

# Major Planning Initiatives Since Comp. Plan Adoption

No. Name

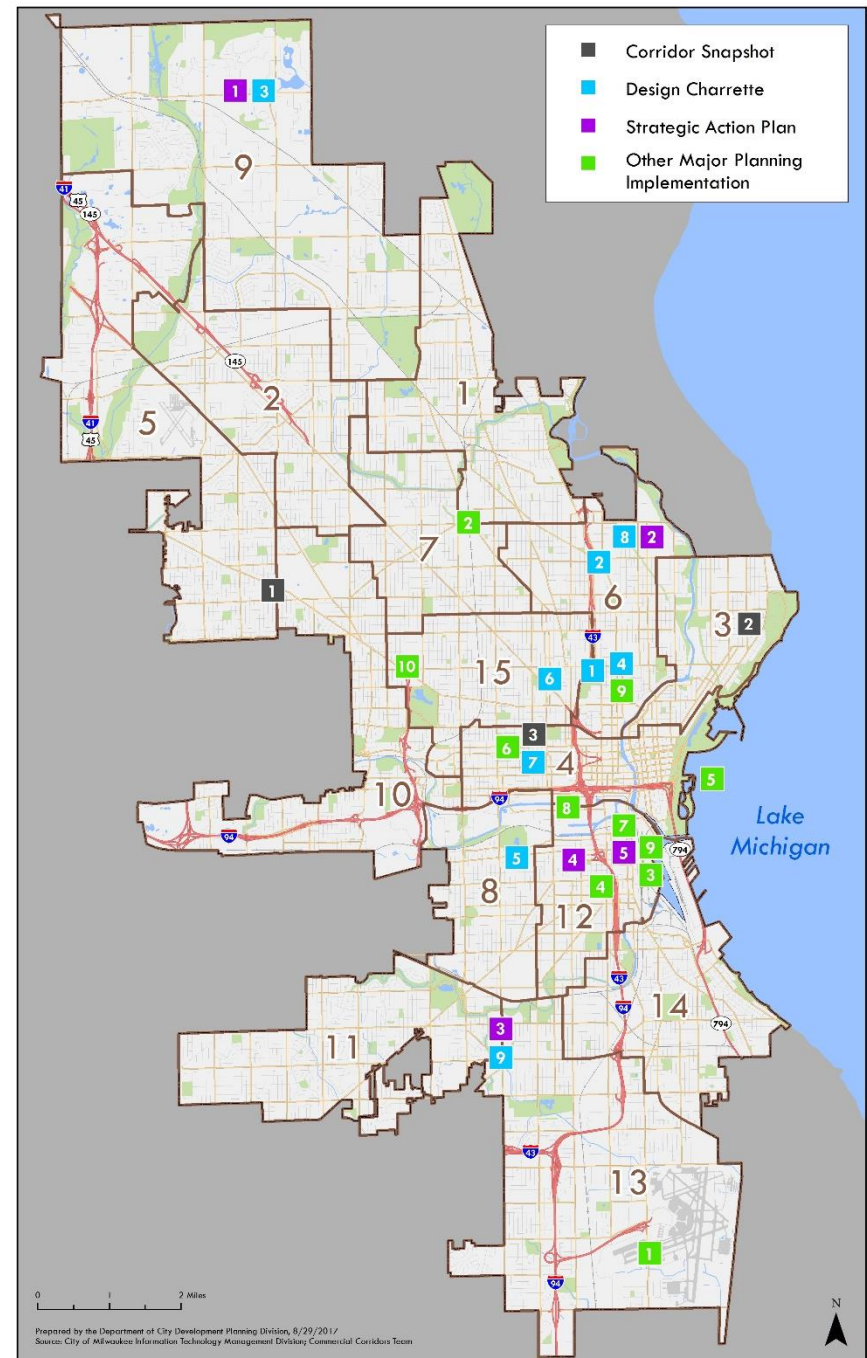
No. Name

- 1** 1 Burleigh-Lisbon
- 2 Downer Avenue
- 3 North 27<sup>th</sup> Street

- 1** 1 Aerotropolis
- 2 Century City
- 3 Harbor District
- 4 Mitchell Street Overlay
- 5 MKE United
- 6 North 27<sup>th</sup> Street Market Study
- 7 South 5<sup>th</sup> Streetscape
- 8 St. Paul Ave Overlay
- 9 Equitable TOD Planning Study
- 10 WI-175

