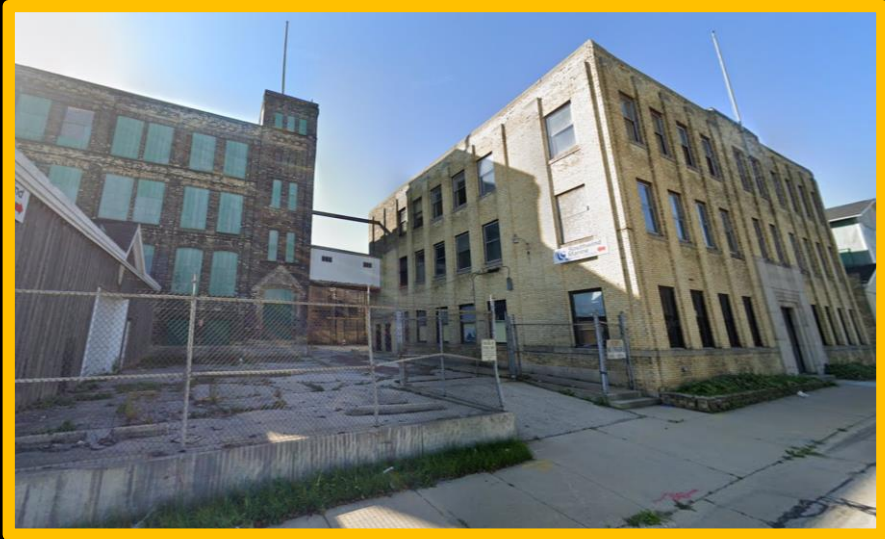


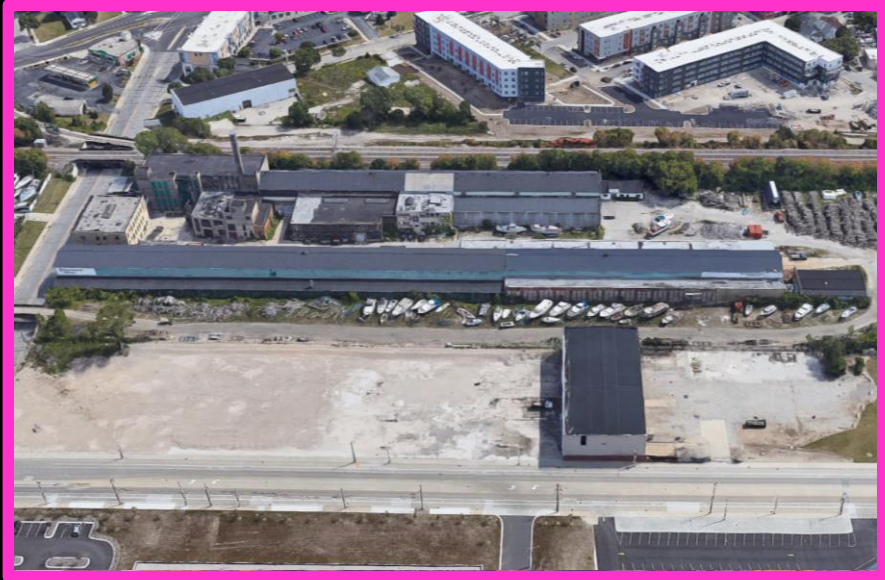
File No. 200695. A substitute ordinance relating to the change in zoning from Industrial Heavy, IH, to Industrial Mixed, IM, for the properties located at 123 and 147 East Becher Street, located on the south side of East Becher Street, east of South 1st Street, in the 14th Aldermanic District.



File No. 200695. Site Context Photos.



