



MKE UNITED ANTI-DISPLACEMENT FUND QUESTIONS AND ANSWERS

PROGRAM INFORMATION

Why was the Anti-Displacement Fund created?

Residents are the strength of our neighborhoods. We want to maintain that strength by supporting homeowners who have been committed to their neighborhoods and wish to remain in their current homes. The Anti-Displacement Fund was established in 2019 to provide grants to help ensure that long-time, low- and moderate-income homeowners living in near downtown neighborhoods are not displaced due to increasing property taxes associated with rising property values.

Who developed the program and who is providing funding for the Fund?

The Anti-Displacement Fund is being led by MKE United, a cross sector collaborative working to grow and support neighborhood investment while ensuring that long term and current community residents in near downtown neighborhoods can share in the benefits of new development. Funding comes from a variety of generous private and philanthropic donors listed publicly on our website. No public funds are being used to provide the tax assistance payments available through the Fund.

Were residents involved in development of the program?

The City of Milwaukee released its Anti-Displacement Plan in 2018, which was developed based on significant public input from residents in the Anti-Displacement Fund neighborhoods. The Anti-Displacement Plan recommended a number of strategies to prevent displacement, including the creation of the Fund. In outreach with the community, residents indicated the fund was a high priority.

Why can't the City reduce the taxes of low-income or elderly residents directly?

The Wisconsin Constitution prohibits that. Local governments cannot provide relief to specific groups of homeowners or create rebates or programs to reduce property taxes for groups of property owners.

ELIGIBILITY

What neighborhoods are included in the Fund?

The Fund is available in two areas, directly north and south of Downtown:

- The northern area includes Halyard Park, Brewers Hill, Bronzeville, and the southern portion of the Harambee neighborhood.
- The southern area includes the Walker's Point and Clock Tower Acres neighborhoods east of I43/I94.
- A map of the Fund area is available online and in the program materials

How were the neighborhoods for the Fund selected?

The neighborhoods were selected for the Fund because they have experienced significant property value increases above the city averages during the past five years and are experiencing the type of market-rate development that can be linked to displacement.



Are there income requirements for the fund?

Yes, property owners must have incomes below the limits in the following table to qualify for the program.

<i>Family Size</i>	<i>Maximum Income Limit*</i>
1	\$44,480
2	\$51,235
3	\$57,640
4	\$63,980
5	\$69,980
6	\$74,225

*Income limits for 2023. Subject to annual adjustment.

Do I have to live in my property to be eligible?

Yes, you must be an owner occupant in a residential property. Mixed use and commercial properties are not eligible for this program.

The description of the Fund says it helps long-time homeowners. What does that mean?

You must have owned and occupied your property prior to January 1, 2015, in order to be eligible to receive assistance under the fund. Additionally, mixed-use properties (properties containing commercial and residential uses) are deemed ineligible.

What if I inherited my property?

If you inherited the property or received it through a gift transfer from a family member recently, and the family member owned the property since January 1, 2015 or earlier, you may be eligible for the program if you meet the additional eligibility criteria.

What other eligibility criteria are there?

In order to be eligible for the program, your property taxes must be current and if you have a mortgage on the property, it cannot be in foreclosure.

APPLYING FOR THE PROGRAM

How do I apply for the Program?

Applications can be found at <https://www.mkeunited.com/antidisplacementfund>. They are mailed to households in the geography or can be requested directly from Riverworks Development Corporation. Applications can be submitted by mail, in-person, or secure online application.



Mail to:

Riverworks Development Corporation
526 E Concordia Avenue
Milwaukee, WI 53212
ATTN: Darnell Bolden

OR drop off in person at either drop off location:

NORTHSIDE

Riverworks Development Corporation
10:00 a.m. – 3:00 p.m. Monday through Friday
526 E Concordia Avenue
Milwaukee, WI 53212
ATTN: Darnell Bolden

SOUTHSIDE

Arts @ Large
11:00 a.m. – 4:00 p.m. Monday, Thursday, and Friday

Closed Wednesday

Saturday by appointment

1100 S 5th St
Milwaukee, WI 53204
ATTN: Clarissa Morales

or Becky Lehr

OR use the secure online application: <https://form.jotform.com/Riverworks/anti-displacement>

What documents will I need to provide with my application?

To speed up your application, bring or submit your previous year's tax return. If you do not file tax returns, you can provide copies of other income documentation. You will also need a copy of your Wisconsin Driver's License OR Identification Card. If your home has multiple owners who file income taxes separately, you will need to bring income documentation for each property owner who lives in the house. If one or more of the owners lives elsewhere, you will need to provide verification of their residence as well (either a copy of their Wisconsin Driver's License OR Identification Card).

Will I need to provide my Social Security number to apply to the Fund?

No, you will not need to provide a Social Security number as part of the application process and the application process will not include a credit check.

Are any government funds used in the program?

There are no federal, state or local government funds being used to provide assistance in the program.

What happens after I apply?

Within 3 days of applying, you will receive a verbal confirmation of whether you are eligible or ineligible for the program, or if more information is required. For eligible homeowners, once 2023 property tax bills are finalized, you will receive a letter in the mail from the program confirming your eligibility and the amount of assistance you are eligible to receive this tax year.



What is the application deadline for this year?