- 1** 1 Bronzeville
- 2 Harambee/Five Points
- 3 Granville
- 4 King Drive
- 5 LBWN / Clarke Square
- 6 Lindsay Heights
- 7 Near West Side
- 8 Riverworks
- 9 South 27<sup>th</sup> Street

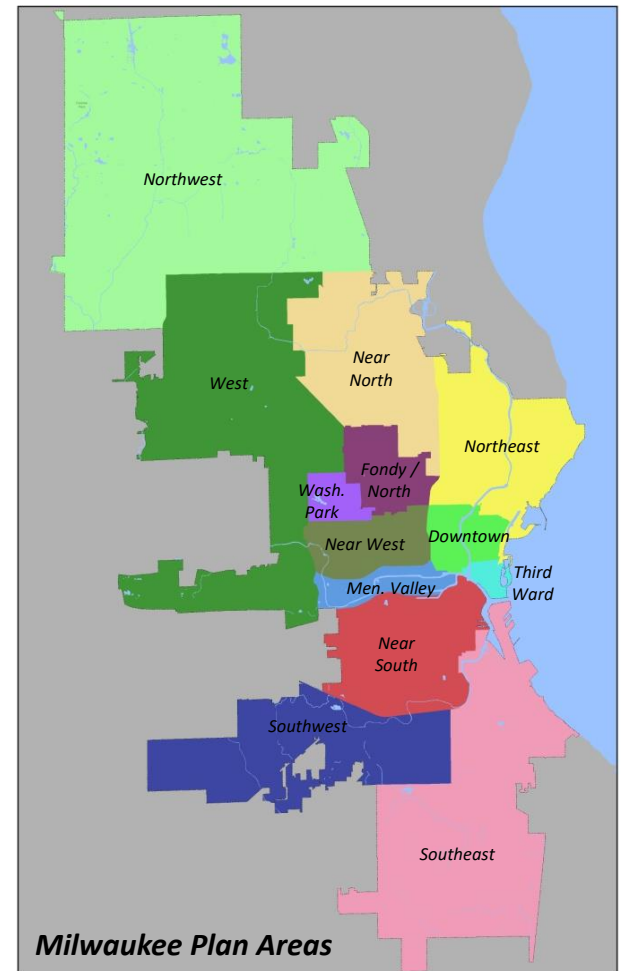
- 1** 1 Granville
- 2 Riverworks
- 3 South 27<sup>th</sup> Street
- 4 Walker Square
- 5 Walker's Point



# Planning Division by the Numbers

## 2016 – 2017 YTD

- **5,000+** stakeholders engaged through 90+ planning events and opportunities
- **25** catalytic projects or key action items advanced; **17** of which are complete or near complete
- **1,600+** housing units developed, **900+** additional under construction
- **213** items heard at CPC
- **127** applications processed for CSMs and Right-of-Way Vacations
- **100+** development projects assisted through Design Review Team
- **1,113** Board of Zoning Appeals cases heard



