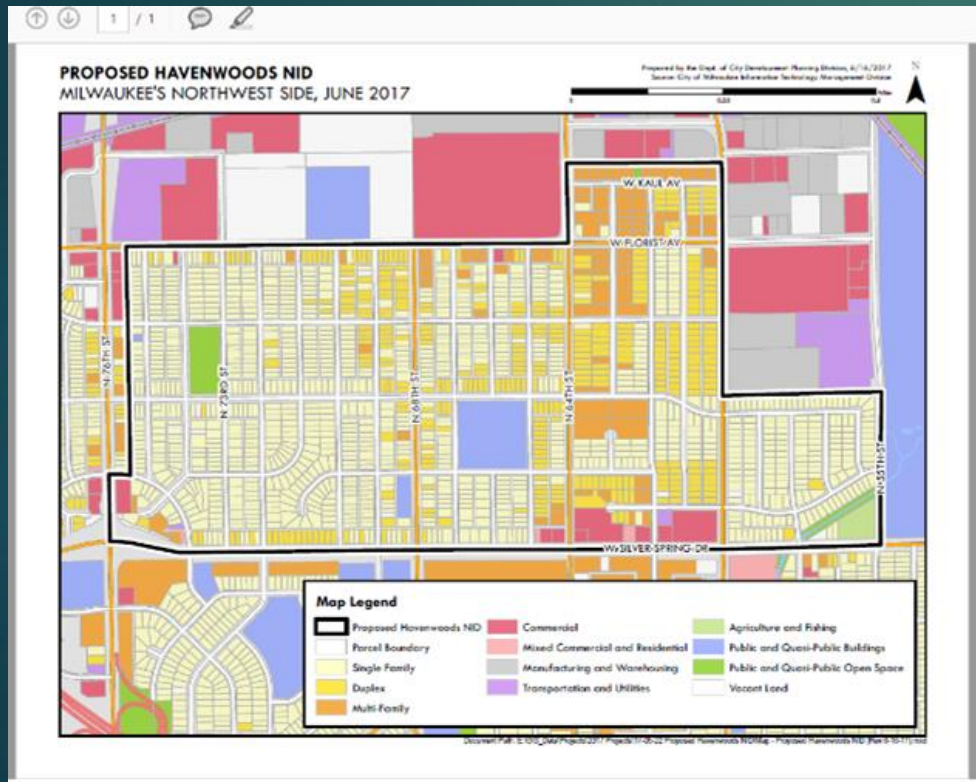


Havenwoods Neighborhood Improvement District

Neighborhood Characteristics

The NID Boundaries: N. 55th Place to N. 76th and Silver Spring Drive to Kaul Avenue



Socio-Economics of the proposed NID District:

Real Estate Average Single Family Home Sold: \$40,000-\$65,000 (We have seen a decline in property values since 2008. It's coming back very slowly). Source: Zillow website.

Housing Stock: Built in the 1950's. Primarily ranch homes, one story with basement, maximum 3 bedrooms. Larger than average city lots and well maintained.

Owner vs. Investor: 1,579 total properties in proposed NID. 828 are investor owned, and 751 are owner occupied. Resulting in owner occupied % of just 47%.

Median Income: \$37,000-\$40,000 Married couples household is \$56,000 (margin of error \$13,000.00) Non family households is \$22,000.

Why is a NID being proposed?

Threats to the health of the NID neighborhood.

1. Aging population transitioning out of homeownership.
2. Foreclosure crisis has tipped the scales of owner occupied to investor owned properties
3. Decrease in home values
4. The desire to develop resident voices and leadership
5. The desire to not lose momentum gained over the years with residents.
6. Residents “under water” on their mortgages: We must create a demand for this community to make homeowners whole again.

Outreach Efforts

- Two Community Meetings held at neighborhood gathering place and community anchor: Redemption Lutheran Church
- One community meeting held at Christ Tabernacle Church
- Twice postcards sent out direct mail to all residents in the proposed NID boundary inviting residents to both community meetings. 36 residents attended the community meetings in total.
- Presented the NID proposal to two block watch clubs within the NID boundaries. 20 residents attended these meetings.
- Individual conversations with 40 residents to answer questions or concerns.
- Certified mail to all NID residents
- Rented a bus to transport residents to City Hall to testify in support or opposite

Hear from the Residents

<https://www.youtube.com/watch?v=f3BiM4X1Nec&feature=youtu.be>

https://www.youtube.com/watch?v=O30B-gBz9_c&feature=youtu.be

<https://www.youtube.com/watch?v=KwIBmpTovic&feature=youtu.be>

https://www.youtube.com/watch?v=zxVskoZyl_A

<https://www.youtube.com/watch?v=EZiAGj4OyUQ&feature=youtu.be>

<https://www.youtube.com/watch?v=D01IPFFe76s&feature=youtu.be>

Operating Plan:

Activities Include:

Neighborhood Safety Initiatives

- Develop and maintain activities of existing block watch clubs throughout NID District.
- Develop matching grant program for increased lighting for homes and public spaces

Community Engagement Activities:

- Support efforts with landlords to be more inclusive of tenants in the community.
- Develop and support neighborhood events such as plant sales, clean up days, performing arts and community gatherings.

