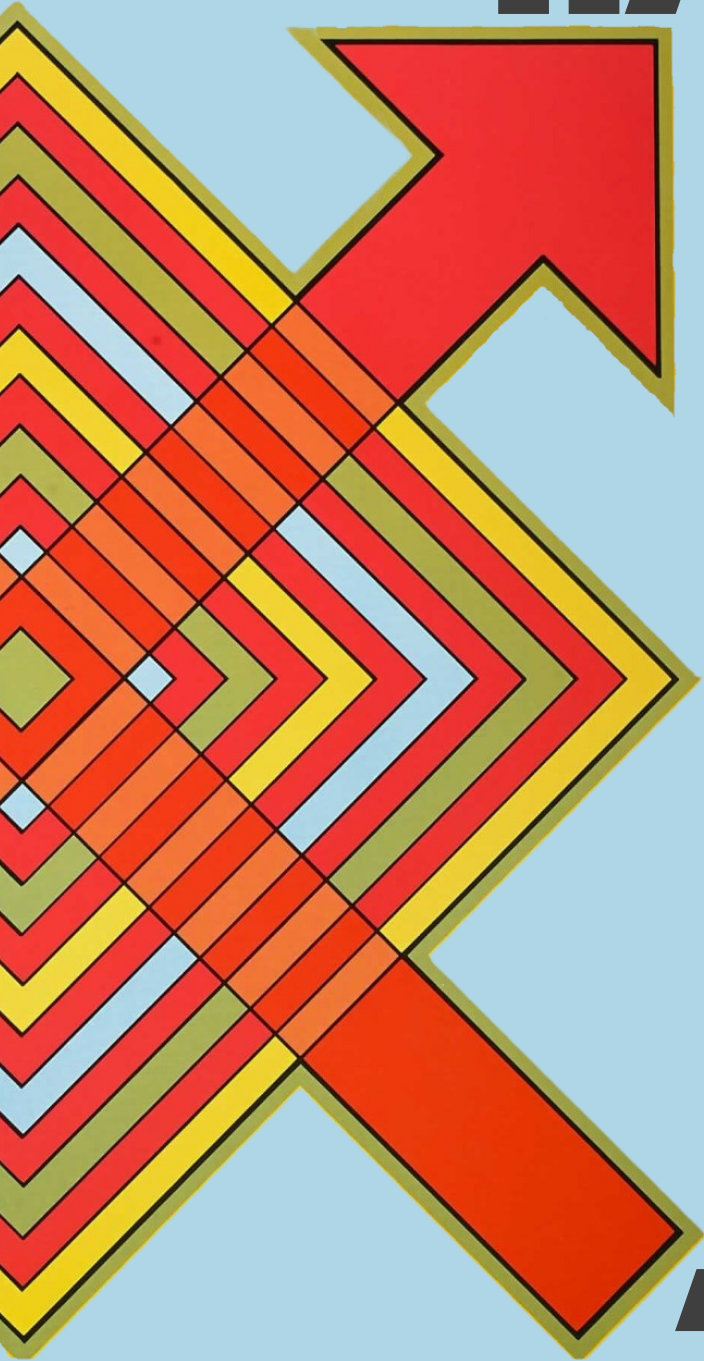


**HARAMBEE
NEIGHBORHOOD
IMPROVEMENT
DISTRICT #7**



**2021
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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CONTACT THE NID

- Clarissa Morales • clarissam@riverworksmke.org • 414.882.7434 •
- 526 E Concordia Avenue • Milwaukee, WI 53212 •
- www.riverworksmke.org/harambee-nid •

HARAMBEE NEIGHBORS,

The past five years, Harambee Neighborhood Improvement District (NID) #7 has helped over 40 households make improvements to their homes. The NID continues to be at the forefront of providing quality services to residents and property owners.

