

1. Describe the proposed ordinance or resolution. File number: _____

The resolution will approve the creation of Tax Incremental District #126 - Field House Flats, to assist in the development of the Field House Flats project, located at 300 W. Juneau Ave. The project includes the construction of a mixed-use development with 269 housing units and 40,000 square feet of commercial space. The 269 units will have an average affordability of 60% Area Median Income. The project is being developed on RACM and Milwaukee County owned vacant land.

2. Identify the anticipated equity impacts, if any, of this proposal.

Milwaukee has a significant need for quality affordable rental housing. In the census tract where the project is located, 45% of households are housing cost burdened (paying more than 30% of their income for rent) and 71% of the population is Black/African American.

The project will also include human resource requirements, providing business and job opportunities for Small Business Enterprises and local unemployed workers.

3. Identify which minority groups, if any, may be negatively or positively impacted by the proposal.

Over 62% of Black/African American households and 54% of Latino households in Milwaukee are rent burdened. The development will provide additional affordable housing opportunities for these populations.

In addition, through Chapter 355, the human resource requirements for the project will include Resident Preference Program goals for hiring city residents from the city's highest poverty zip codes.

4. Describe any engagement efforts with minority communities potentially impacted by the proposal.

The project is located within the City's Downtown Plan area, which involved significant public engagement in the development of the plan. The project is consistent with the Downtown Plan (aka Connecting MKE - Downtown Plan 2040) which includes increasing the downtown population through density and diversity of housing. The project also improves the quality of life in downtown by providing residential development on underutilized land and redeveloping surface parking lots.

In addition, citizens have the opportunity to attend the Redevelopment Authority of the City of Milwaukee meeting and the Zoning Neighborhoods and Development Council Committee meeting.

5. Describe how any anticipated equity impacts of the proposal will be documented or evaluated.

Because the project involves the use of the low income housing tax credit program, there are strict compliance and monitoring procedures in place to insure that units remain affordable and are rented to low income families consistent with the income targeting goals of the project.


The Department of Administration monitors the Human Resource goals for the project, and DCD staff consults with them to insure goals are being met, and if not, what remedial actions can be put in place to insure compliance.

6. Describe strategies that will be used, if any, to mitigate any anticipated equity impacts.

No specific negative equity impacts were identified by this analysis.

Name: **Sam Leichtling, Deputy Commissioner**

Signature: **Sam Leichtling**

 Digitally signed by Sam Leichtling
Date: 2025.08.28 08:06:35 -05'00'

Date: **08/28/2025**