**TOD Planning Study Corridors  
(Potential Streetcar Extensions)**



# Moving Milwaukee Forward

**Equitable Growth through Transit Oriented Development (TOD) Planning**



**Federal Transit Administration**

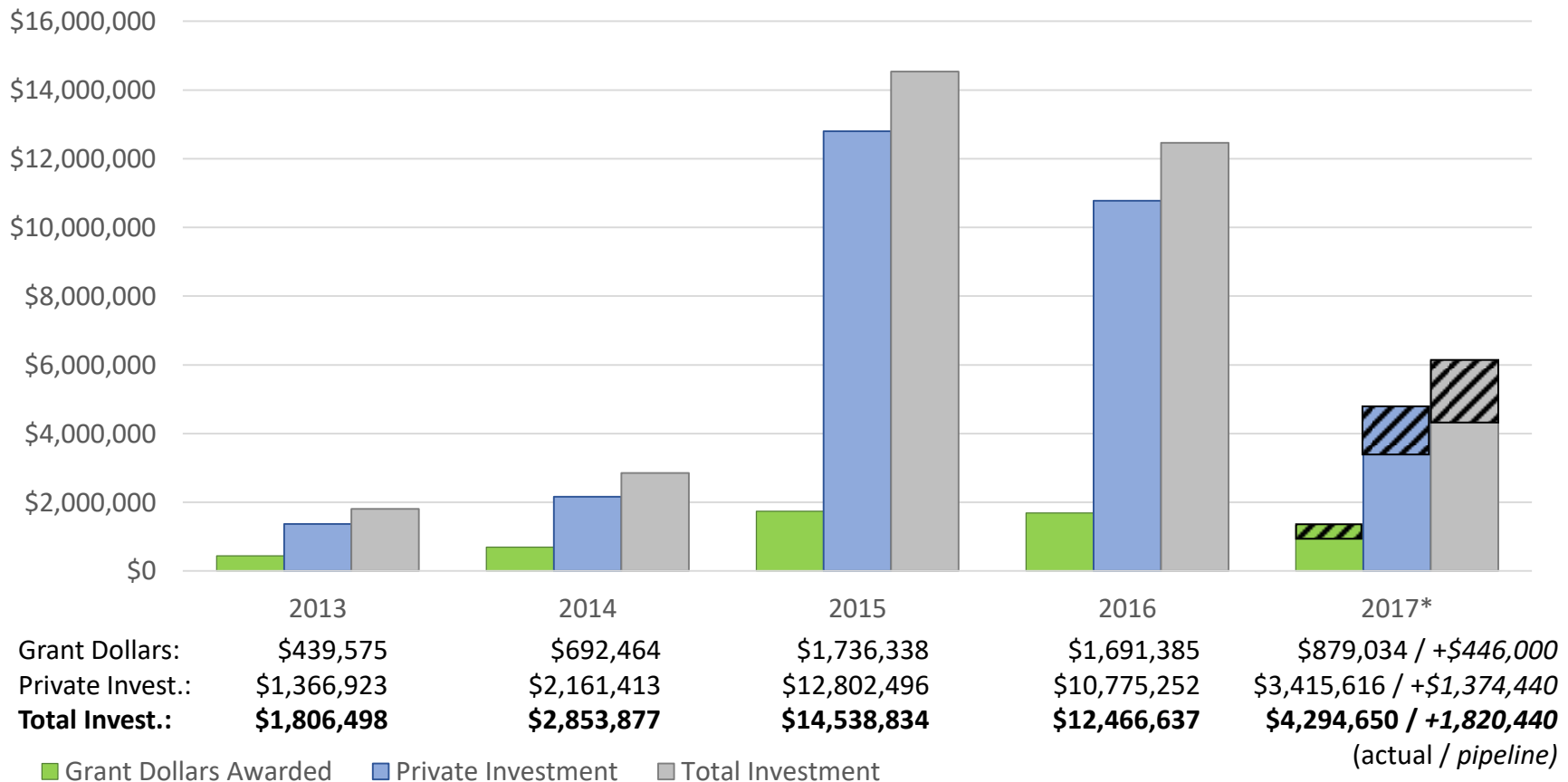


**WHERE REAL MILWAUKEE HAPPENS**



# Commercial Corridor Grant Awards 2013 – 2017 YTD

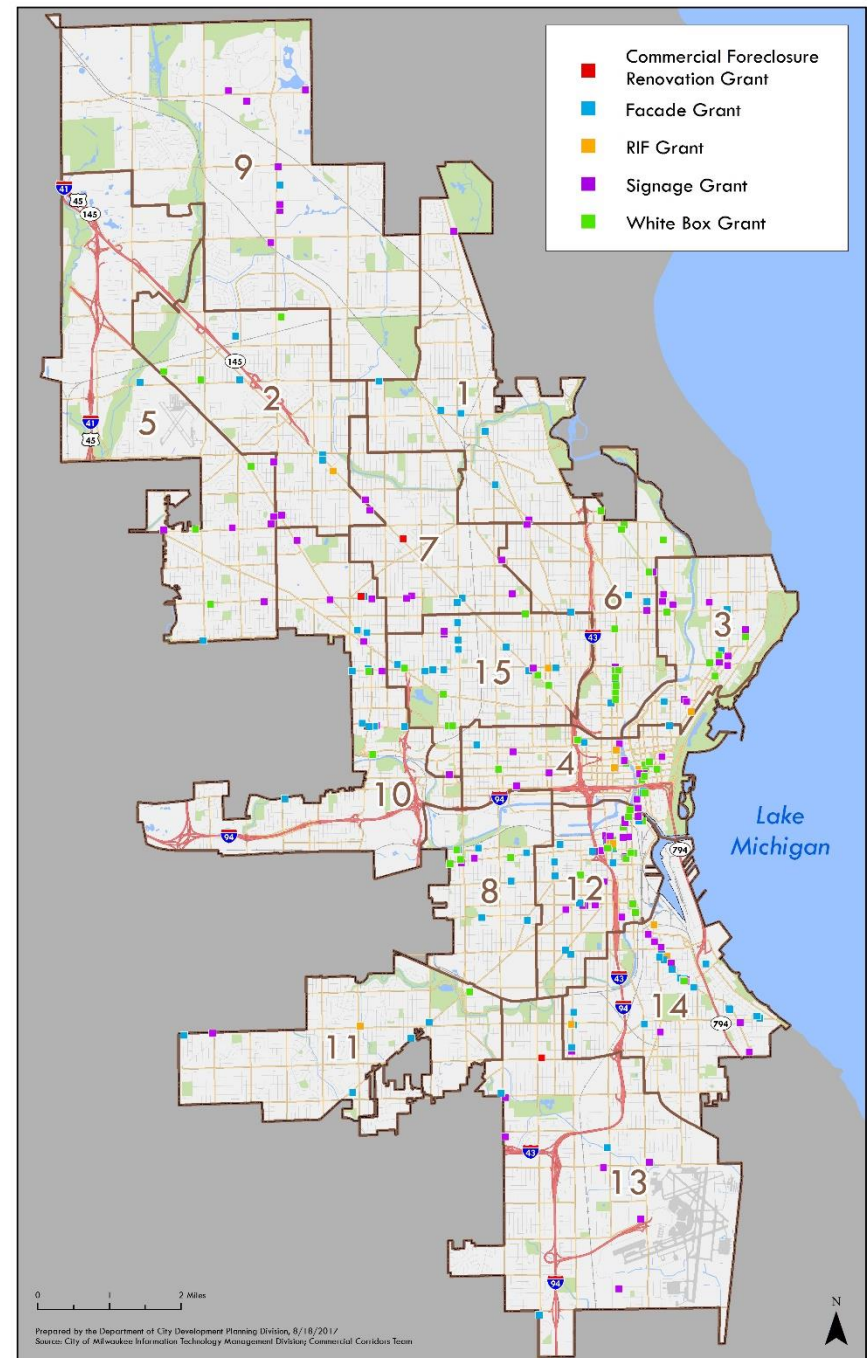
Grant Dollars Awarded, Private Investment, and Total Investment



\*through September 2017

# Commercial Corridor Grants by District 2013 – 2017 YTD

Dist.	CFPRF	Façade	RIF	Signage	White Box	Total
1	0	6	0	2	2	10
2	0	6	2	4	3	15
3	0	16	2	16	8	42
4	0	17	3	14	18	52
5	0	5	0	9	3	17
6	0	12	0	9	18	39
7	1	2	1	5	1	10
8	0	10	0	3	7	20
9	0	3	0	8	0	11
10	3	16	1	8	3	31
11	0	6	1	2	1	10
12	1	34	6	31	22	94
13	1	5	0	7	3	16
14	0	24	3	13	4	44
15	1	19	1	7	11	39
<b>TOTAL</b>	<b>7</b>	<b>181</b>	<b>20</b>	<b>138</b>	<b>104</b>	<b>450</b>



