



2020

HARAMBEE

NEIGHBORHOOD IMPROVEMENT DISTRICT #7

Annual Report

MISSION: The Harambee Neighborhood Improvement District (NID) is organized for the purpose of providing owner-occupants and neighborhood-based homeowners of the Harambee NID funds in order to conduct essential repairs to their homes and provide local jobs with the goal of stabilizing property values and home ownership in the defined area, with the goal of full occupancy.

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DEAR NID #7

Harambee Neighbors,

As I look back over 2020, my thoughts and prayers are with those suffering mentally, spiritually, and economically. I'm inspired and grateful to the countless residents and neighborhood businesses who went above and beyond to help other through these difficult times.

In 2020, our commitment to equity and justice was strong and our focus on homeowners and residents helped activate people, stabilize blocks, provide essential services, and promote health and safety. For the past 3-years, the Harambee Neighborhood Improvement District NID #7 (HNID #7) has partnered with Riverworks Development Corporation to increase community prosperity, build strong public and private partnerships, hold property values steady, bring positive developments to the neighborhood, and seek better ways to improve the housing stock in the area.

The Harambee NID #7 continues to be at the forefront of providing quality services to residents and property owners. The NID Board takes great pride in its achievements and accomplishments that have been made over the past several years and the Board of Directors feels hopeful for the future. We believe in this area, the Harambee Neighborhood has an extremely bright and prosperous future ahead; so many creative entrepreneurs, new homeowners and new businesses have relocated into the neighborhood, bringing new life and energy.

I look forward to continuing working with the Harambee NID #7, the residents and the businesses as we continue to strengthen the housing stock and improve the quality of life for the Harambee neighborhood.

With thanks and gratitude,



Darryl Johnson
Riverworks Executive Director



STAFF

Darryl Johnson

EXECUTIVE DIRECTOR

Clarissa Morales

COMMUNITY ASSET DEVELOPMENT SPECIALIST

FROM THE NID CHAIR

To our Residents,

It was a year filled with uncertainty but also courage to continue servicing with the purpose to increase resources which brought out the best in residents, staff and new leaders. From the beginning, we were determined to see that families would be able to be served during the pandemic with safety being our first priority. Our results in 2020 built upon the foundation of the last two grant funding cycles by focusing on responsible programming administered from our board members and administrative agency. We have continued a strong track record of addressing the highest and the most expensive home maintenance project roof repairs. With three successful funding seasons behind us we are well-positioned to continue supporting more residents home repair projects, and all those we hope to serve, in 2021 and beyond.

As we start to recover from the effects of the beginning of the pandemic our goal will be to expand our impact of resources for household families, support pathways to increasing new homeowners and find ways to support investment opportunities that increase quality and affordable housing units. We will seize this moment to work collectively with the city towards preserving, promoting, and protecting the production of housing, in an attempt to help build tri-sector relationships and solutions to lead us to a faster recovery. This is core to how we revitalize our neighborhood, drive homeownership, protect and build investment opportunities. We believe we must continue to deliver these strong results and help make progress on advancing racial equality for more Milwaukeeans!

Cordella Jones
Harambee NID #7 Board Chair

BOARD OF DIRECTORS



Cordella Jones

CHAIR

Todd Slusar

VICE CHAIR

Ella Bennett

TREASURER

Fernando Delgadillo

SECRETARY

Lakeisha Wilder

MEMBER

Anthony Kazee

MEMBER

Thomas Chemlinksy

MEMBER

ABOUT

WHAT IS A NID

Neighborhood Improvement Districts (NIDs) are quasi-governmental entities authorized by Wisconsin State Statute. NIDs assess a property tax to a limited geographic area in order to support development and restoration within its boundaries. In the Harambee NID, this assessment is \$50/residential unit per year. NID funds are overseen and dispersed by a Board of Directors. These directors are neighborhood residents and property owners who are elected at an annual meeting each March.

GET INVOLVED

- Come to Board meetings and the Annual Meeting
- Run for a seat on the HNID #7 Board of Directors
- Connect with the KASTF (Keefe Ave Safety Task Force), a resident-led initiative that identifies opportunities along this important corridor
- Develop an idea for Community Improvement Project to beautify your block
- Take part in our bi-annual housing surveys

BOUNDARIES

The Harambee NID includes residential properties between Center Street & Capital Drive and between Holton Street & I-43, EXCLUDING properties included in either the Riverworks BID or the Historic King Drive BID.