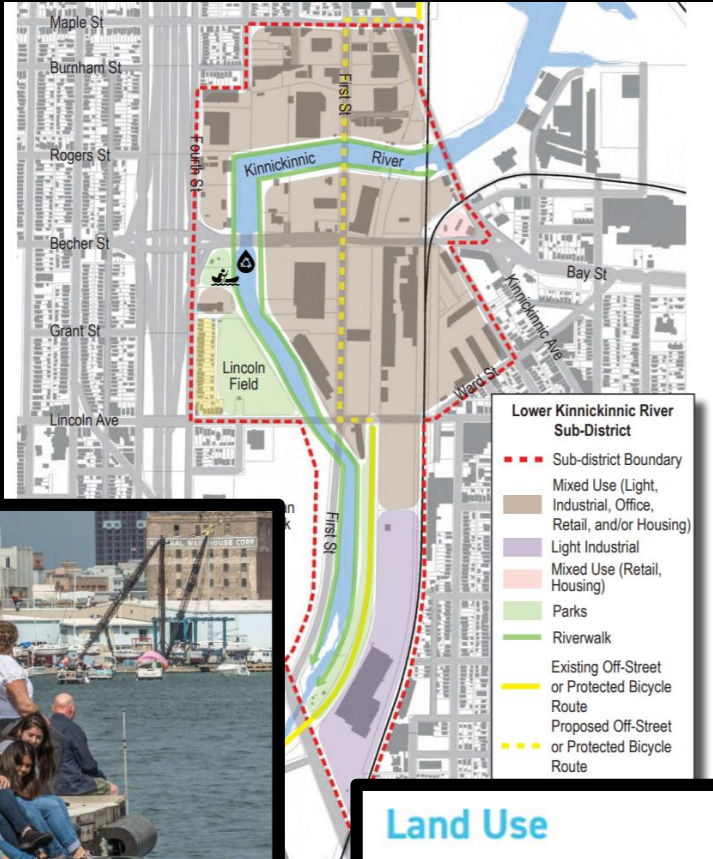
View from East Becher Street looking south



Aerial view looking east



View from East Lincoln looking north



2018: Harbor District Water and Land Use Plan

- Public engagement revealed a “desire that housing options in the Harbor District be accessible to households with a wide range of incomes” (Page 46).
- Within Lower-Kinnickinnic sub-district: “create a new neighborhood that would provide jobs and housing in a vastly improved natural setting.”
- Explicitly recommends rezoning for a mix of uses (page 96):



Land Use

Much of the sub-district is currently zoned Industrial-Heavy with the area northwest of First and Becher Streets zoned Industrial-Mixed. Rezoning some areas from Industrial-Heavy to a zoning classification that would allow for a greater mix of uses should be explored to support the transition of the area from exclusively industrial to more of a mix of uses. These land use changes will be focused around new and improved public space extended along the entire Kinnickinnic Riverfront.

2. **Rezone the areas currently zoned Industrial-Heavy to allow for light industrial, commercial, and/or residential.**

Workforce Housing: Who and Why?

FACT: About 55% of renter households in the City of Milwaukee are “housing cost burdened”, paying more than 30% of their income on housing. Those numbers are growing as our local housing costs have outpaced local incomes. This creates a number of financial and social pressures that impact us all, but especially for households earning less than \$40,000 per year.

Frequently Asked Questions:

What is Workforce Housing? This term applies to rental housing that is for households that earn an income that is 60% or less of the area median income (AMI – currently \$83,800/year in Milwaukee County). Incomes at those levels are too low to afford the range of housing options in communities where they work and still afford other necessities.

Who qualifies? It depends on size and income of household

For a family of	1	2	3	4
The Income limit is	\$35,220	\$40,260	\$45,300	\$50,280

Occupations that typically earn less than \$40,000 per year include:

Health Care Aids
\$24,000 to \$28,000



Hairdressers,
Barbers
\$25,000 to \$32,000



Restaurant Workers
\$20,000 to \$33,000



Preschool Teachers
\$32,000 to \$35,000





147 E Becher Street



Overview

Bear Development is proposing to renovate and transform the historic Filer & Stowell complex at 147 E Becher Street into approximately 300 units of rental housing. The project will be funded in part with Historic Tax Credits and the existing structures will be maintained and rehabilitated. In addition to the living units, the development will include interior tenant storage spaces, a community room, fitness spaces and management office. Designs are being worked on with the architecture team, and will ultimately be finalized in working with City, State Historic Preservation Office and the National Park Service.