# Business Improvement Districts

## FY 2017 Estimated

### Expenditure by BID Group

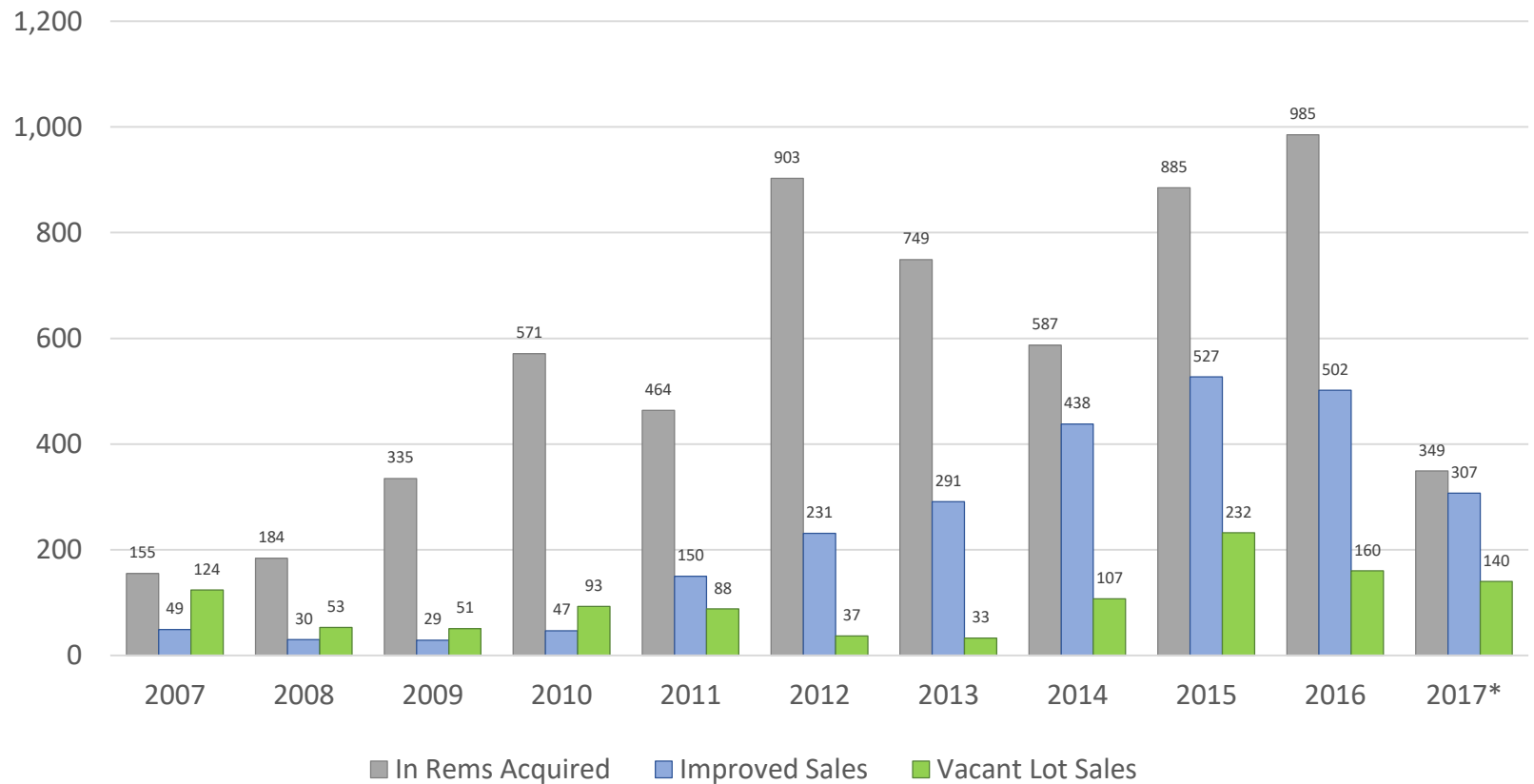
Expenditure*	Neighborhood BIDs	Downtown** BIDs	Total
# of BIDs	29	3	32
Total Budget	\$4,537,040	\$4,492,911	\$9,029,951

