction of a new neighborhood elementary school and a completely rebuilt SSNC. Browning School opened in September of 2003. It serves 570 students, kindergarten through fifth grade.

The new school replaced the former Browning school located at North 76th Street and West Silver Spring Drive. It

offers programs and services that neither MPS nor SSNC can provide on its own. By sharing space and programming resources, Browning and SSNC will save money, reduce duplication of services and expand programming.

A public art project (funded jointly by the Milwaukee Arts Board and the Housing Authority) graces the entrance to the SSNC/Browning facility. It is a sculpture created with the participation of SSNC members, Browning students, and Westlawn residents. The sculpture captures their hope and spirit of collaboration. It is aptly titled "Dreamers' Wing".

## **Accessibility**

Parklawn Homes, the new 20-unit, single-family subdivision developed by HACM is 100% visitable, adaptable to full accessibility, and located in the middle of a public housing development.

IndependenceFirst, a local non-profit agency working with people who have disabilities of all types, partnered with the Housing Authority in this project. Even the two-story units, while initially only visitable, can be adapted to full accessibility by the addition of an elevator or stair climber. An accessible bathroom is provided on the first floor. These homes will change with the needs of the individual owner. The width of all doors and halls will allow easy movement of wheel chairs or other appliances.



*IndependenceFirst collaborating with the Housing Authority on incorporating Universal Design principles at the Parklawn Homes.*



## Promoting Homeownership

Housing Authority staff promote home ownership through partnerships with HUD, home buying counseling agencies, Select Milwaukee, and local lenders. HACM has assisted more than 200 families become first-time homebuyers and returned over \$3 million to the city's tax base.

Eligible public housing residents may purchase vacant, single-family homes from HACM's scattered sites inventory. 134 public housing families have become homeowners since this program began, with 22 of these sales in 2003.

Fifty-five Section 8 families (33 in 2003) have used their housing assistance payment toward mortgages of single-family homes in the City of Milwaukee.

HACM also provides one-time grants of up to \$500 for closing and related costs for eligible homebuyers who do not qualify for HUD-subsidized homeownership programs and purchase a home in the city of Milwaukee.

## Employment

### Strategic Alliance

The Strategic Alliance is a partnership between HACM and employers in high growth industries that offer stable employment, family-supporting wages, and benefits. Housing Authority residents hired through the Strategic Alliance have an 81% retention rate after two years, and 33% of residents interviewed are offered employment versus 20% from the general applicant pool. The success of the Strategic Alliance is partially attributable to HACM's two full-time Resident Employment Coordinators, who offer intensive individual and group activities that provide Strategic Alliance partners with a prepared and motivated workforce.



### Milwaukee Community Services Corps

HACM works with the Milwaukee Community Services Corps (MCSC) to provide job opportunities for public housing residents, ages 18 to 23. The work focuses on tasks that improve conditions for the community, such as infrastructure or redevelopment activities.

In 2003, for the first time, the Corps had an all-female crew that focused on providing women the confidence they need to secure future employment. The Corps has a placement rate of 75%.

*Members of the Milwaukee Community Service Corps are pictured above, along with: bottom row, left to right, Chris Litzau, Executive Director of the Corps, David Roosevelt, grandson of President Franklin Roosevelt and Eleanor Roosevelt, and Tony Pérez, Secretary-Executive Director of the Housing Authority.*



*Milwaukee's Business Journal focused an article on HACM's employment programs for residents.*





## Emerging Business participation

HACM actively promotes the growth and development of emerging businesses (minority and women-owned). In 2003, HACM contracts resulted in \$6,197,356 of emerging business reinvestment in the community.

## Education

### Highland Park Initiative

HACM hired a full-time educational coordinator as part of the Hope VI grant at Highland Park. The Educational Coordinator meets with every Highland Park school-age student, their parent or guardian, teachers and principals to develop and implement academic goals and objectives. An interagency agreement with the Milwaukee Public Schools permits sharing of attendance and academic achievement to monitor the students' progress, which is used to assess the effectiveness of this pilot project.

