

1. Describe the proposed ordinance or resolution.

The resolution will authorize the creation of Tax Incremental District #119 to assist in the new construction of 20 duplexes (40 housing units) and 34 single family homes providing both affordable rental and homeownership opportunities in the Midtown neighborhood.

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

Close to 50% of Milwaukee's renter households are rent burdened (spend more than 30% of their income on rent). The initiative will provide additional affordable rental housing opportunities for residents. Milwaukee's homeownership rate declined from 46.4% in 2010 to 41.1% in 2022. The Initiative will additionally provide new affordable and accessible homeownership opportunities for families.

The project will also include Human Resource goals, 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.

Milwaukee's Black and Brown families are disproportionately impacted in both the rental and home ownership markets. Over 62% of African American households and 54% of Latino households are rent burdened. Further, 27% of Black and 40% of Latino households own their own homes compared to 55% of white households. The Initiative will provide new affordable rental and homeownership options for these groups.

In addition, through Chapter 355, 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 initiative is located in the Midtown neighborhood and the sponsors reached out to neighborhood residents to inform them of the project.

In addition, both the Fond du Lac and North Neighborhood Plan and the Community Development Alliance's Collective Affordable Housing Plan prioritized the creation of new affordable rental and homeownership opportunities. Both of these plans included significant community engagement in their creation.

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

Because the rental component of the initiative 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. For the homeownership component, prospective home buyers will receive counseling and support from Milwaukee Habitat for Humanity both before and after their home purchase, helping insure their success as homeowners. The Office of Equity and Inclusion 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.

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