Summer Youth Work Crew

- Work with Earn and Learn program to hire youth from the community for neighborhood improvement initiatives.

Operating Plan

Assessment Methodology:

Residential property owners will be assessed a flat fee based on the following property classes:

- Owner Occupied Single Family Homes: \$25.00
- Owner Occupied Two Family Homes: \$50.00
- Three Family - \$100.00
- Mercantile Apartments Four family or more - \$100.00
- Investor Owned Single Family Homes and Duplexes- \$75.00
- Investors residing in the NID boundary but own investment property in NID-\$50.00

Proposed Budget is \$79,875.00

**Assessment Methodology was determined by the resident exploratory committee

NID Detailed Budget

Revenue	
NID Assessment	\$ 79,875.00
Expenses	
Neighborhood Security	
Porch/Alley Light Matching Grant Program	\$ 15,000.00
Staffing for Block Watch and Technical Assistance	\$ <u>25,000.00</u>
	\$ 40,000.00
Community Engagement	
Postage for neighborhood outreach	\$ 4,000.00
Printing for neighborhood outreach	\$ 4,000.00
Community Events (picnics, block parties, holiday lighting)	\$ 11,000.00
Staffing for community engagement	\$ <u>10,000.00</u>
	\$ 29,000.00
Summer Earn & Learn Youth Crew Supervisor	\$ 6,000.00
Administration	
record keeping, accounting and administration of NID	\$ <u>4,975.00</u>
Total Budget:	\$ 79,875.00

About HEDC

- ▶ Operating for 17 years as a EDC/CDC
- ▶ Also operate the Havenwoods Business Improvement District for 13 years.
- ▶ Mission: Revitalize the Havenwoods Community (N. 43rd to N. 76th St. Silver Spring Drive to Good Hope Road
- ▶ Our values: Inclusivity, economic opportunity collaboration, resident empowerment
- ▶ Revitalization Strategy: Fully Inclusive of homeowners, tenants, businesses, landlords and over 40 community partners.
 - ▶ Safety
 - ▶ Engagement
 - ▶ Beautification
 - ▶ Economic Development
 - ▶ Housing



Safety & Neighborhood Management

- ▶ Block Club Activities 23 Block clubs within Havenwoods. 3 in the NID boundaries currently.
 - ▶ Clean Ups
 - ▶ Neighborhood Meetings
 - ▶ Neighborhood Management
- ▶ Developed and now manage the Landlord Compact (Kaul Avenue Neighborhood Development Organization)
- ▶ Partnerships: DNS, DPW, MPD, Dept. Corrections, Community Prosecution Unit
- ▶ # of people outreached to in 2016:
1946 residents involved in block club meetings, special events, community planning, neighborhood clean ups, etc.
- ▶ # of people in 2017 through October 1311



Engagement

- ▶ Summer Concerts
- ▶ Community Picnics
- ▶ 5k Runs
- ▶ Community Banquet
- ▶ Community Planning
- ▶ Ex-Fabula Story Telling



Housing

- ▶ **Minor Home Improvement Pilot Program**

- ▶ 37 completed projects
- ▶ 6 currently in progress
- ▶ 19 rejected
- ▶ Total Investment \$202, 505.60
 - ▶ Homeowners: 83,674.15
 - ▶ GMF/Wells Fargo: 77,218.71
 - ▶ NIDC Contribution 39, 609.32

- ▶ **TIN project**

- ▶ 3 projects completed
- ▶ 2 under construction
- ▶ Proposed to expand the TIN program to 2nd area in the Proposed NID in 2018.

- ▶ **Block Build Day with Revitalize Milwaukee**

- ▶ Three homes of seniors rehabbed for accessibility and living in place
- ▶ 7 yard/security lights installed to provide safe walkways for seniors



Economic Development

- ▶ Business Improvement District
 - ▶ Workforce Development
 - ▶ HavenWorks
 - ▶ The Engine
 - ▶ Job Board
 - ▶ Havenwoods Job Fairs
 - ▶ Improving Public Infrastructure
 - ▶ Riverworks Ambassadors
 - ▶ Earn & Learn
 - ▶ Refurbished Railroad bridges
 - ▶ Boulevard beautification/maintenance



Dollars Leveraged in 2017: \$399,500.00

- ▶ Home Rehab Dollars:
 - ▶ Excess of \$240,000.00
- ▶ Improving and Maintaining Infrastructure
 - ▶ Boulevards \$40,000.00 (minimum)
 - ▶ Holiday Lighting /Decorations in retail corridors: \$7000.00
 - ▶ Railroad Bridge Maintenance: \$65,000.00
 - ▶ Façade Grants: \$20,000.00
- ▶ Special Events:
 - ▶ Summer Concerts \$10,000.00 (minimum)
 - ▶ The Engine: \$15,000.00
 - ▶ Community Banquet: \$2500.00 (minimum)