### Neighborhood Networks

Neighborhood Networks provide access to computers and the online world. HACM currently has two Neighborhood Networks, with funding from HUD, at Hillside Terrace and Townhomes at Carver Park. Residents are able to access job postings, set-up and access e-mail accounts, and design web pages. A Network Coordinator helps residents use the technology to its fullest potential.

**We're on the Web at  
[www.hacm.org](http://www.hacm.org)**

## Job Corps

HACM worked closely with public and private sector partners to obtain a Job Corps site in 2003 for the City of Milwaukee. It will serve approximately 300 economically disadvantaged youth annually. The Department of Labor will spend approximately \$28 million for construction of the Job Corps campus, which will include a childcare facility, dormitory, recreation building, cafeteria and classrooms.



*The Neighborhood Network includes accessible features such as desks that raise and lower to accommodate wheelchair users.*





## Central City Cyberschool

The Cyberschool is a \$7 million state-of-the-art technology school created through a partnership with HUD, Johnson Controls and HACM. The Cyberschool, located at the Parklawn Housing Development, is a city of Milwaukee charter school serving 350 students in grades K5 through 8.

The instructional design integrates the "Anytime, Anywhere" approach of laptop learning as facilitated by Microsoft, with a wireless system. Each student and teacher has a laptop computer, which are also linked to SMARTBoards. The Cyberschool is the only "Anytime, Anywhere" learning school in a public housing community.

## Scholarships

The Housing Authority provides scholarships to adult residents of public housing who are pursuing post-secondary education. Since 1998, over \$248,000 in scholarships have been awarded to 131 residents. In 2003, 24 scholarships were awarded. Residents are enrolled in the University of Wisconsin – Milwaukee, Marquette University, Milwaukee School of Engineering, Alverno College and several universities and colleges out of state.

## Partnerships

Our education and employment programs have partnership components. It is in the area of Community Services, however, where experienced partner agencies bring in targeted support services to low-income families and to low-income elderly and disabled residents. These services range from help in money management and youth activities to health care services provided onsite.

## Lapham Park Venture

The Lapham Park Venture is an award-winning collaboration of practitioners in gerontology, housing, medical arts and social services that help elderly residents age in place and saves taxpayers

*U.S. Department of Education Under Secretary Eugene Hickok at the Parklawn Central City Cyberschool, a HOPE VI Community.*



over \$1 million annually in Medicaid nursing home costs. The Lapham Park high rise was renovated to include a clinic, pharmacy, and exercise room. Partner agencies provide a continuum of on-site services, which are used by 97% of the residents.

## Wisconsin Women's Business Initiative Corporation

In 2003, 36 families participated in WWBIC programs, and 17 families opened Individual Development Accounts to save for homeownership.



## Hillside Family Resource Center

Located on-site at the Hillside Terrace Family Housing Development, the Resource Center is a hub of programs that promote self-sufficiency for families and children. Maximus, a W-2 (Wisconsin Works) agency, is located at



*Pictured above is the Hillside Family Resource Center.*

the Resource Center, as are Day Care Services for Children, the Milwaukee Area Technical College Learning Lab, the Hillside Resident Council Offices and the Milwaukee Boys and Girls Club.

In 2003, the Housing Authority welcomed the Westside Health Clinic as a new partner at the Resource Center.

## Friends of Housing

Friends of Housing is a partner with the Housing Authority at Townhomes of Carver Park and Highland Park, both mixed-income HOPE VI communities. Friends, in partnership with the Housing Authority, formed a Limited Liability Company that successfully applied for tax credits to help build Townhomes and Highland Park. Friends also manage the Parklawn (also a HOPE VI community) and Southlawn Housing Development.

