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4 **A RESOLUTION**

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6 Allocating \$356,355 from Agency 194-1945 Appropriation for Contingencies to Agency  
7 800 – Department of Health and Human Services to create the “Landlord Incentives to  
8 Foster Tenancy” (LIFT) pilot program to help grow the number of Milwaukee County  
9 landlords accepting tenant applicants receiving Milwaukee County rent assistance  
10 program funds  
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13 WHEREAS, the Milwaukee County Housing Authority is funded by the U.S.  
14 Department of Housing and Urban Development (HUD) to administer many of its rent  
15 assistance programs serving low-income and homeless individuals and families; and  
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17 WHEREAS, rent assistance programs are designed to help low-income and  
18 homeless families and individuals with financial assistance for decent, safe and sanitary  
19 housing provided by private owners and rental agents; and  
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21 WHEREAS, in 2018, the Milwaukee County Board passed File No. 18-139  
22 amending Section 107.01 of the Milwaukee County Code of General Ordinances  
23 regarding Fair Housing and creating Section 107.02(9) to include “receipt of rental or  
24 housing assistance” as a protected class, citing powers granted under Wisconsin State  
25 Statute 66.1011; and  
26

27 WHEREAS, during the five-year period from 2018 to present when enforcement  
28 actions were presumed to be permissible, there were zero verified discrimination  
29 complaints filed with the Office of Corporation Counsel for those in receipt of rental or  
30 housing assistance, despite claims that landlords discriminated against potential tenants  
31 based on their receipt of said rental or housing assistance; and  
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33 WHEREAS, even if complaints had been received, current organizational efforts  
34 to pursue action are unlikely to help the specific tenant-applicant who suspected  
35 discrimination with accessing desired housing immediately because of the time it takes  
36 to undertake legal action even on an expedited basis, and the effectiveness of an  
37 enforcement program is currently questionable, given its costs and timeliness concerns;  
38 and  
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40 WHEREAS, on January 17, 2024, the Milwaukee County Housing Administrator  
41 and Milwaukee County Senior Real Estate Project Manager shared a report with the

42 Milwaukee County Health Equity, Human Needs & Strategic Planning (HEHNSP)  
43 Committee outlining possible financial incentives to encourage landlords to accept  
44 neighbors in receipt of Section 8 Housing Choice Vouchers as tenants; and  
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46 WHEREAS, as part of their testimony, the Milwaukee County Housing  
47 Administrator and the Senior Real Estate Project Manager identified damage relief  
48 funds as the next most impactful financially feasible, sustainable, and impactful strategy  
49 to incentivize more landlords to accept neighbors in receipt of rental or housing  
50 assistance; and  
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52 WHEREAS, the Senior Real Estate Project Manager shared the results of a late-  
53 2021 survey of rental housing owners and property managers conducted by the Rental  
54 Property Association (formerly known as Apartment Association of Southeastern  
55 Wisconsin) noting that the second-most common concern about rent assistance  
56 programs are “physical damages caused by rent assistance households and undue  
57 financial strain when rent assistance payments are withheld by rent assistance  
58 programs due to a failed inspection as a result of tenant damage”; and  
59

60 WHEREAS, the Senior Real Estate Project Manager reported that \$356,355 in  
61 funds could help to repair damage in at least 100 households, while helping to allay the  
62 second-greatest concern that landlords have with risk of financial loss in accepting  
63 neighbors in receipt of rental or housing assistance; now, therefore,  
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65 BE IT RESOLVED, the Milwaukee County Board of Supervisors authorizes and  
66 allocates \$356,355 from Agency 194-1945 Appropriation for Contingencies to Agency  
67 800 – Department of Health and Human Services to create the Landlord Incentives to  
68 Foster Tenancy (LIFT) pilot program; and  
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70 BE IT FURTHER RESOLVED, that the Milwaukee County Board of Supervisors  
71 hereby authorizes the Office of Strategy, Budget and Performance and the Office of the  
72 Comptroller to process an administrative appropriation transfer of \$356,355 from  
73 Agency 194-1945 Appropriation for Contingencies to direct funds to Agency 800-  
74 Department of Health and Human Services for the Landlord Incentives to Foster  
75 Tenancy (LIFT) pilot program; and  
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77 BE IT FURTHER RESOLVED, the Milwaukee County Board of Supervisors calls  
78 upon the Department of Health and Human Services and all other relevant departments  
79 to develop sound processes and eligibility criteria for landlords to apply for Landlord  
80 Incentives to Foster Tenancy (LIFT) pilot program funds and present those  
81 recommendations to the Milwaukee County Board for review and approval by the June  
82 2024 cycle or sooner.