Applications must be received by **December 29, 2023** in order to ensure that your application may be approved and a payment may be processed in time for it to be applied to your 2023 tax bill.

What happens if I miss the deadline, can I apply at a later date?

You must apply by December 29, 2023, in order to receive assistance with your 2023 tax bill. The Fund will accept applications again in the fall of 2024 for future tax bills through the length of the program.

My taxes didn't go up much this year, should I still apply?

Yes, even if you had no property tax increase or a small increase this year, you are still encouraged to apply. Once you apply, you are confirming your eligibility for assistance in future years and "lock in" your previous year's (2022) assessment and property tax amount when determining the amount of assistance you could receive from the Fund in the future as your property taxes may increase.

I applied for and was approved for the program in 2019, 2020, 2021 or 2022. Do I need to apply again in 2023?

Yes. If you applied for and were approved for the program in 2019, 2020, or 2021, you will be receiving a certification form to verify your continued eligibility for the program. You should complete and return the certification form, along with the required income documentation described in the form.

I applied for the program in 2019, 2020, 2021 or 2022, but was not eligible. Can I reapply in 2023?

Yes. If you applied for the program in 2019, 2020, 2021 or 2022 and were not eligible, you will be receiving a letter and a new application form. If your circumstances have changed and you believe you are now eligible for the program, you are encouraged to submit another application.

ASSISTANCE

For how long may I receive assistance through the Fund?

We are entering into the fourth year of operations for the Anti-Displacement Fund. The initial commitment of the fund was to operate as a 5-year pilot based on early modelling and funding available at the time of launch. We have since raised enough funding to sustain the fund for a minimum of 7 years total. MKE United is continuing to fundraise with a goal of securing enough funding to allow the Fund to operate for 15-20 years.

How much assistance am I eligible to receive from the Fund?

Depending on when you apply to and are determined eligible for the program, the Fund will provide grant assistance equal to the increase in your property tax bill between the year you applied and the prior year (not including special assessments penalties or other special charges). For example, if you applied for the program in 2020, and the annual tax payment for the year 2019 ("base year") was \$2,200, and in 2020, your assessment increases and the annual taxes due on your property increase to \$2,400, the program will pay the difference: \$2,400-\$2,200 or \$200. Again, note that special assessments, special charges, penalties and late



fees are not included in calculating assistance available under the fund. In this example, going forward, if you continue to be eligible for the program, assistance from the program will always be the difference between the amount of taxes you paid in your “base year” and the amount you currently owe.

If I receive assistance from the Fund, do I have to pay it back?

Fund payments are a grant, and do not have to be repaid by eligible program participants. There are no restrictions on the payment once it has been made on behalf of participants. Also, no public funds (local, state, or federal) are being used to provide tax assistance payments available through the fund.

How will the Fund make tax assistance payments?

The Fund will provide a payment on your property tax account directly to the City of Milwaukee Treasurer’s Office during late January 2024 for the amount of assistance you are eligible for from the Fund.

I pay my taxes on the installment plan, how will Fund payments impact what I owe each month?

Even if you are approved for assistance from the Fund, you should still pay the amount listed on your property tax bill that is due for the January installment payment **prior** to January 31st, 2024. Assistance from the Fund will be paid directly to the City Treasurer’s Office and will then be credited to your account for future installments. Depending on the amount of your Fund payment, you will receive an installment tax bill in the month your next installment is due. For example, if your installment payments are \$300 per month and the Fund makes a payment of \$900 on your behalf, and you already made your January installment payment, the next installment tax bill you will receive will be in May. This occurs because the Fund already made a payment in an amount that was sufficient to cover your February, March, and April installment bills.

The Treasurer’s Office has changed the ways in which they accept tax payments in recent years. We encourage you to contact them at 286-2240 for information or visit their website at milwaukee.gov/treasurer.

My mortgage company escrows for taxes, how will Fund payments impact my escrow?

If the payment received by the Treasurer’s Office from the Fund in January of 2024 along with payment from your mortgage escrow results in an overpayment of taxes, you will receive a refund check from the Treasurer’s Office. Your mortgage company MAY agree to reduce the amount of your monthly tax escrow for future years based on assistance you are eligible to receive through Fund. You will need to contact your mortgage servicer to request this.

FUTURE YEARS

How will the amount of assistance I am eligible for from the Fund be calculated in future years?

The Fund will continue to provide assistance to eligible homeowners equal to the difference between the tax bill for the year prior to when they first applied for and were approved for the program (“base year”), and your property tax bill in each year the Fund is in operation (excluding special assessments or other special charges). Each year the Fund remains in operation, you will remain responsible for paying the portion of your property tax bill equal to the payment you owed for the base year, and the Fund will provide a payment for any balance owed over and above that amount for that year.

How long will the Fund provide annual tax assistance payments?



The Fund is committed to operating for 7 or more years based on funding currently available. As of October 2023, the fund is entering its 5th enrollment season. MKE United is also committed to continuing fundraising with a goal of allowing the fund to operate for 15-20 years.

Will I have to submit a new application or other documents each year?

While you will not have to complete a new application for the program each year, you will complete a recertification form to verify your continuing eligibility for the program. On an annual basis, instructions for the recertification process will be mailed to all previous Fund participants in the fall. The Fund reserves the right to adjust program guidelines in future years.