## Boys and Girls Club

The Boys and Girls Club of Greater Milwaukee provides programming at the Hillside Terrace Housing Development. The Club offers structured group activities that focus on education, job readiness, community living skills and drug prevention education.

## YMCA

The Parklawn YMCA branch is located on-site at the Parklawn Housing Development. In 1996, the Parklawn YMCA was the first full service YMCA built within, and to serve a public housing development. Since then, the Parklawn "Y" has provided programs around these categories: youth leadership, cultural/recreation, health, drug prevention/awareness, tutoring/mentoring and employment.

A service-learning model is used to assist youth and families in setting personal goals focused around one or all of the five program categories. Participants have access to homework labs, tutoring assistance, cultural/artistic events, clinics, counseling, Safe and Sound activities, and career planning and job referral services.



Townhomes at Carver Park. A HOPE VI Community, managed by Friends of Housing. (above)





## Valuing Resources

Our commitment to valuing natural resources such as storm water, fresh air, and man-made resources such as our traditional infrastructure served us well in 2003.

## Infrastructure and deconstruction

The Housing Authority promotes sustainable design in all of its production areas. All of the Housing Authority's building sites were previously developed parcels and have access to existing infrastructure such as streets, alleys, sewers and water mains. This recycling of existing systems preserves resources and lessens the pressure on undeveloped land.

As well as using previously developed sites, the Housing Authority, when necessary, will demolish existing structures to make way for more suitable development. HACM utilizes a "deconstruction process" which recycles all useable building systems by providing them to other community partners to use in their renovation efforts. The remaining materials are sorted by type and many such as asphalt and concrete are recycled.

## Smart about storm water

On-site storm water management is a high priority for HACM. All new single-family homes and duplexes drain to grade and are not connected to the sewer system. We also disconnect existing downspout connections at older sites and replace some with rain barrels.



*A rain barrel is delivered by the Milwaukee Community Service Corps to the home of public housing resident Lorie Johnson, who will use the barrel to collect rain water for her garden.*

## Preserving History

In the course of redeveloping the Parklawn Housing site, the Housing Authority recovered limestone sculptures and a copper relief panel that were done as part of the Wisconsin Federal Art Project (WFAP), one of the divisions of the Works Project Administration (WPA) created by President Franklin D. Roosevelt. During the demolition of the original Parklawn boiler house, a 1937 time capsule was discovered, as was the base of a drinking fountain in the shape of a ram's head. These and other items of historical interest were relocated to a new green space called Monument Park.

The park also includes a stone marker dedicated to those who served in World War II. Local residents donated this marker in 1945.



*A limestone statue commissioned in 1937 by the WPA stands in Parklawn's Monument Park.*

## Preserving the trees

The beautiful existing trees that abound at the Parklawn site were originally planted by the WPA 60 years ago. They have been cared for over the years by the City's Forestry department. They are preserved to form tree-lined paths intersecting at the new Monument Park.



*Mayor Tom Barrett and students from the Central City Cyberschool add a new tree to Parklawn's landscape.*

## Green roofs

The Housing Authority in 2003 began investigating the potential for using "green roofs" on a number of existing buildings as well as in our new construction. Green roof systems aid in stormwater management, reduce energy costs, create useable space and improve air quality.

Plans have been developed to include a green roof element in the mid-rise building that will be constructed in the HOPE VI revitalization of the Highland Park development.



**“Honoring and caring for our senior citizens is one of society’s highest callings.”— Wisconsin Governor James Doyle.**

*The grand opening of the Silver Spring Neighborhood Center and Browning Street School drew a huge crowd in June 2003.*

## Program Evaluation

The Housing Authority contracted with the Planning Council for Health and Human Services, Inc. for evaluation of its Hope VI programs.

A 2002 follow-up study of Milwaukee’s first Hope VI site, Hillside Terrace, suggests that Milwaukee’s Hope VI programs have a lasting impact on our community, as evidenced by the change in property values. Home values began to stabilize during implementation of the Hope VI program, 1994-1996. Property values increased 21% during the two-year post Hope VI period, 1999-2001.



