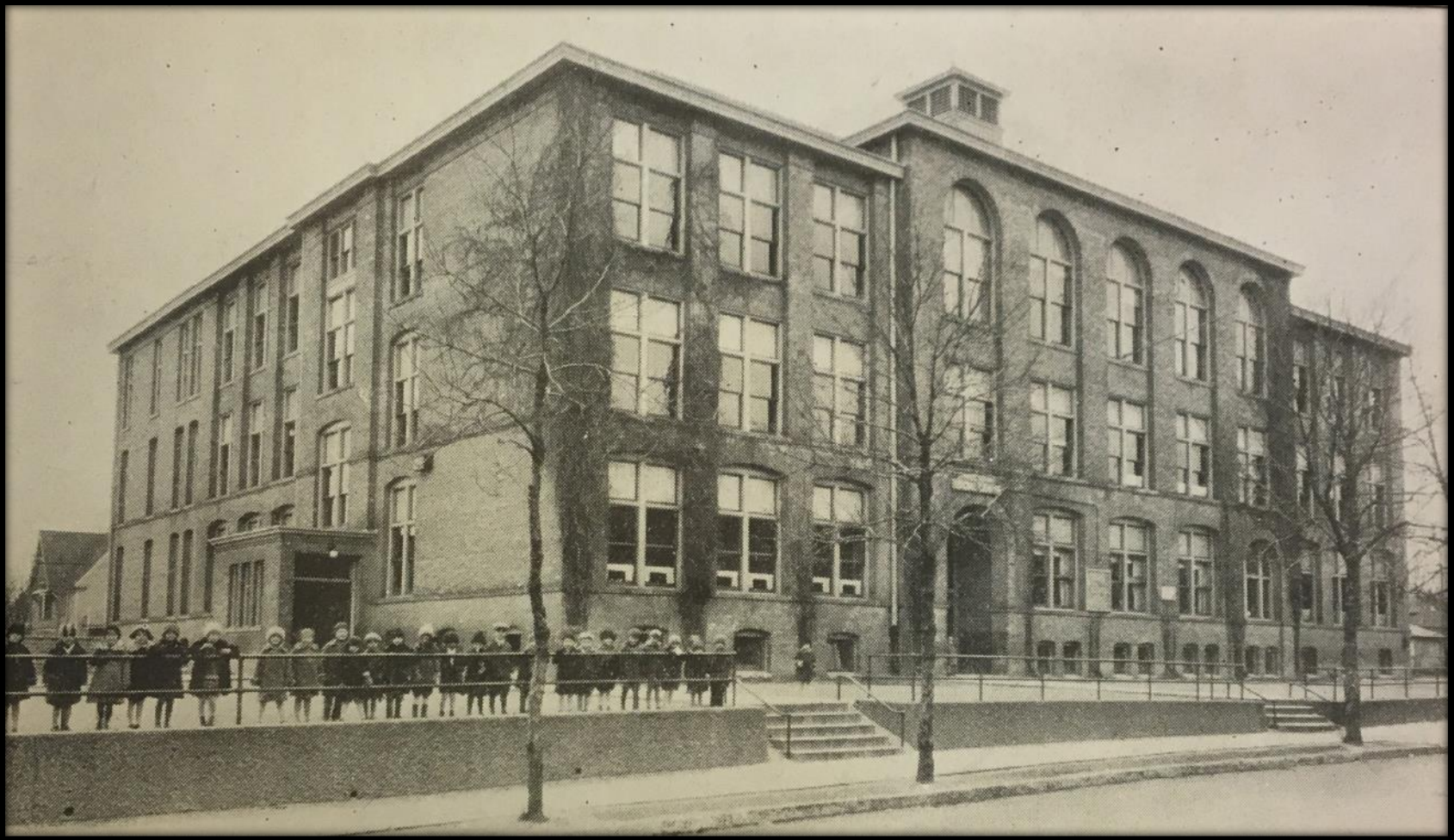