FINANCIALS

REVENUE	2020	% OF BUDGET
NID ASSESSMENT REVENUE	\$185,300	99%
CONTRIBUTIONS	\$2,500	1%
TOTAL	\$187,800	100%

EXPENSES	2020	% OF BUDGET
PROGRAM SERVICES:		
HOME REPAIR GRANTS	\$150,675	83%
CONTRACT SERVICES	\$31,575	17%
<i>TOTAL PROGRAM SERVICES EXPENSES</i>	\$182,250	93%
MANAGEMENT AND GENERAL:		
CONTRACT SERVICES	\$10,525	72%
CONFERENCES and MEETINGS	\$199	1%
POSTAGE , PRINTING and SUPPLIES	\$2,142	15%
INSURANCE	\$710	5%
MARKETING	\$1,020	7%
<i>TOTAL MANAGEMENT AND GENERAL</i>	\$14,596	7%
TOTAL	\$196,846	100%
CHANGE IN NET ASSETS	(\$9,046)	
NET ASSETS, BEGINNING OF THE YEAR	\$30,513	
NET ASSETS, END OF THE YEAR	\$21,467	

INTRODUCTION

This report documents how your Neighborhood Improvement District continues to respond to the need for resources and financial assistance to support household families. During a year of an epic health crisis that increased many more financial barriers and the continued social and racial justice issues that moved many institutions forward in understanding the need to advance racial equality for more Milwaukeeans. This report highlights the story of how our board and administrative agency continues to deliver and innovate in overcoming root causes to ensure we are supporting household families in quality and affordable housing.



INVEST

GRANTS AND FUNDING

The Harambee Neighborhood Improvement (HNID #7) provides grant opportunities to eligible homeowners to undertake needed repairs to their primary residence, with a goal to eliminate blight and stabilize property values. A matching grant between \$500 and \$7,500 is available for properties that are owner-occupied. Property owners are responsible for project costs over \$7,500. The HNID #7 will assist with financial contributions of applicants who qualify based on HUD County Median Income Eligibility Guidelines.

In addition to the Harambee NID Grant, we actively work to connect residents to other alternative funding sources for home repairs provided by the City of Milwaukee. Those grants can be used for roof repair, window replacement, furnace and water heater upgrades, and much more. To check out some of the available funding, visit:

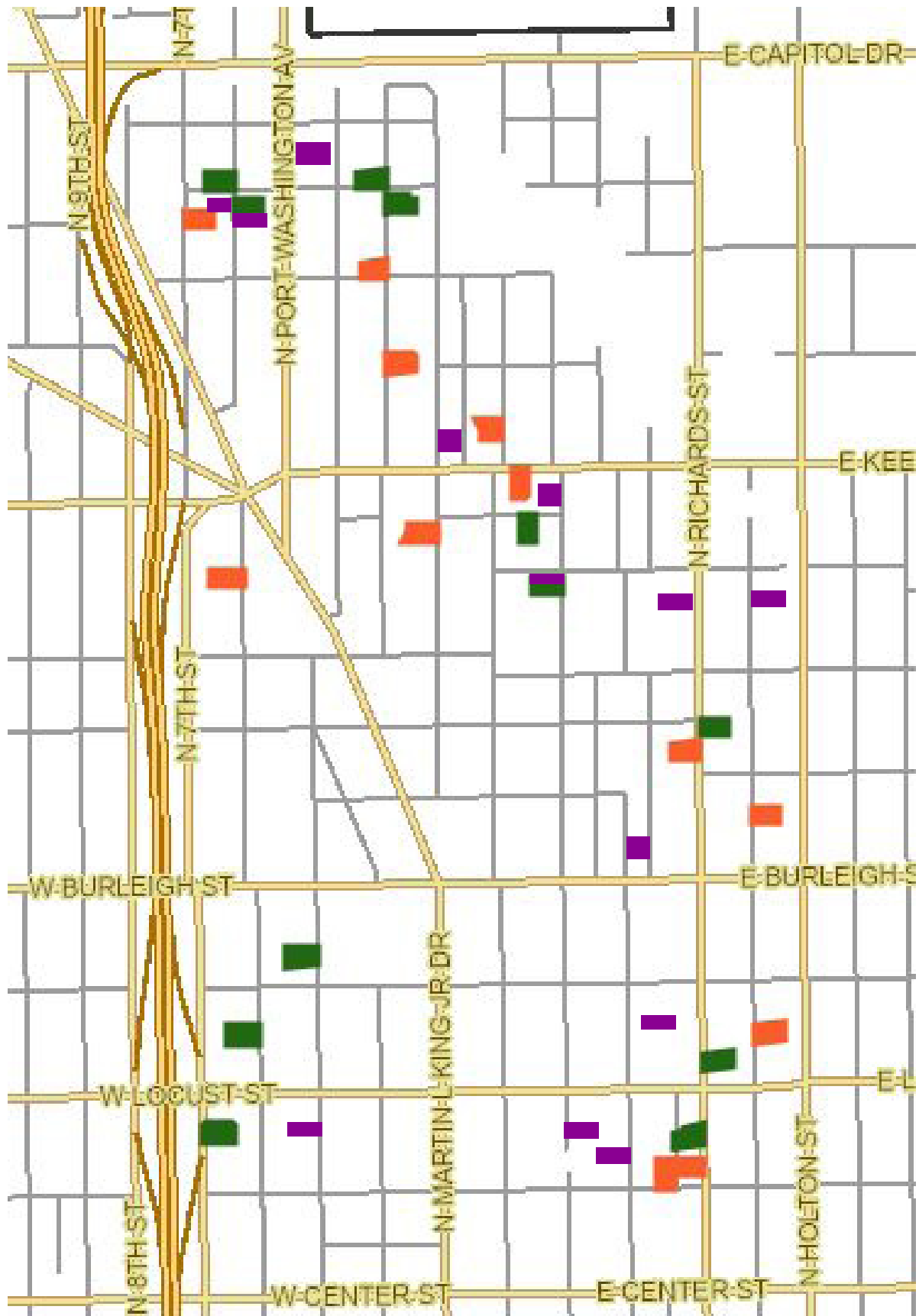
www.city.milwaukee.gov/DCD/NIDC/STRONGloan