*Sister Lucina Halbur, CEO of SET Ministry, Rocky Marcoux and Maria Rodriguez of the Housing Authority accept the APA Social Advocacy Award in Washington D.C.*

## Awards

### Wisconsin Fair Housing Award

The Housing Authority earned the Wisconsin Fair Housing Award for its efforts in making public housing accessible and visitable for those with disabilities. There was also recognition for a second project that helps those with disabilities to purchase homes. The Housing Authority volunteered to work on this project as a partner with the Independent Learning Center of Milwaukee.

### MANDI Award

The Housing Authority took honors in the Milwaukee Awards for Neighborhood Development Innovation for its involvement in the Silver Spring Neighborhood Center and Browning Elementary School project. This award is shared with the partners in the project, Milwaukee Public Schools, the Department of Housing and Urban Development and the Silver Spring Neighborhood Center.

## Preservation Award

The Milwaukee County Historical Society recognized the Housing Authority for the



*The bridge at Monument Park for the Parklawn Housing Development and Monument Park with a 2003 Preservation Award. Using a HOPE VI grant, significant upgrades were made, Parklawn history was restored and the area was renewed.*

## 2003 Systems Builder/Dealer of the Year

The Housing Authority won the 2003 Systems Builder/Dealer Award from the Wisconsin ENERGY STAR Homes program of the Focus on Energy Partnership. The award is given to participants of the ENERGY STAR program who have certified the most homes using systems-built construction.

## Lapham Park Venture attracts honors

The Lapham Park Venture, established in 1996, provides on-site services including medical care, prescriptions and a barber shop for the residents of Lapham Park, HACM’s public housing high-rise for elderly adults. This commitment to quality, easy-to-reach services is respected across the state. “Honoring and caring for our senior citizens is one of society’s highest callings,” said Wisconsin Governor James Doyle.

In the years since its creation, the Venture has attracted multiple local and national awards. Two more came its way in 2003. The National Academy of Public Administration (NAPA) honored the Lapham Park Venture as one of ten national role models for successful public/private partnerships, and the American Planning Association gave the program the APA’s 2004 National Social Advocacy Award.

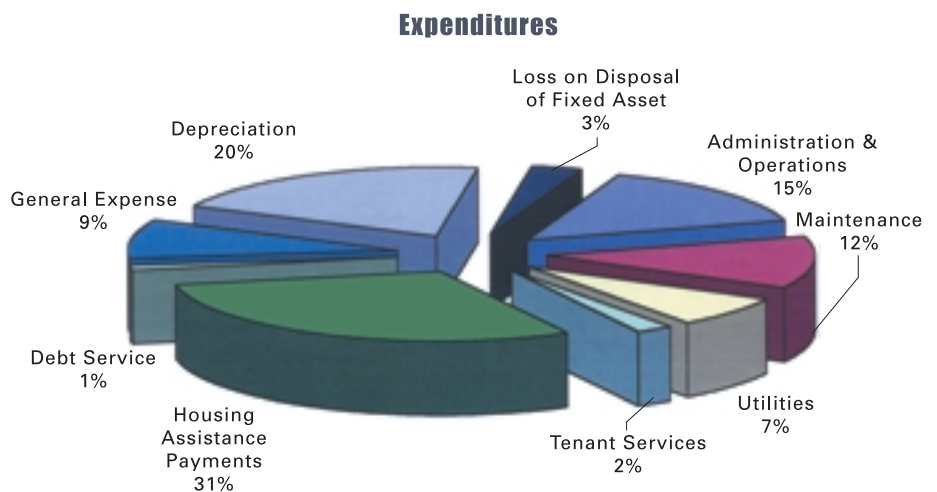
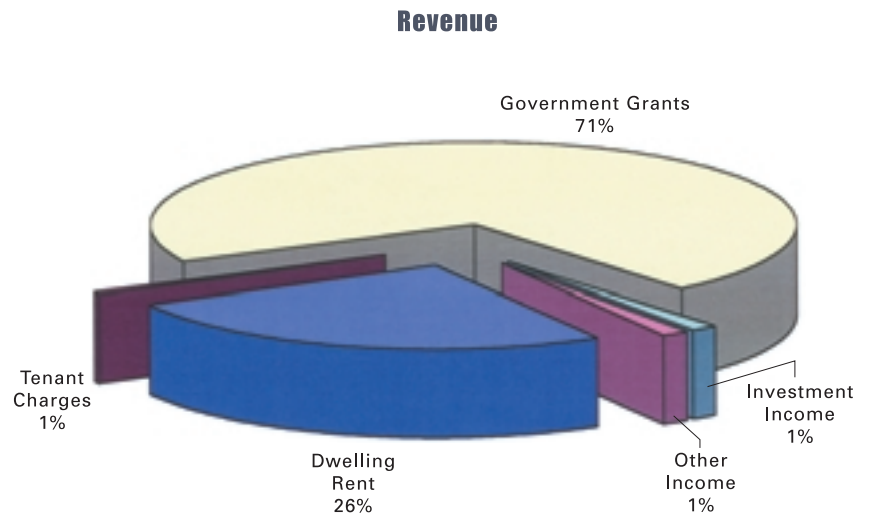




