

COUNTY OF MILWAUKEE
Inter-Office Communication

Date: August 20, 2021

To: Marcelia Nicholson, Chairwoman, Milwaukee County Board of Supervisors

From: Shakita LaGrant-McClain, Director, Department of Health and Human Services

Subject: An informational report from the Director, Department of Health and Human Services, regarding the status of Milwaukee County's Emergency Rental Assistance (ERA) funds

File Type: Informational Report

REQUEST

This report is being submitted in response to a request from the County Board for regular updates regarding the use of Emergency Rental Assistance Funds.

POLICY

Earlier this year, Milwaukee County received \$10,629,017 in Emergency Rental Assistance (ERA) through the federal stimulus package to be used to continue Milwaukee County's work on eviction prevention by paying rental arrearages for those facing eviction as well as assisting households with paying rent in future months for households that qualify. These funds were contracted for use with the U.S. Department of the Treasury in March 2021 and must be expended by September 30, 2022. The majority of these funds has already been spent. In addition, Milwaukee County received \$12.6 million from the State in Wisconsin Emergency Rental Assistance (WERA) funding to continue the program. The spending breakdown in this report is based on the additional funds received through the State.

BACKGROUND

Milwaukee County responded to the eviction crisis by funding payments to landlords to assist households that were behind in their rent and that would otherwise be facing eviction. A useful change in regulations for the Emergency Rental Assistance Program was that entities could not only pay rental arrearages but also rent moving forward for qualifying households that continue to have challenges with income related to the pandemic.

Community Advocates: Community Advocates processed all applications for Eviction Prevention funding through their Rental Resource Center as well as made all payments directly

to landlords. The Housing Division provides direct monitoring of the program and support to Community Advocates. The total amount of direct rent assistance aid contained in the new contract using State funds was approximately \$11.7 million. The following tables provide detail on the funds spent, numbers served, and demographic data from Community Advocates:

Applications Received and Processed Metrics	8/9/2021 8/13/2021	Cumulative Total WERA
Total applications received tenant	379	9,793
Total Landlord inquiries received	38	1,732
Number of eligible households that received assistance	313	2,835
Number of <i>Unique</i> Households That received Assistance	190	1,618
Average Amount of Funding Provided Per Household	\$4,957	\$5,563
Evictions Filed	173 (7/26-7/30) 204 (8/2-8/6)	2,803 (Through 8/6)
Direct Aid		
Checks Sent WERA Arrears	189	1,582
Arrears Total	\$773,293	\$6,545,751
# of Checks Sent WERA Rent Assistance/ Future Rent	124	1247
Rent Assistance Total	\$168,479	\$2,442,329
# of checks Sent WERA UTILITIES	0	6
UTILITIES Total	\$0.00	\$4,497
# of checks Sent OTHER HOUSEHOLD (SIEMER)	0	13
OTHER HOUSEHOLD Total	0	\$15,626
Total Checks Sent MCEP WERA	313	2,835
Funding Expended MCEP WERA	\$941,772	\$9,000,877¹
WERA Balance Remaining (from \$11,691,930 contract)	N/A	\$2,691,053
ERA 1 and WERA TOTAL (since May 1, 2021)	N/A	\$16,703,836 ¹
CARES, ERA 1 and WERA total (since June 2020)	N/A	\$27,720,139 ¹

¹The total reported as expended by Community Advocates is reconciled monthly by DHHS prior to the submittal of required Federal Treasury reporting. For this reason, these amounts are not yet final.

**Milwaukee County Eviction Prevention Emergency Rental Assistance Demographics
 for Applicants**

		Number	Percent (%)	Prior Year Actual
1. Race:	American Indian or Alaskan Native	113	1.31%	N/A
	Asian or Pacific Islander	84	0.97%	
	Black	6,527	75.75%	
	Multi-Race	300	3.48%	
	Unknown	435	5.05%	
	White	1,158	13.44%	
	Total	8,617	100.00%	
2. Gender:	Female	6,721	78.00%	
	Transgender	18	0.21%	
	Unknown	28	0.32%	
	Male	1,847	21.43%	
	Other	3	0.03%	
	Total	8,617	100.00%	
3. Ethnicity:	Hispanic/Latino	661	7.67%	
	Other	455	5.28%	
	Non-Hispanic/Non-Latino	7,501	87.05%	
	Total	8,617	100.00%	
4. Age Group:	a. 0 - 2	0	0.00%	
	b. 3 - 11	0	0.00%	
	c. 12 - 17	0	0.00%	
	d. 18 - 20	231	2.68%	
	e. 21 - 35	4,224	49.02%	
	f. 36 - 60	2,855	33.13%	
	g. 61 & over	161	1.87%	
	Unknown	1,146	13.30%	
	Total	8,617	100.00%	

