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5 **A RESOLUTION**
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7 Allocating \$356,355 from Agency 194-1945 Appropriation for Contingencies to Agency
8 800 – Department of Health and Human Services to create the “Landlord Incentives to
9 Foster Tenancy” (LIFT) pilot program to help grow the number of Milwaukee County
10 landlords accepting tenant applicants receiving Milwaukee County rent assistance
11 program funds
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14 WHEREAS, the Milwaukee County Housing Authority is funded by the U.S.
15 Department of Housing and Urban Development (HUD) to administer many of its rent
16 assistance programs serving low-income and homeless individuals and families; and
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18 WHEREAS, rent assistance programs are designed to help low-income and
19 homeless families and individuals with financial assistance for decent, safe and sanitary
20 housing provided by private owners and rental agents; and
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22 WHEREAS, in 2018, the Milwaukee County Board passed File No. 18-139
23 amending Section 107.01 of the Milwaukee County Code of General Ordinances
24 regarding Fair Housing and creating Section 107.02(9) to include “receipt of rental or
25 housing assistance” as a protected class, citing powers granted under Wisconsin State
26 Statute 66.1011; and
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28 WHEREAS, during the five-year period from 2018 to present when enforcement
29 actions were presumed to be permissible, there were zero verified discrimination
30 complaints filed with the Office of Corporation Counsel for those in receipt of rental or
31 housing assistance, despite claims that landlords discriminated against potential tenants
32 based on their receipt of said rental or housing assistance; and
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34 WHEREAS, even if complaints had been received, current organizational efforts
35 to pursue action are unlikely to help the specific tenant-applicant who suspected
36 discrimination with accessing desired housing immediately because of the time it takes
37 to undertake legal action even on an expedited basis, and the effectiveness of an
38 enforcement program is currently questionable, given its costs and timeliness concerns;
39 and
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41 WHEREAS, on January 17, 2024, the Milwaukee County Housing Administrator
42 and Milwaukee County Senior Real Estate Project Manager shared a report with the
43 Milwaukee County Health Equity, Human Needs & Strategic Planning (HEHNSP)
44 Committee outlining possible financial incentives to encourage landlords to accept
45 neighbors in receipt of Section 8 Housing Choice Vouchers as tenants; and
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47 WHEREAS, as part of their testimony, the Milwaukee County Housing
48 Administrator and the Senior Real Estate Project Manager identified damage relief
49 funds as the next most impactful financially feasible, sustainable, and impactful strategy
50 to incentivize more landlords to accept neighbors in receipt of rental or housing
51 assistance; and
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53 WHEREAS, the Senior Real Estate Project Manager shared the results of a late-
54 2021 survey of rental housing owners and property managers conducted by the Rental
55 Property Association (formerly known as Apartment Association of Southeastern
56 Wisconsin) noting that the second-most common concern about rent assistance
57 programs are “physical damages caused by rent assistance households and undue
58 financial strain when rent assistance payments are withheld by rent assistance
59 programs due to a failed inspection as a result of tenant damage”; and
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61 WHEREAS, the Senior Real Estate Project Manager reported that \$356,355 in
62 funds could help to repair damage in at least 100 households, while helping to allay the
63 second-greatest concern that landlords have with risk of financial loss in accepting
64 neighbors in receipt of rental or housing assistance; and
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66 WHEREAS, the Committee on Finance, at its meeting of March 14, 2024,
67 recommended adoption of File No. 24-268 (vote 5-2); now, therefore,
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69 BE IT RESOLVED, the Milwaukee County Board of Supervisors authorizes and
70 allocates \$356,355 from Agency 194-1945 Appropriation for Contingencies to Agency
71 800 – Department of Health and Human Services to create the Landlord Incentives to
72 Foster Tenancy (LIFT) pilot program; and
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74 BE IT FURTHER RESOLVED, that the Milwaukee County Board of Supervisors
75 hereby authorizes the Office of Strategy, Budget and Performance and the Office of the
76 Comptroller to process an administrative appropriation transfer of \$356,355 from
77 Agency 194-1945 Appropriation for Contingencies to direct funds to Agency 800-
78 Department of Health and Human Services for the Landlord Incentives to Foster
79 Tenancy (LIFT) pilot program; and
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81 BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors calls
82 upon the Department of Health and Human Services and all other relevant departments
83 to develop sound processes and eligibility criteria for landlords to apply for Landlord

84 Incentives to Foster Tenancy (LIFT) pilot program funds and present those
85 recommendations to the Milwaukee County Board for review and approval by the June
86 2024 cycle or sooner.

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