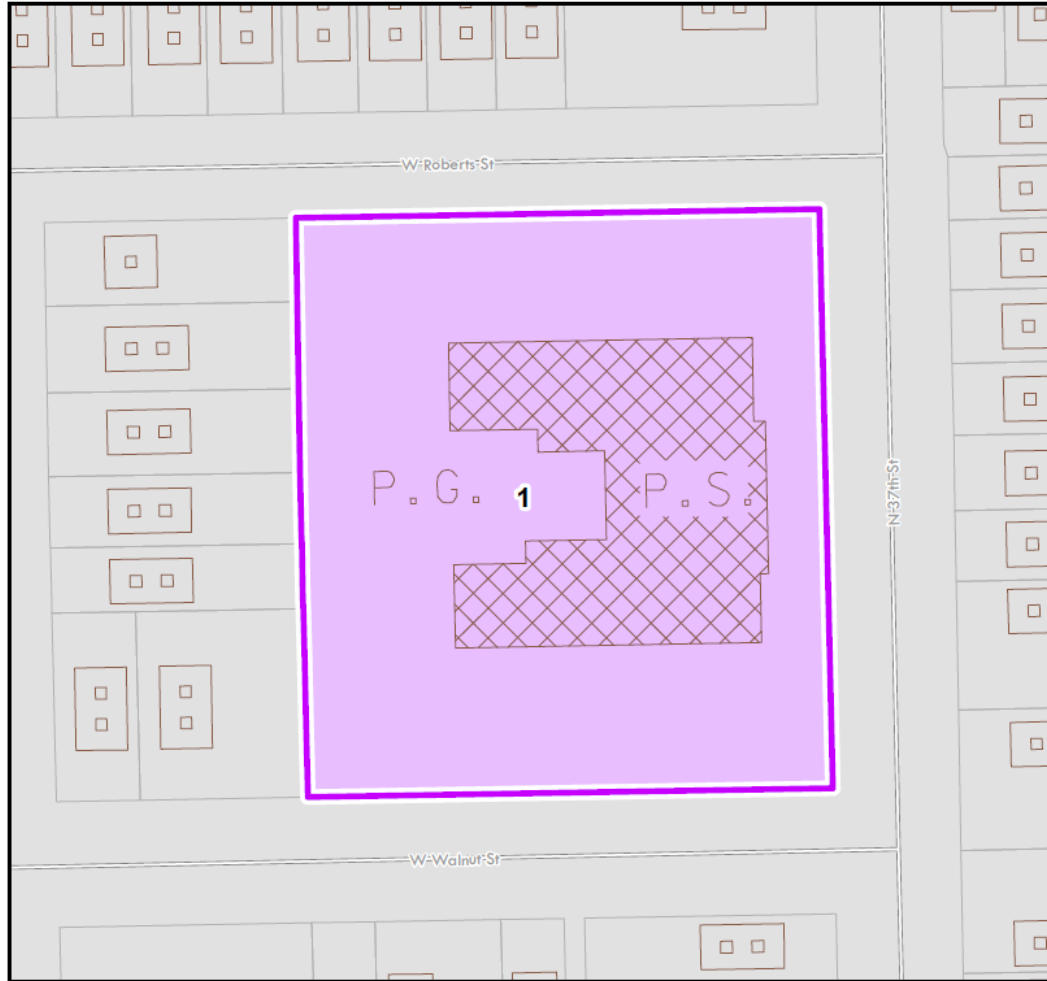