Overview- Continued

The proposal is aimed at providing high quality housing for working individuals and small families. The development will be financed with a mix of sources including workforce housing tax credits whereby certain units will require that residents have incomes ranging from 30% to 80% of the Area Median Income. The remainder of the units will be rented at market rate. The development will be professionally managed and all potential tenants must meet strict rental criteria including but not limited to; previous rental reference checks, income verification and criminal background checks. Listed below is information related to the unit types and estimated rental rates.

Unit Type	# of Units	Rental Rate
1 Bedroom/1 Bath	151	\$471-\$1,325
2 Bedroom/2 Bath	101	\$566-\$1,775
3 Bedroom/3 Bath	48	\$654-\$2,200

**final number of units are subject to change based on site investigation and design guidelines*



Benefits of the Proposal

- Revitalization of an underutilized property into a neighborhood asset.
- Providing much needed workforce housing in the Harbor District which is consistent with the neighborhood long term plan that was adopted by the City
- Diversifying the Harbor District's housing stock by providing an affordable historic loft style option.
- Approximately 250 construction jobs, which will be filled by local contractors and laborers.
- The development will be locally owned and professionally managed.

Frequently Asked Questions

- **What is the current use of the property?**
 - Much of the property is used as storage by the current owner and a portion is used as a boat storage facility. The balance of the buildings are currently unused. The site has a gravel parking lot with no landscaping.
- **Is there a need for more apartment units in the Harbor District?**
 - The vacancy rate for apartments in the primary market area for the development is currently approximately 2.0%. The Harbor District Water and Land Use Plan specifically calls for the development of affordable workforce housing at a variety of unit sizes to support residents of all incomes and family types.

Frequently Asked Questions- Continued

- **What are the proposed rents?**
 - Workforce housing is an opportunity for working individuals and families (typically some seniors also live in a development such as the Filer & Stowell project as well) to live in high-quality homes at affordable rents. We are proposing to finance a portion of the development with Historic Tax Credits and Workforce Housing Tax Credits. As such many of the buildings historic features shall be renovated, highlighting the historic qualities of the development while creating a unique and high-quality homes. Sample rents are below:

Bedrooms	% AMI	Rent	Income Limit
1 Bedroom	30%	\$ 471	\$ 18,870
1 Bedroom	50%	\$ 786	\$ 31,450
1 Bedroom	60%	\$ 943	\$ 37,742
1 Bedroom	80%	\$ 1,258	\$ 50,320
1 Bedroom	Market	\$ 1,325	NA
2 Bedroom	30%	\$ 566	\$ 22,650
2 Bedroom	50%	\$ 943	\$ 37,750
2 Bedroom	60%	\$ 1,132	\$ 45,300
2 Bedroom	80%	\$ 1,510	\$ 60,400
2 Bedroom	Market	\$ 1,775	NA
3 Bedroom	30%	\$ 654	\$ 26,160
3 Bedroom	50%	\$ 1,090	\$ 43,600
3 Bedroom	60%	\$ 1,308	\$ 52,320
3 Bedroom	80%	\$ 1,744	\$ 69,760
3 Bedroom	Market	\$ 2,200	NA

Frequently Asked Questions- Continued

- **Who will live in the development?**

- The Filer & Stowell project will cater to working class families seeking a new loft-style living option that is also has a large number of affordable units. As an example of individuals or families that will qualify for the workforce housing, the estimated starting salaries in the following fields are as follows:
 - Fireman - \$44,490
 - Teacher - \$42,360
 - Certified Nursing Assistant - \$29,120
 - Assistant Restaurant Manager - \$45,967
 - Bank Teller - \$33,280
 - Day Care Teacher - \$32,736
- All tenants adhere to our strict rental criteria that includes income verification, credit check, criminal background check and prior landlord interviews.

- **Is this Section 8?**

- There is no project based rental subsidy contemplated.

- **What is the timing for the development?**

- We hope to secure financing and receive all necessary permits and approvals from the City by December of 2021 and start construction shortly thereafter, with completion in Spring of 2023.