

HOUSING RESOURCES

Tenant-Landlord Help: Community Advocates

Our Housing Department can help renters needing repairs, help families at risk of becoming homeless, develop a payment plan for a security deposit, mediate conflicts with landlords, and much more. To get more information about our housing programs and services, call our Housing Department at (414) 449-4777 or come into our offices at 728 N. James Lovell Street during walk-in hours (Monday, 11 a.m.-2 p.m., Tuesday-Friday, 9 a.m.-noon).

If you are having any of these problems, Community Advocates can help you:

- The city has ordered you to leave your home because it is unsafe
- Your landlord is threatening you with eviction or you received a five-day notice to leave
- Your landlord is not making repairs to your unit
- You fell behind on your rent because of an unexpected loss of income
- You are trying to move into a new place but are having a hard time covering the security deposit
- You own or rent a property and want to learn your rights and responsibilities

City of Milwaukee Building Inspector Services: For residents who are renting housing units needing repair, Community Advocates' staff works with the City of Milwaukee Building Inspector's office to legally withhold rent until needed repairs are made to the rental unit. Services focus on rent withholding, rent abatement, and relocation.

Homeless Prevention and Housing Stability Case Management Program: This program serves households at risk of becoming homeless, households who are facing imminent homelessness, and victims of domestic violence. Information, referral, and mediation are provided to low-income tenants facing eviction or small claims actions related to tenancy. Evictions are prevented through the program with up to six months of case management, referrals, and advocacy with property owners. This program provides resources and teaches necessary skills so that these vulnerable populations are able to obtain affordable permanent housing through rapid re-housing and remain housed through homelessness prevention.

Permanent Housing -- Intervention/Prevention/Case Management for Homeless Families Program: This program provides a continuum of services for low-income households who are homeless or for whom homelessness is imminent. Participant households are offered comprehensive services -- advocacy, case management, and rent payment assistance -- to equip them with the resources and skills necessary to obtain affordable housing through rapid re-housing and remain housed through homelessness prevention.

Rent Bridge Program: Community Advocates staff will negotiate a payment plan with property owners for clients 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.

Security Deposit Guarantee Program: This program assists those who are homeless or who are at risk of becoming homeless to secure housing by negotiating an agreement between the tenant and the prospective property owner to pay off their security deposit in installments along with their rent. Participants must find a property owner who agrees to take a security deposit in installments for up to a six-month period and clients must have income from employment, SSI, W2, or another source.

Siemer Family Homeless Prevention and Case Management Program: This program helps reduce student mobility and increase academic success by improving long-term housing and economic stability for low-income families with school-age children who are homeless or at risk of becoming homeless. The goal of the program is to help families achieve financial goals and maintain a stable housing situation so that children can remain in school, giving them the best chance of academic success.

Tenant-Landlord Mediation: Through this program, mediation is provided to low-income tenants facing eviction or small claims actions related to tenancy. This program offers resources that stabilize a threatened housing situation, making it possible for individuals and families to retain their housing.

Tenant-Landlord Training: We present this one-hour session as needed in the community to provide information, referrals, and advocacy services regarding renter's rights and responsibilities for tenants and property owners.

[Tenant-Landlord Help | Assistance with Repairs, Budgeting, Advocacy, Resources | Community Advocates in Milwaukee WI](#)

Berrada Properties Tenant Eviction Diversion Program

If you are a current Berrada Properties tenant and your rent is more than five days late due to financial hardship—or if you are unable to pay next month's rent—you may be at risk of eviction. The **Berrada Properties Tenant Eviction Diversion Program** has several options that may be able to help.

Eviction Diversion Offers:

- Payment Plan: If you are one month or less behind on rent, you may be eligible to set up a payment plan to catch up.
- Short-Term Rent Assistance: If you have experienced a financial hardship or loss of income and are low-income, you may qualify for short-term rent assistance.
- Move-Out Agreement: If staying in your unit is not an option, you may be able to move out within 14 days to avoid an eviction on your record.

Eligibility Criteria for Rent Assistance:

To qualify, applicants must meet the following requirements:

- ✓ Be no more than one month behind on rent
- ✓ Be 18 years or older
- ✓ Be a leaseholder of a Berrada Properties rental unit
- ✓ Have experienced a verifiable loss of income in the past 30–90 days
- ✓ Have verifiable current income
- ✓ Meet program income guidelines

The [Milwaukee Rental Housing Resource Center](#) will meet with Berrada tenants to assess eligibility for the eviction diversion program. **If you are eligible for rental assistance, please visit the Rental Housing Resource Center with all eligibility and income support documentation to apply -- no appointment is necessary.**

Walk-In Clinic Hours: Monday-Friday, 10 a.m. to 3 p.m. at Community Advocates, 728 N. James Lovell Street, Milwaukee, WI. To request special accommodations call 414-895-7368 or email info@renthelpmke.org.

[Berrada Tenants Program | How to Apply for Assistance | Community Advocates in Milwaukee WI](#)

City of Milwaukee Rental Assistance: The City of Milwaukee Emergency Rental Assistance program administered by Community Advocates is available to help eligible renters who are struggling to pay their rent due to financial hardship.

To qualify, applicants must meet these general criteria:

- Age: 18 years or older
- Residency: Live in a rental unit in the City of Milwaukee
- Income Changes: Experienced a verifiable loss of income or financial hardship and at risk of eviction as a result

Income Requirements

Household Size and Annual Income Limit

- 1 person: Less than \$46,950
- 2 people: Less than \$53,650
- 3 people: Less than \$60,350
- 4 people: Less than \$67,050
- 5 people: Less than \$72,450
- 6 people: Less than \$77,800
- 7 people: Less than \$83,150
- 8 people: Less than \$88,550

More Details

- Assistance types are determined based on individual circumstances and availability of funding.
- Eligible tenants may not exceed the maximum months of assistance allowed by the specific funding source.
- Utility assistance may be available for eligible households with proof of disconnection notice.

What You Can Do

Eligible tenants can apply at the Milwaukee Rental Housing Resource Center, Monday-Friday, 10 a.m. to 4 p.m., at Community Advocates, 728 N. James Lovell St., Milwaukee.

Please note that intake is offered on a first-come, first served basis based on availability. Tenants must have all required reporting documents in hand to meet with an intake specialist and complete their application.

[Community Advocates Rental Assistance](#) | [Our Programs](#) | [Community Advocates in Milwaukee WI](#)

Free Eviction Sealing Clinic

2nd Wednesday of the month/ 9AM-4PM

728 N James Lovell St., Milwaukee

Legal Aid Society of Milwaukee partnered with Rental Housing Resource Center

Get Help Removing Past Evictions from Online CCAP Searches

We have partnered with the Rental Housing Resource Center (located inside of the Community Advocates Building) to help individuals currently looking to remove past evictions from their CCAP Search. This free clinic will be held from 9am-4pm. **This event is currently open to individuals with dismissed evictions and completed payment plans only. Only open to Milwaukee County. Walk-ins welcome. Appointments preferred.**

[Events — Legal Aid Society of Milwaukee](#)