# TID #104 – 37<sup>th</sup> Street School



# TID NO. 104: 37TH STREET SCHOOL, MAP 1

## BOUNDARY AND EXISTING LAND USE



### PROPERTY LIST

No. Taxkey	Property Address
1	366-0384-110 1715 N 37TH ST

### MAP LEGEND

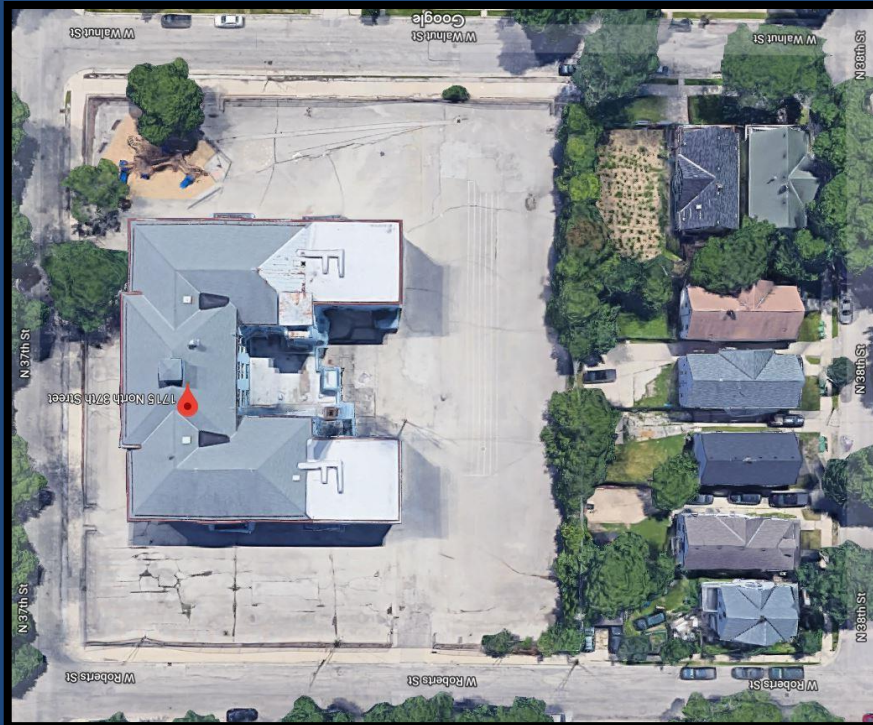
- TID 104 Boundary
- Parcel Boundary

### Current Land Use

- SINGLE FAMILY RESIDENTIAL
- TWO FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- CONDOMINIUM
- DOWNTOWN
- PROSING HOUSE
- HOTEL / MOTEL
- COMMERCIAL WITH RESIDENCE
- COMMERCIAL
- MIXED COMMERCIAL
- OFFICE OR PROFESSIONAL SERVICES
- MANUFACTURING AND WAREHOUSING
- UTILITY COMPANY
- STORAGE YARD
- ACCESSORY BUILDING
- HOSPITAL
- SKILLED CARE FACILITY / GROUP HOME
- PLACE OF WORSHIP
- NON - PUBLIC EDUCATION
- GOVERNMENTAL OR QUASI-PUBLIC BUILDING
- POLICE STATION
- FIRE STATION
- PUBLIC SCHOOL
- PLAYGROUND
- PARK
- CEMETERY
- PARKING
- BASKETBALL COURT
- TENNIS COURT
- FENCE
- ELECTRICAL LINE TRANSMISSION TOWER
- ELECTRICAL LINE
- UNDER CONSTRUCTION



# TID #104 – 37<sup>th</sup> Street School



# TID #104 – 37<sup>th</sup> Street School

## THE PROJECT:

- Adaptive Reuse of historic structure (37<sup>th</sup> Street School) and renovation to historic standards
- \$13.3 million investment
- 49 housing units for elderly residents, including: 22 - Efficiency units, 21 - 1 bedroom units, 6 – 2 bedroom units,
- Range of income targeting and rents, including 43 affordable units and 6 market rate units, with rents ranging from \$386-\$900
- Development Team – Heartland Housing Inc. and Community First

# TID #104 – 37<sup>th</sup> Street School

## THE PROJECT:

- Financing includes low income and historic tax credit equity, City HOME and Housing Trust funds, deferred development fee, private financing and other grant funds
- Completion – year end 2021