The NID's partnership with Riverworks Development Corporation (RDC) continues to flourish and impact the community in many positive ways. Together, we have increased community prosperity, built strong public and private partnerships, increased property values, brought positive developments to the area, and sought better ways to link residents to programs offered by RDC. Riverworks' Financial Clinic benefits underserved communities by providing an opportunity to build wealth, improve property values, improve health, and overall, improve the vibrancy of the neighborhood through financial empowerment.

We are committed to rebuilding the Harambee Neighborhood and support all the valuable assets that already exist in this community. The NID has accomplished a lot over the past five years and is definitely looking towards the next 5 years to continue this transformational impact on this community. I am excited about our work with NID residents and businesses, as we continue to work together to strengthen the housing stock and build a true sense of community here in Harambee. Let us continue to pull together...Harambee!

Thank you for your support and involvement!



Darryl Johnson
Executive Director
Riverworks Development Corporation



STAFF

Darryl Johnson

Executive Director

Clarissa Morales

Community Asset Development Specialist

BOARD OF DIRECTORS

Cordella Jones
CHAIR

Fernando Delgadillo
VICE CHAIR

Luis Delgadillo
SECRETARY

Ella Bennett
TREASURER

LaKeshia Wilder
MEMBER

Anthony Kaze
MEMBER

Sheila Smith
MEMBER



BOARD MEMBER SPOTLIGHT Ella Bennett

Ms. Ella, a 30+ year Harambee resident, has been a driving force in rebuilding her neighborhood. Throughout the years, Ms. Ella has been an active organizer and member of the book club for the 3300-3400 block of 1st Street. She is also a member of the Keefe Avenue Safety Task Force (KASTF) and serves as the Treasurer for the Harambee NID. Ella is a proud resident whose focus is to build, strengthen, and unite the neighborhood she loves so much.

ABOUT THE NID

WHAT IS A NID?

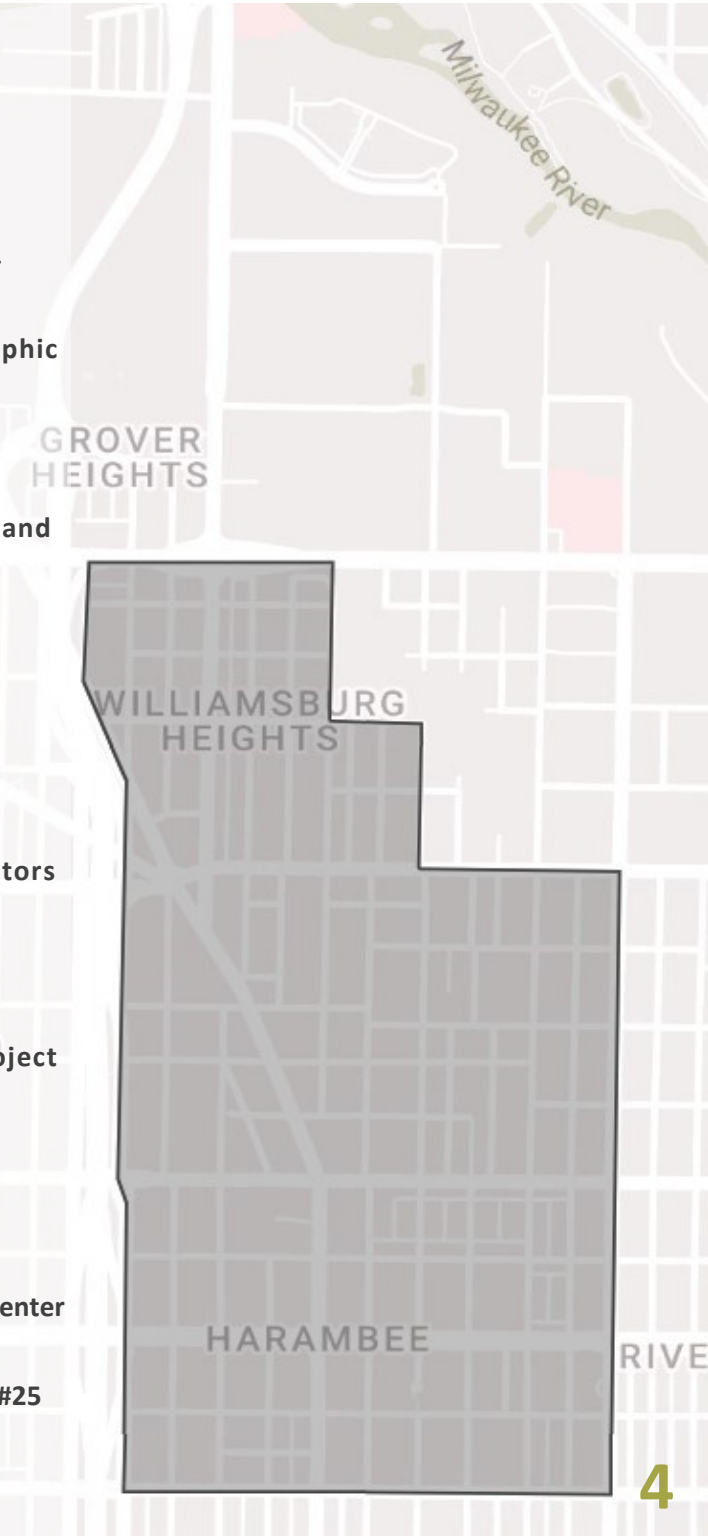
Neighborhood Improvement Districts (NIDs) are quasi-governmental entities authorized by Wisconsin State Statute. NIDs assess a property tax to a limited geographic area in order to support development and restoration within its boundaries. In the Harambee NID, this assessment is \$50 per residential unit per year (with a maximum of \$200 per parcel). 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 Harambee NID Board of Directors
- Connect with the Keefe Avenue Safety Task Force (KASTF), a resident-led initiative that identifies opportunities along this important corridor
- Develop an idea for a Community Improvement Project (CIP) to beautify your block
- Take part in our bi-annual housing surveys