5. Number in Household	Extremely Low 1 Income Level	Very Low 2 Income Level	Low 3 Income Level	Non Low Moderate
1	< \$17,650	\$17,651-29,350	\$29,351-46,950	Over \$46,951
2	< \$20,150	\$20,151-33,550	\$33,551-53,650	Over \$53,651
3	< \$22,650	\$22,651-37,750	\$37,751-60,350	Over \$60,350
4	< \$25,150	\$25,151-41,900	\$41,901-67,050	Over \$67,051
5	< \$27,200	\$27,200-45,300	\$45,301-72,450	Over \$72,451
6	< \$29,200	\$29,201-48,650	\$48,651-77,800	Over \$77,801
7	< \$31,200	\$31,201-52,000	\$52,001-83,150	Over \$83,150
8	< \$33,200	\$33,201-55,350	\$55,351-88,550	Over \$88,551
	6,565	1,451	551	50
Percent (%)	76.19%	16.84%	6.39%	0.58%
Total (100%)	8,617			

6. Milwaukee County Zip Code	Milwaukee County				
City of Milwaukee	Number	Percent (%)	Zip Code	Number	Percent (%)
53172 (Milwaukee)	75	0.87%	53211 (Milwaukee/Shorewood/Whitefish Bay)	98	1.14%
53201 (Milwaukee)	1	0.01%	53209 (Milwaukee/Glendale/Brown Deer)	870	10.10%
53202 (Milwaukee)	130	1.51%	53219 (Milwaukee/West Allis/Greenfield)	142	1.65%
53203 (Milwaukee)	14	0.16%	53221 (Milwaukee/Greenfield)	117	1.36%
53206 (Milwaukee)	566	6.57%	53222 (Milwaukee/Wauwatosa)	207	2.40%
53207 (Milwaukee)	88	1.02%	53223 (Milwaukee/Brown Deer)	470	5.45%
53208 (Milwaukee)	583	6.77%	53225 (Milwaukee/Wauwatosa)	587	6.81%
53212 (Milwaukee)	484	5.62%	53110 (Cudahy)	62	0.72%
53215 (Milwaukee)	298	3.46%	53129 (Greendale)	20	0.23%
53216 (Milwaukee)	625	7.25%	53130 (Hales Corners)	22	0.26%
53218 (Milwaukee)	827	9.60%	53132 (Franklin)	28	0.32%
53224 (Milwaukee)	498	5.78%	53154 (Oak Creek)	52	0.60%
53228 (Milwaukee)	28	0.32%	53213 (Wauwatosa)	72	0.84%
53233 (Milwaukee)	172	2.00%	53214 (West Allis)	231	2.68%
53234 (Milwaukee)	2	0.02%	53217 (Whitefish Bay)	36	0.42%
53244 (Milwaukee)	0	0.00%	53220 (Greenfield)	92	1.07%
53204 (Milwaukee)	304	3.53%	53226 (Wauwatosa)	27	0.31%
53205 (Milwaukee)	107	1.24%	53227 (West Allis)	80	0.93%
53210 (Milwaukee)	571	6.63%	53235 (St. Francis)	31	0.36%
			Total	8,617	100.00%

Hope House: Hope House provides rental assistance and case management for households facing evictions and housing instability that currently are receiving rental assistance either through the City of Milwaukee Housing Authority or the Milwaukee County Housing Authority. Hope House received a total of \$2,250,000 with \$200,000 of that amount going toward administrative costs. Due to the specific nature of this population as well as the increased documentation, it is expected that funds will be available in this contract into the fall.

The remainder of the funds are allotted toward Milwaukee County administrative costs and other housing related expenses that are allowed through these funds. This includes additional temporary staff for the Energy Assistance Program, billable time for existing Housing Division staff, and additional funds for the Division’s internal prevention work. It is anticipated that these funds will be fully utilized during the grant period.

Related File No’s:	
Associated File No’s (Including Transfer Packets):	21-477
Previous Action Date(s):	

ALIGNMENT TO STRATEGIC PLAN

The coordination and leveraging of Emergency Rental Assistance funding to prevent evictions in Milwaukee County is aligned with determining what, where, and how we deliver services to advance health equity.

FISCAL EFFECT

This item is informational and has no fiscal effect.

TERMS

N/A

VIRTUAL MEETING INVITES

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PREPARED BY:

James Mathy, Administrator, Department of Health & Human Services – Housing Division

APPROVED BY:

Shakita LaGrant-McClain

Shakita LaGrant-McClain, Director, Department of Health & Human Services

ATTACHMENTS:

None

cc: County Executive David Crowley
Sup. Felesia Martin, Chair, Health Equity, Human Needs, Strategic Planning Committee
Mary Jo Meyers, Chief of Staff, County Executive's Office
Kelly Bablitch, Chief of Staff, Milwaukee County Board of Supervisors
Steve Cady, Research and Policy Director – Comptroller's Office
Allyson Smith, Committee Coordinator, Office of the County Clerk
Pam Matthews, Budget Analyst – DAS
Lottie Maxwell-Mitchell, Research & Policy Analyst, Comptroller's Office