www.city.milwaukee.gov/DCD/NIDC/TINs

www.city.milwaukee.gov/DNSPrograms/CLP

APPLICATION PROCESS

Each resident interested in receiving a home repair grant from the NID can fill out the application available online at or at Riverworks offices. Because a new Board of Directors is elected each year at the Annual Meeting, the overall process and repairs available through the grant are subject to change. To stay up to date on these resources, please regularly check the website at www.riverworksmke.org/neighborhood-development or call or email Clarissa Morales (414)882-7434 / clarissam@riverworksmke.org (Se Habla Espanol)



Every year new recipients qualify for the Harambee Neighborhood Improvement Grant. The map to the left shows all of the completed projects since the NID was initiated in 2018.

- 2018
- 2019
- 2020





2020 ACHIEVEMENTS

2020 should be the year we told the story of the rich history and resilient of families and how essential quality and affordable housing to building community. Despite the impacts of the global health crisis, we achieved so much,

- TMJ4 MyBlock series included 2 segments highlighting the lived experiences and community thoughts from residents from our Keefe Street and Buffum Street households.
- We had the honor of being recognized by our Alderwoman Milele Cogs as a 2020 recipient to the esteemed “Dr. James G. White 6th District Difference Makers Awards as a group that works diligently to improve and strengthen the quality of life for themselves, their neighborhood, and the City of Milwaukee”.
- We also watched the expansion of our administrative agency in serving the financial needs of neighborhood families in their Financial Clinic.

We are proud to see these highlighted achievements ending our year, as we welcome more opportunities to encourage additional commitments in collaborations, funding partners and innovation in home repair.

QUALITY

KASTF

The Keefe Ave Safety Task Force (KASTF) is a neighborhood partnership with residents, the Milwaukee Police Department (MPD), Safe and Sound and the Harambee NID #7. Prior to Covid-19, the KASTF met once a month to discuss neighborhood safety issues. With the pandemic, the Task Force limited its meetings, but was able to initiate the RING Camera Project; a coordinated effort to bring RING Cameras to residents who have been burglarized or have faced other criminal activity around their home. Cameras are set to be installed in early 2021.

HARAMBEE HOUSING SURVEY

Every year, the Harambee NID #7 staff, with a team of volunteers, conducts a neighborhood housing survey. This survey documents the quality and condition of various aspects of Harambee homes, including roofs, siding, entryways, windows and more.

These surveys allow us to track the condition of homes across the neighborhood overtime, as well as to identify property owners who do or do not take care of their property; lastly, it creates new opportunities for homeownership in the neighborhood through market sales or partnering with other nonprofit organizations. By surveying the neighborhood housing stock, we are able to identify if poorly-maintained properties might need access to resources, or if property owners might need to be held accountable.

CPTED

The KASTF along with MPD, and Safe and Sound, conducted a neighborhood walk known as Crime Prevention Through Environmental Design or CPTED (pronounced sep-ted), is a strategic crime prevention urban design practice which aims to reduce and deter criminal acts. CPTED suggests that the design of buildings, landscaping and outdoor environments can either encourage or discourage crime. CPTED attempts to minimize crime and the fear of crime by reducing criminal opportunity and fostering positive social interaction among the users of a space.



GROWTH

HABITAT FOR HUMANITY

Habitat for Humanity does not give away free houses; Habitat offers low interest rate mortgages and affordable homeownership opportunities. A future homeowner must show that they have a need for housing, are willing to partner with Habitat for Humanity and are able to pay for a Habitat mortgage.

Qualifying homeowners help build their brand new or renovated homes while participating in financial education and home maintenance courses provided by Milwaukee Habitat. They also offer an Affordable Mortgage Program for families interested in purchasing a home on the open market. In addition to homeownership opportunities, affordable home repairs are available for existing homeowners.

The new house, located at 3455 N. 3rd St., (pictured on the right) is one of 80 that Habitat plans to build in the Harambee neighborhood over the next four years.

Each of the houses will be two stories tall with three-to-four bedrooms and 1,200 to 1,400 square feet of living space. Qualifying applicants, who must undergo a financial counseling process and participate in the construction, will pay a mortgage of between \$500 to \$800 per month.

The goal is to create a supply of owner-occupied, affordable housing in Harambee, a neighborhood that currently only has a 22% homeownership rate and is marred by vacant lots and a housing stock in need of repairs.

Learn more about their different programs by visiting <https://milwaukeehabitat.org/housing>



