



Community Advocates Housing Programs

Community Advocates' Housing Department has decades of experience helping tenants and landlords successfully resolve complaints, make repairs, work out payment plans for security deposits and rent, and prevent evictions. Here's how we do it:

Rent Abatement: A program sanctioned by Wisconsin State Statutes that allows a tenant to withhold a portion of his/her rent (contingent on the tenant being deprived of full normal use of the property). Abatements will be done for outstanding interior code violations that are listed by the City of Milwaukee Department of Neighborhood Services (DNS). **Contact: Jo-el Bosley, 414-270-2951.**

Rent Withholding: A city ordinance that allows a tenant to withhold the entire rent for properties that have expired (not repaired by the compliance date issued by the DNS) outstanding code violations. The rent is paid into a City of Milwaukee Escrow Account. Referrals will be made by DNS inspectors. When enough funds accumulate in the account, Community Advocates can hire contractors to make the needed repairs. These repairs are made based on an assessment by the DNS inspector/Community Advocates/client. *****Administrative fees must remain in the account at all times.*** Contact: Jo-el Bosley, 414-270-2951.**

Relocation Assistance (Placards): Community Advocates works with the City of Milwaukee Department of Neighborhood Services (building inspectors), We Energies, and the Milwaukee Police Department (CPU) to assist tenants with relocating into safe and suitable housing. These families are residents of dwellings that have been deemed unfit for human habitation. Relocation services may include but are not limited to: resources for vacancies, available program information, and referrals for financial assistance and/or temporary shelter placement. **Contact: Shawanna Lindenberg, 414-270-4621.**

Homelessness Prevention Program (HPP): Allows Community Advocates to assist tenants and their families with funding to prevent homelessness. Tenants who are behind in their rent due to a sudden loss of income, or are a recent victim of a fire or foreclosure, may receive assistance through this program. *****Foreclosure applicants must provide documentation from the court (Writ) stating that the tenant (non-homeowner) must vacate the premises by a specific date.*****

Needed documentation for HPP: 5-day notice (or proof of impending homelessness), **photo ID** (for all household members 18 years and older), **Social Security cards** (or printouts) for all household members, **verification of a loss of income** (within 60 days), **verification of current income** (documenting that the tenant can afford and maintain rent payments after assistance to avoid eviction). **Contact: Flora Boyd, 414-270-4612; Ruth Rios, 414-270-4614; Rolanda Spencer, 414-270-4623.**

Tenant/Landlord Mediation & Advocacy: Services that assist both tenants and landlords with advocacy and mediation as it relates to tenant and landlord issues. We also provide answers to general housing questions. **Contact: Any available Housing Advocate, 414-449-4777.**

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728 N. James Lovell St. | Milwaukee, WI 53233 | 414-449-4777

communityadvocates.net

Housing Department Manager: Shawanna Lindenberg, 414-270-4621



COMMUNITY ADVOCATES
Where Meeting Basic Needs Inspires Hope

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Security Deposit Guarantee Program: A deferment program allowing a tenant to extend a security deposit payment over 2-6 months. Community Advocates co-signs the payment arrangement and pays the landlord if the tenant defaults on the agreement. Tenants are eligible to apply if they have not defaulted on the program in the past and if they have enough income to pay their full rent plus a portion of the security deposit (monthly until it is paid in full). **Contact: Eric Jernberg, 414-270-4626.**

Rent Bridge: Community Advocates staff will negotiate a payment plan with property owners for tenants who have income, but have missed a payment. Property owners must agree to participate in the program and will agree to accept the amount owed to be paid over a six-month period. To be eligible, the tenant must have lived in the housing unit for at least one year, the amount owed must be \$400 or less, and tenants must have some form of income. **Contact: Eric Jernberg, 414-270-4626.**

Case Management: Case managers work with renters in securing safe, suitable, and affordable housing. Case managers work with the head of the household to help build budgeting, home maintenance, and self-advocacy skills for up to six months. Case managers also help to connect tenants to ongoing resources. Case management services are offered through Community Advocates on a referral basis only from emergency shelters, Milwaukee County, and other community-based organizations. **Contact: Lauren Faulds, 414-270-4616 (for My Home/Siemer); Denise Lovelace, 414-270-4615 (for Families Transitioning in Permanent Housing Case Management/Siemer); Lewis Stokes, 414-270-6925 (for My Home); Quiana Rapier, 414-290-7715 (MPS-Community Schools/Siemer)**

Tenant-Landlord Training: Community Advocates presents a one-hour session as needed in the community to provide information, referrals, and advocacy services regarding rights and responsibilities for tenants and property owners. **Contact: 414-449-4777.**

Empowerment Coalition of Milwaukee (ECOM) Workshops: Organized by Community Advocates' Housing Department, ECOM's monthly workshops bring together human services providers, community organizations, advocates, and consumers to learn about community resources, network, and share information. **Contact: Denise Lovelace, 414-270-4615.**

Community Outreach: Community Advocates' Housing Advocates regularly provide information and resources in the community, make presentations to groups, and participate in panel discussions. **Contact: Shawanna Lindenberg, 414-270-4621.**

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