# TID #104

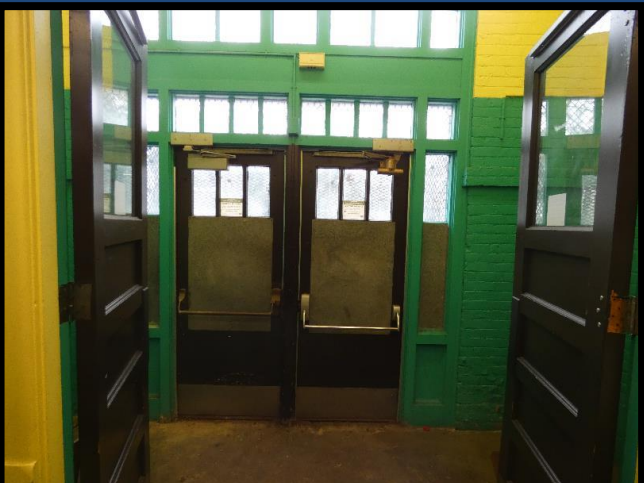
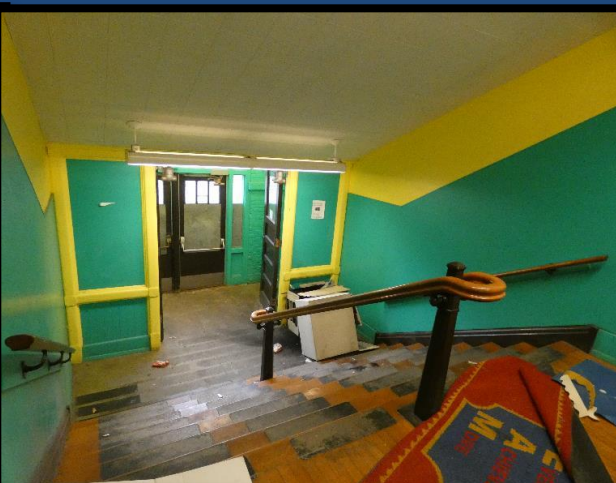
- TID contribution of up to \$460,000
- Developer financed
- 5.5% interest, 20 year term
- Workforce Goals - SBE – 25%, RPP – 40%
- Shared cost savings provision
- Facade easement
- Anti-Displacement Resident Preference Program

# Current Conditions





# Current Conditions





# Heartland Alliance

for human needs and human rights

## Heartland Housing

## OUR ALLIANCE

HEARTLAND  
ALLIANCE

HEARTLAND  
ALLIANCE  
HEALTH

HEARTLAND  
HUMAN CARE  
SERVICES

HEARTLAND  
ALLIANCE  
INTERNATIONAL

HEARTLAND  
HOUSING

## SAFETY & JUSTICE

- Addressing violence and injustice through a multi-faceted, trauma-informed continuum of care.

## HEALTH & HEALING

- Providing healthcare and housing to facilitate healing and self-sufficiency.

## ECONOMIC OPPORTUNITY

- Achieving the stability that allows people to thrive.



# EQUITY. OPPORTUNITY. FOR ALL.

## HEARTLAND HOUSING

### OUR MISSION

- Develop and manage sustainable, high-quality affordable housing
- Partner with local organizations and service providers
- Create housing where the most vulnerable can live with dignity

### OUR PORTFOLIO

- 2,505 Units Developed, 1,139 Apartments managed, including 4 buildings in Milwaukee.
- We have two other senior buildings, 37<sup>th</sup> Street School is our first senior building in Milwaukee



# EQUITY. OPPORTUNITY. FOR ALL.

## 37<sup>TH</sup> STREET SCHOOL APARTMENTS

### PARTNERSHIP

- Heartland Housing and Community First
- Heartland is leading the development and property management
- Community First is leading the Community Engagement and Neighborhood Outreach

### COMMUNITY MEETINGS

- Two Community Meetings, Senior Fair and Potential Tenant Workshop
- Attendees provided feedback on unit layout, community space and site amenities, with many suggestions being incorporated into the final plans

# EQUITY. OPPORTUNITY. FOR ALL.

## 37<sup>TH</sup> STREET SCHOOL APARTMENTS

### AMENITIES

- Community Room with Library, Kitchenette and TV
- Exercise Room
- Raised Bed Garden
- Walking Trail with Exercise Equipment and Benches
- Outdoor Patio with Tables
- Onsite Management Office
- Laundry Room on each Floor
- Just blocks from Washington Park and the Washington Park Senior Center

# EQUITY. OPPORTUNITY. FOR ALL.

## 37<sup>TH</sup> STREET SCHOOL APARTMENTS

### TENANTS AND TENANT SERVICES

- Seniors – Age 55+
- Mixed Income – 30% AMI, 50% AMI, 60% AMI and Market Rate
- 30% AMI Tenants will have a preference for veterans
- Milwaukee County Veterans Service Office
  - Help Applying for State and Federal Veterans Services
- Riverworks Development Corporation
  - Employment Services, Financial Literacy, Income Tax Preparation



# 37<sup>th</sup> Street School Landscape/Site Plan