NID BOUNDARIES:

The Harambee NID includes residential properties between Center Street & Capitol Drive, and between Holton Street & I-43, EXCLUDING properties included in either the Riverworks BID #25 or the Historic King Drive BID #8.



HOME REPAIR GRANTS

GRANT & APPLICATION PROCESS

HISTORY

Initiated by the Harambee Great Neighborhood Initiative (HGNI) and established by residents in 2016, the Harambee Neighborhood Improvement District (NID) is overseen by Riverworks Development Corporation - a 501(c)(3) nonprofit community and economic development organization working in Harambee and Riverwest. The NID assesses property taxes of all residential properties within the boundaries of the NID, and pools that money to fund a home repair grant. From the initial grants awarded in 2018, until the Annual Meeting in March 2021, NID grants were granted solely for roof repairs and replacements due to priority needs in the neighborhood. After the 2021 Annual Meeting, the NID board worked on updating their processes, requirements and projects to include a wide variety of essential home repairs.

UPDATED PROCESS IN 2021

The revised guidelines that were presented at the 2021 Annual Meeting opened up the opportunity to use grants for a variety of repairs including: roofs, siding, gutters, porches, furnace replacement, safety and security modifications, energy efficient upgrades, electrical and plumbing. The new grant guidelines capped the grant at \$7,500 (which was previously capped at \$15,000), and required matching funds from the homeowner. This was in an effort to be able to spread the funding over more projects. Due to hardships in the community to match funds, a new resolution was passed in July 2021 that increased the grant cap to \$10,000 and removed the requirement for matching funds. Any resident or homeowner who lives in the boundaries of the NID can apply for up to \$10,000 of NID grant funding for their eligible home repair project.



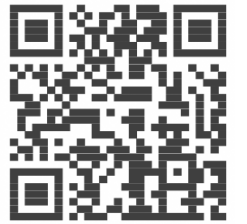
INTERESTED IN APPLYING FOR A NID HOME REPAIR GRANT?