*\*Based on FY 2017 estimated operating plans*

*\*\*Includes Downtown BID 21, Third Ward BID, Westown BID*

# City Foreclosures: *In Rems* Acquisitions & Sales 2007 – 2017 YTD\*

*In Rems* Acquired and Sold, by Property Type



\*through September 2017

## City *In Rems* Sales by District 2007 – 2017 YTD

Dist.	Improved	Vacant Lot	Total
1	388	23	411
2	104	10	114
3	16	8	24
4	70	25	95
5	28	6	34
6	489	250	739
7	438	101	539
8	108	23	131
9	97	0	97
10	76	17	93
11	8	1	9
12	143	102	245
13	18	6	24
14	53	10	63
15	565	536	1,101
<b>TOTAL</b>	<b>2,601</b>	<b>1,118</b>	<b>3,719</b>

## Current *In Rems* Inventory Through September 2017

Dist.	Improved	Vacant Lot	Total
1	117	143	260
2	26	34	60
3	2	6	8
4	47	90	137
5	4	12	16
6	341	744	1,085
7	209	282	491
8	24	34	58
9	14	18	32
10	22	20	42
11	1	4	5
12	33	70	103
13	3	28	31
14	12	17	29
15	372	1,113	1,485
<b>TOTAL</b>	<b>1,227</b>	<b>2,615</b>	<b>3,842</b>



# Value Returned to Tax Rolls through Improved In Rems Sales, 2007 – 2017 YTD

Year	Sold Improved In Rems	Taxable Value Returned**	Average Tax Value Returned**	Taxes Generated (in 2015 \$\$)
2007	49	\$1,828,700	\$37,320	\$54,806
2008	30	\$1,308,200	\$43,607	\$39,207
2009	29	\$1,462,300	\$50,424	\$43,825
2010	47	\$2,814,200	\$59,877	\$84,342
2011	150	\$7,730,400	\$51,536	\$231,216
2012	231	\$11,183,500	\$48,413	\$335,169
2013	291	\$13,028,600	\$44,772	\$390,467
2014	438	\$18,851,900	\$43,041	\$564,991
2015	527	\$23,461,500	\$44,519	\$703,141
2016	502	\$22,673,300	\$45,166	\$679,518
2017 YTD*	249*	\$12,862,400*	\$51,656*	\$0
<b>TOTALS</b>	<b>2,543</b>	<b>\$117,205,000</b>	<b>\$47,303</b>	<b>\$3,126,682</b>

*\*through July 2017*

*\*\*Based on 2015 assessed values*

# Non-HACM Affordable Housing Development 2004 – 2017 YTD

Ald. District	LIHTC	2017 LIHTC
1	273	0
2	310*	79
3	79	0
4	1,580	0
5	15	0
6	1,051	0
7	285	0
8	268	0
9	747	56
10	120	80
11	0	0
12	678	0
13	0	0
14	90	0
15	1,054	0
TOTAL	6,550	215

*\*Also HACM (Westlawn)*

# Supportive Housing Development

Ald. District	Units Constructed	Planned or Under Const.
1	0	0
2	0	0
3	33	0
4	136	0
5	0	0
6	61	0
7	24	0
8	0	0
9	0	0
10	0	80
11	0	0
12	132	0
13	0	0
14	30	0
15	62	0
SCATTERED	220	0
TOTAL	698	80

## Location of New Affordable Housing

Affordable Housing Location	Units
Citywide	6,550
In Downtown	690
Outside of Downtown	5,860