# Combined Income Statement-Unaudited

For the Year Ending December 31, 2003

	<u>Total</u>
<b>Revenue:</b>	
Dwelling Rent	15,387,081
Tenant Charges	312,714
Government Grants	42,843,807
Investment Income	842,787
Other Income	841,706
	<b><u>60,228,095</u></b>
<b>Expenditures:</b>	
Administration & Operations	11,703,544
Maintenance	9,451,765
Utilities	5,620,272
Tenant Services	1,561,242
Housing Assistance Payments	23,228,812
Debt Service	841,834
General Expense	7,026,238
Depreciation	15,767,915
Loss on Disposal of Fixed Asset	2,332,575
<b>Total Expenditures</b>	<b><u>77,534,197</u></b>
<b>Net Loss before Capital Contribution</b>	<b><u>(17,306,102)</u></b>
<b>Capital Contribution</b>	<b><u>10,916,176</u></b>



## Grants

To be able to leverage more of our budget dollars, and to provide additional programs, Housing Authority staff actively pursues competitive grants on behalf of residents. In 2003 the Housing Authority received an additional \$27.8 million from competitive grant awards.

## Revenue Generators

The Housing Authority is an innovator of services that create revenue and new opportunities for HACM, and for the City of Milwaukee. These include our Public Safety patrols assisting city police by issuing city citations, and our maintenance crews using safer forms of pesticides – a service for which other units of government are willing to pay.

## Public Safety

The Housing Authority's Public Safety division has a staff of 25 full-time employees who provide service 24 hours, 365 days a year. Public Safety



*Public Safety provides patrols on foot, on bicycles, and in marked vehicles.*



*During 2003, HACM generated \$70,000 in income by providing least-risk pesticide applications for other entities.*



patrols developments on foot, bicycles, and marked motor vehicles, monitor building surveillance equipment and respond to building alarms.

In 2003, Public Safety responded to 7,327 calls for services, including 416 building alarms and 772 nurse/fire alarms. By responding to these calls, Public Safety saved the Milwaukee Fire Department over \$1.3 million and the Milwaukee Police Department \$250,000. Public Safety assists the Milwaukee Police Department by enforcing city parking regulations and other city ordinances on Housing Authority property. The total revenue from parking and trespassing citations issued by Public Safety was \$96,000, an increase of 9% from 2002 revenues. Public Safety generated \$4,000 in revenue by responding to building alarms for the Milwaukee Health Department.