HOW TO APPLY

Residents must complete the application and return it with the requested documentation, including contractor bids. Please submit the application and all documentation online via the QR code to the right.

To request a paper application, or for assistance with the process, please contact Clarissa at 414-882-7434 or clarissam@riverworksmke.org

SCAN HERE



HOMEOWNER SPOTLIGHT Sheila Smith

“My family moved to the Harambee Neighborhood in 1967. At that time, it was solidly middle class, increasingly African America, and mostly homeowners. Teachers, engineers, even a professional baseball player lived on my block. I loved the beautiful houses and the streets canopied by trees. Over the years, the appearance of the block has changed and some of the older generation has moved on or away. Drug trafficking and crime have ebbed and flowed in the area. However, residents have been steadfast in their efforts to address the challenges in the neighborhood and have often been successful in their efforts.

These days, whether I am in a casual or professional setting, when people ask me where I live—I make certain that I am very specific: ‘I live in the Harambee Neighborhood in Milwaukee.’ I am specific because I want them to know that I am proud to live in this neighborhood and that this neighborhood is worthy of my pride.

I could live anywhere I chose. I chose to live in Harambee and am committed to the neighborhood because of my neighbors, my remembrance of its history, and its promise for a great future. In keeping with that commitment, I am intentional about being at the decision-making table; among other things, I am involved in the Harambee NID, the Greater Milwaukee Foundation’s Harambee Advisory Council, and the Friends of Bernice K. and Clinton E. Rose Park. In addition, I know my neighbors and my neighbors know me. I know to a certainty that my neighbors and I have the power to make Harambee the neighborhood that we want to live in.”

HOME REPAIR GRANTS

2021 HOME REPAIR GRANTS

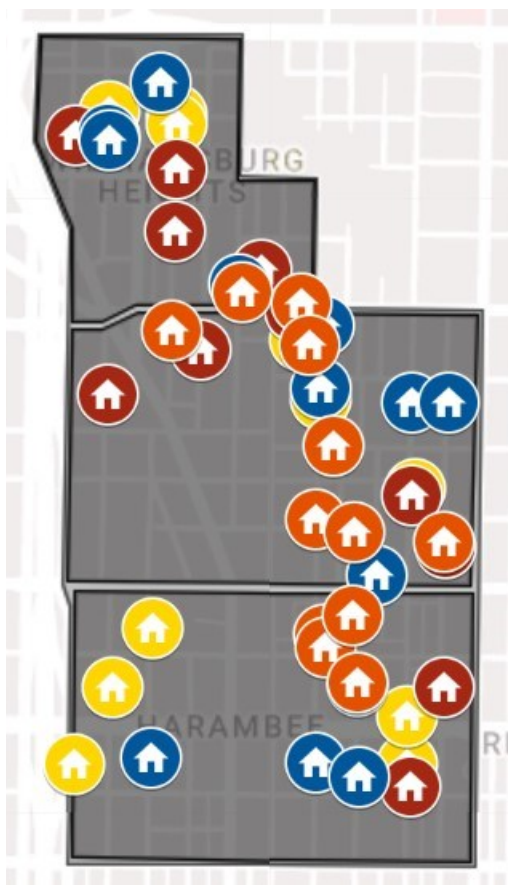
Due to many factors including changes to the grant program, difficulty finding contractors, inflated cost of materials and supply chain issues, home repair projects were delayed in 2021. In November and December, an increase of new applicants came in, and 5 projects were started before the end of the year; those projects included a roof, gutters, siding, furnace, and foundation.

2021 REFERRALS

When residents do not qualify for the NID grant, or need additional funds leveraged, our staff work with them and make referrals to other programs including STRONG Homes Loan, Harambee Targeted Investment Neighborhood (TIN) funding, City of Milwaukee Department of Neighborhood Services Compliance Loan Program (CLP), and funding through Revitalize Milwaukee and Milwaukee Habitat for Humanity. In 2021, 30 referrals were made to these other funding sources, for a total of \$54,980 funds leveraged.