# Targeted Investment Neighborhood (TIN)



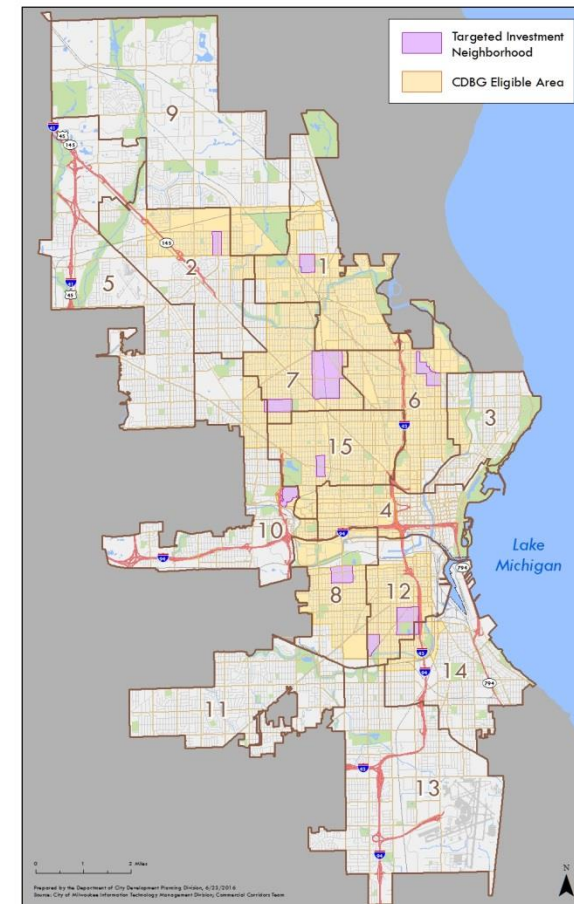
**Neighborhood Improvement  
Development Corporation**  
*In partnership with the City of Milwaukee*

- Focus efforts in a small geographic area (6-12 blocks) for a period of 3 years
- Provide resources to improve physical condition of residential properties and neighborhood
- Partner with local neighborhood organization to address quality of life issues

- 2017 TINs:**
- |                    |                   |
|--------------------|-------------------|
| ▪ Beerline         | ▪ Old North       |
| ▪ Century City     | ▪ Tri-Block       |
| ▪ Layton Boulevard | ▪ Walker Square   |
| ▪ Lighthouse       | ▪ Washington Park |

## TIN Selection Process

- **2-3 TINs expire each year, and 2-3 new TINs are selected**
- **Applications for TIN status are generally due the first part of October**
- **Selection criteria include: Neighborhoods with strong base of owner occupancy, strong community partner, engaged residents, evidence of ongoing reinvestment by property owners, Block Grant area**



# Home Rehabilitation Loan Activity 2004 – Sept. 2017



**Neighborhood Improvement  
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In partnership with the City of Milwaukee