## **Environmental Services**

The Housing Authority has an environmental services program that is based upon a policy of least-risk pesticide application. HACM utilizes organic materials, and contracts with other units of City government and other public housing agencies to provide coverage at their facilities. During 2003, this enterprise activity generated more than \$70,000 in net income to the Housing Authority.

## **Antennae Sharing**

The Housing Authority has many of the tallest and strategically located high-rise buildings in the City of Milwaukee. These buildings provide an opportunity for the Housing Authority to earn entrepreneurial income through the leasing of roof top space to cellular telephone and wireless data communication providers. During 2003, HACM earned more than \$75,000 from the leasing of roof top access.

## **Development Services**

The Housing Authority, through its experienced Architectural and Engineering division, is able to provide development services such as planning and design, construction administration and project implementation. In the future, HACM will enhance its abilities in this area, anticipating that community based organizations and non-profits, who typically do not have their in-house project administration capabilities, would be eager to make use of our services.

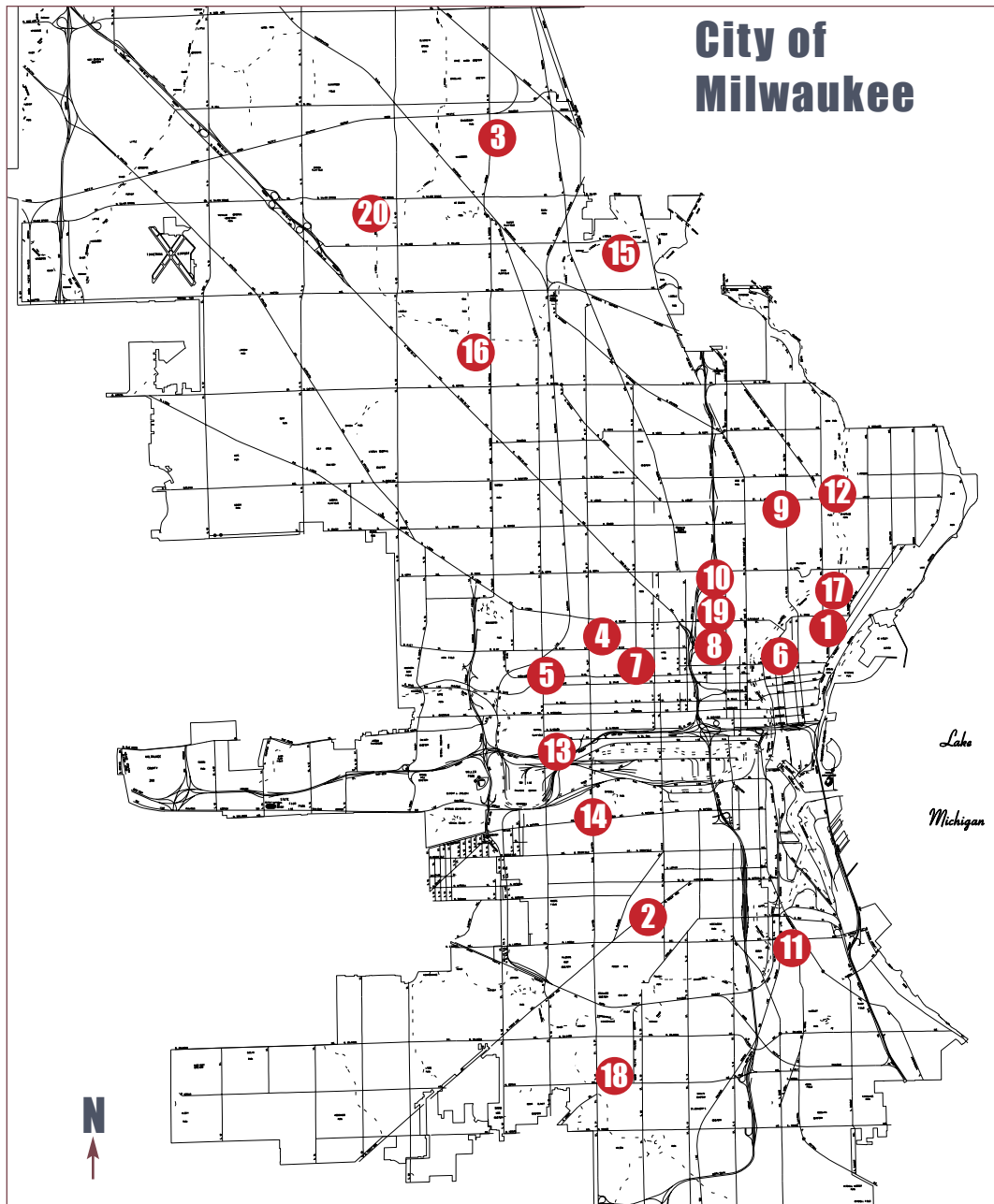
In 2003, the Housing Authority netted \$100,000 in development fees, due to our role as developer for SSNC/Browning Elementary School project, and for incentives generated by its energy conservation programs as well as its production of energy star rated single-family homes. HACM will also accrue developer fees for the Highland Park mid-rise currently under construction.