MAP OF 2018-2021 NID HOME REPAIR GRANT PROJECTS



\$36,884
GRANT DOLLARS AWARDED IN 2021



41
HOME REPAIR GRANTS APPROVED SINCE 2018

\$413,532
GRANT DOLLARS DISPERSED SINCE 2018



\$413,532
GRANT DOLLARS DISPERSED SINCE 2018

PARTNERSHIPS

MILWAUKEE HABITAT FOR HUMANITY

The Harambee NID partners with Milwaukee Habitat for Humanity for support in critical home repair projects when NID funding cannot fully cover the costs. As is with any strong community partnership, Milwaukee Habitat leans on the NID as well to support repair projects for residents within the Harambee NID boundaries. Milwaukee Habitat for Humanity's mission aligns well with the NID's, as they state: "We believe everyone deserves a decent place to live. Together with people in our community, we help families build and improve places to call home. We believe affordable housing plays a critical role in strong and stable communities."

WESTCARE WISCONSIN

WestCare Wisconsin partners with the Harambee NID for the Neighborhood Improvement Project (NIP) - a City of Milwaukee grant program. The NIP program focuses on repairing building code violations and supports owner-occupied neighborhood residents when they need additional funding outside of the scope of the Harambee NID grant. Qualifying residents can receive upward of \$40,000 in addition to the NID grant, for projects that promote health and safety within the home.

KEEFE AVENUE SAFETY TASK FORCE

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. Prior to COVID-19, the KASTF met once a month to discuss neighborhood safety issues. With the pandemic, the KASTF 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. In 2021, 20 RING Cameras were installed in the NID.



ADDITIONAL RESOURCES & PROGRAMS

The Harambee NID also connects residents to other resources and programs, as necessary. Many residents are referred to Riverworks' Financial Clinic for general questions and opportunities, as well as to other partners for frequently requested resources such as mortgage relief and rental housing concerns.

Take Root Milwaukee is a consortium of over 55 community organizations, neighborhood groups, housing counseling agencies, realtors, and lenders working to promote sustainable homeownership in the City of Milwaukee. Take Root Milwaukee members offer free or low-cost services that can help you buy, keep, or fix a home.

Milwaukee Rental Housing Resource Center (MKE RHRC) is a collaborative network of local housing and housing-related assistance programs. Their vision is to bring together the resources and organizations that successfully guide residents through a variety of rental housing-related issues. From understanding your rental housing rights, to finding legal and mediation services, better understanding how to access rental assistance, and accessing training and education, MKE RHRC brings the expertise of several area housing experts under one roof.

HEALING SPACES

In January 2021, the City of Milwaukee's Neighborhood Improvement Development Corporation (NIDC), with support from Bader Philanthropies, introduced an initiative to create Healing Spaces in the Harambee Neighborhood. These efforts were focused on reducing the isolation many felt through COVID-19, to build relaxing natural environments, and eliminate blight on city-owned properties. Harambee NID is proud to partner with Riverworks Development Corp, who oversaw three of these spaces: on 2nd & Vienna, at the Tot Lot on 1st & Keefe, and on the Beerline Trail near Holton & Townsend.



ENGAGEMENT OPPORTUNITIES

ANNUAL MEETING

The Harambee NID Annual Meeting is held each year in March and is open to any and all residents and property owners within the Harambee NID boundaries. The Annual Meeting consists of board elections, a reflection of successful home repair projects from the previous year, and gives residents an opportunity to voice support, concern, and add new perspectives to the upcoming grant cycle. For the safety of our staff and residents during COVID-19, the 2021 Harambee NID Annual Meeting was fully remote - held via Zoom and streamed live on Facebook.

