

1. Describe the proposed ordinance or resolution.

The resolution will approve the creation of Tax Incremental District #114 - Five Points - to assist in the development of the Five Points Project, located at 3317-49 North Dr. Martin Luther King Drive. The project includes the construction of a mixed-use development with 55 housing units and 7,500 square feet of commercial space. 46 of the units will be affordable to households with incomes less than 60% of Area Median Income. The project is being developed on City of Milwaukee and Redevelopment Authority owned 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 –55% of households are housing cost burdened (paying more than 30% of their income for rent) and 88% of the population is Black. The project will provide additional affordable housing opportunities for neighborhood residents.

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.

Over 62% of African American household and 54% of Latino households in Milwaukee are rent burdened. The development will provide additional affordable housing opportunities for these populations. Because the project is located in the City's Anti—Displacement Preference Program area, 20% of the units will be prioritized for families who already reside in the neighborhood, helping ensure that families will not have to leave their neighborhood to find housing that is affordable to them.

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 Northeast Side Plan area, which involved significant public engagement in the development of the plan. The project is located within the Harambee sub-area which promotes the redevelopment of vacant properties into commercial and residential uses and the provision of affordable housing.

In addition, the project was informed by the Five Points Charrette, a process that engaged area residents and property owners in focus groups to further define their goals for the development of the site.

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 for the project.

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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