# Our Properties

1. Arlington Court  
1633 N. Arlington Place  
UNITS: 230 Elderly
2. Becher Court  
1800 W. Becher St.  
UNITS: 220 Elderly
3. Berryland  
6089 N. 42nd St.  
UNITS: 391 Locally owned,  
affordable. Family.
4. Cherry Court  
1525 N 24th St.  
UNITS: 120  
Tax credit affordable.  
Elderly and Disabled.
5. College Court  
3334 W. Highland Blvd.  
UNITS: 251 Elderly
6. Convent Hill  
1325 N. Jefferson St.  
UNITS: 120 Elderly
7. Highland Park Mid-rise  
1818 W Juneau  
UNITS: 114  
Tax credit affordable.  
Elderly and disabled.
8. Hillside Terrace  
Hillside High-rise  
1419 N. 8th St.  
UNITS: 421 Family  
49 Elderly and disabled
9. Holton Terrace  
2825 N. Holton St.  
UNITS: 120  
Elderly and Disabled
10. Lapham Park  
1901 N. 6th St.  
UNITS: 200  
Elderly
11. Lincoln Court  
2325 S. Howell Ave.  
UNITS: 110  
Elderly and disabled
12. Locust Court  
1350 E. Locust St.  
UNITS: 230  
Elderly and disabled
13. Merrill Park  
222 N. 33rd St.  
UNITS: 120  
Elderly
14. Mitchell Court  
2600 W. National Ave.  
UNITS: 100  
Elderly



15. Northlawn  
5145 N. 20th St.  
UNITS: 247  
Locally owned, affordable.  
Family.
16. Parklawn  
4434 W. Marion St.  
UNITS: 380  
Family
17. Riverview  
1300 E. Kane Place  
UNITS: 180  
Elderly and disabled
18. Southlawn  
Southlawn Park  
3350 S. 25th St.  
UNITS: 330 Locally owned,  
affordable, family  
12 market rate

19. Townhomes  
at Carver Park  
1901 N 6th St.  
UNITS: 51 Public  
Housing/ Family  
51 Tax Credit  
Affordable/ Family  
20 Market Rate/Family
20. Westlawn  
6331 W. Silver Spring Dr.  
UNITS: 726  
Family

HACM has 560 additional units of family housing at scattered sites across the City of Milwaukee.

*On the back cover: Residents of the Lapham Park high-rise enjoy the sun on one of three backyard patios.*

*In the background: the Townhomes at Carver Park.*





**The mission of the Housing Authority of the City of Milwaukee is to promote accessible and affordable housing, economic opportunity and a suitable living environment free from discrimination.**