BOARD ELECTION PROCESS

Approximately a month prior to the Harambee NID Annual Meeting, a meeting notice is sent out to all property addresses in the NID, along with nomination forms for potential board members; residents can also nominate board members online. Nominations are due two weeks prior to the Annual Meeting. Voting starts the morning before the Annual Meeting and remains open until the end of the meeting. Residents running for a seat on the Harambee NID board must be present at the Annual Meeting to be voted in to one of these leadership roles. In 2021, the NID Board members were all reelected to serve another year for the 2021-2022 term.



HARAMBEE HOUSING SURVEYS

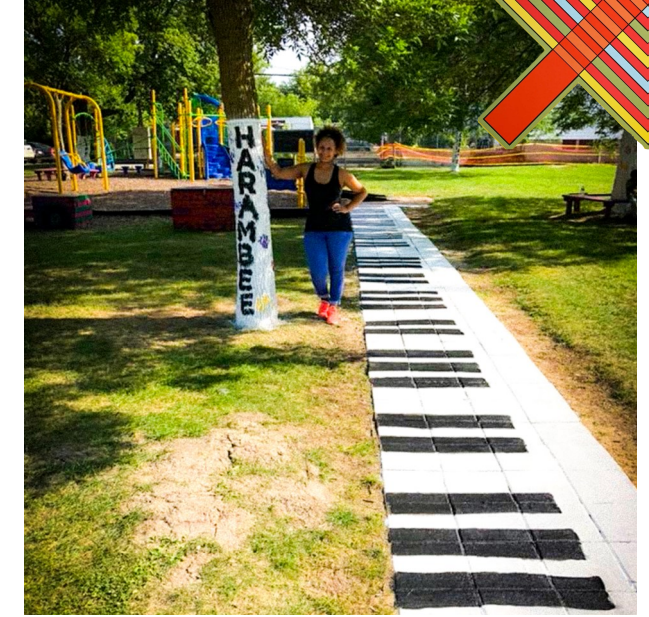
Every year, the Harambee NID staff, with a team of volunteers, conducts a neighborhood housing survey. This survey documents the quality and condition of various aspects of Harambee homes, including roofs, siding, entryways, windows and more. These surveys allow us to track the condition of homes across 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 can identify if poorly maintained properties might need access to resources, or if property owners might need to be held accountable.

Through surveying efforts in the Harambee neighborhood, 1,942 homes were assessed in 2021, and out of that number, roughly 550 were determined to need repairs.

If you are interested in assisting with these housing survey efforts, please contact Clarissa at 414-882-7434 or clarissam@riverworksmke.org

FINANCIALS

REVENUE	2021	% REVENUE
NID ASSESSMENT REVENUE	\$175,450	100%
CONTRIBUTIONS	\$0	0%
TOTAL REVENUE	\$175,450	100%
EXPENSES	2021	% EXPENSE
PROGRAM SERVICES:		
HOME REPAIR GRANTS	\$18,330	26.9%
CONTRACT SERVICES	\$31,950	46.8%
<i>TOTAL PROGRAM SERVICES EXPENSES</i>	\$50,280	73.7%
MANAGEMENT & GENERAL:		
CONTRACT SERVICES	\$10,712	15.7%
CONFERENCES & MEETINGS	\$36	0.1%
POSTAGE & PRINTING	\$5,964	8.7%
INSURANCE	\$721	1.1%
MARKETING & WEBSITE	\$485	0.7%
<i>TOTAL MANAGEMENT & GENERAL</i>	\$17,918	26.3%
TOTAL EXPENSES	\$68,198	100%
CHANGE IN NET ASSETS	\$107,252	
NET ASSETS, BEGINNING OF YEAR	\$21,467	
NET ASSETS, END OF YEAR	\$128,719	





HARAMBEE
COMMUNITY

- **Harambee Neighborhood Improvement District #7** •
- **526 E Concordia Avenue • Milwaukee, WI 53212** •
- **www.riverworksmke.org/harambee-nid** •