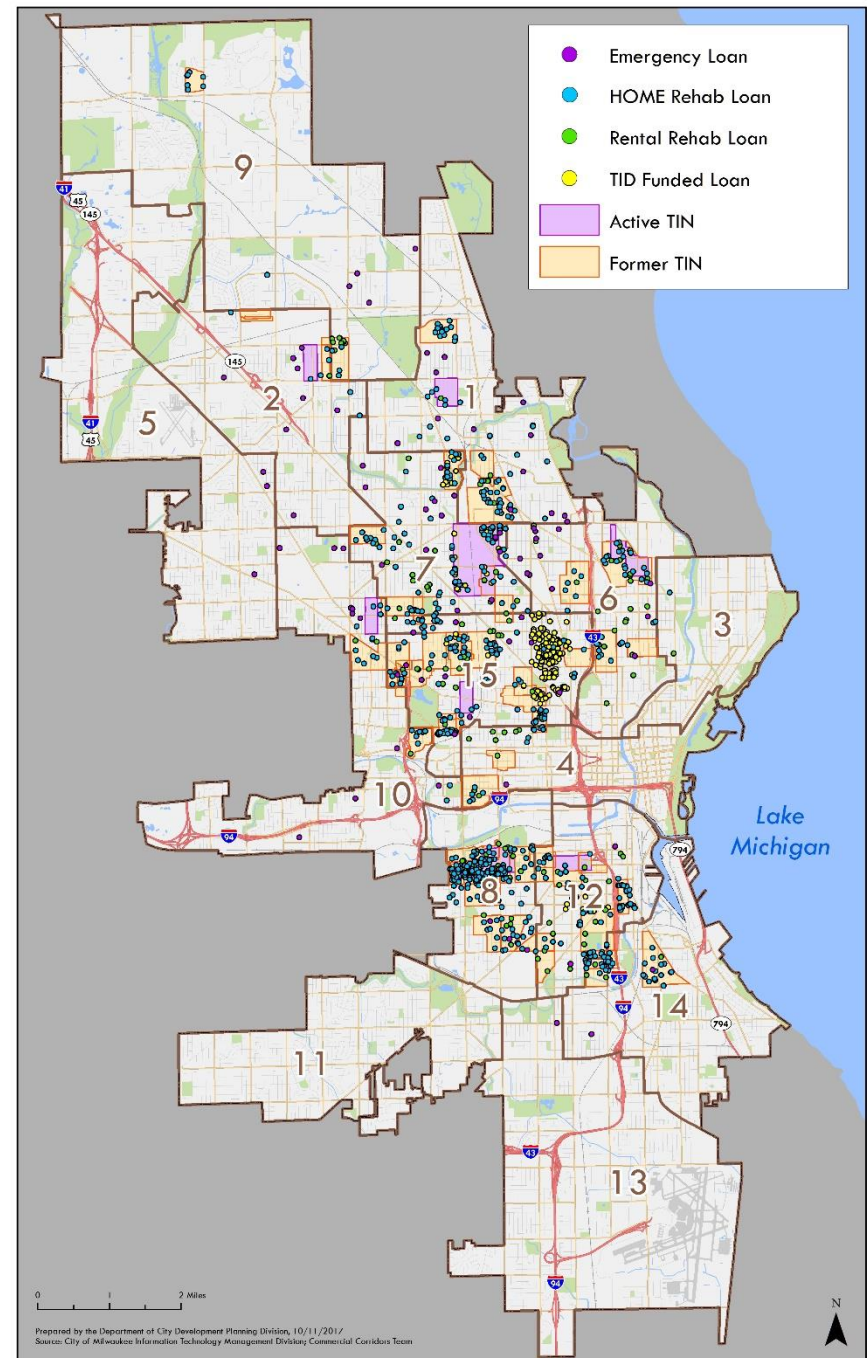
Loan Category	Number of Loans	Units Rehabilitated	Loan Volume
HOME Rehabilitation	707	940	\$13,840,000
Rental Rehabilitation	182	590	\$4,150,000
TID Funded Loans	252	352	\$2,440,000
Emergency Loans	115	151	\$870,000
<b>Total:</b>	<b>1,256</b>	<b>2,033</b>	<b>\$21,300,000</b>

## *STRONG Neighborhoods Plan Loan Activity 2014 – Sept. 2017*

Loan Category	Number of Loans	Units Rehabilitated	Loan Volume
Rehab Loans for Purchasers (HBA, SNP Rental Rehab, T3OP)	105	167	\$2,110,000
STRONG Homes Loans (2015 - 2017YTD)	265	346	\$3,770,000
<b>Total:</b>	<b>366</b>	<b>509</b>	<b>\$5,880,000</b>

# NIDC Investment by Category by District, 2004 – 2017 YTD

Dist.	HOME Loans	Rental Rehab	HELP	TID Loans	Total
1	60	13	18	0	91
2	9	2	8	0	19
3	1	1	1	0	3
4	13	10	2	0	25
5	0	0	3	0	3
6	48	25	16	2	91
7	102	18	23	48	191
8	215	29	4	0	248
9	13	14	5	0	32
10	23	7	15	0	45
11	0	0	0	0	0
12	73	24	3	13	113
13	0	0	1	0	1
14	38	6	3	0	47
15	112	33	13	189	347
<b>TOTAL</b>	<b>707</b>	<b>182</b>	<b>115</b>	<b>252</b>	<b>1,256</b>



# Healthy Neighborhood Initiative / Bloom and Groom



Neighborhood Improvement  
Development Corporation  
In partnership with the City of Milwaukee

## Bloom and Groom

Citywide program that distributes over 50,000 flowers and plants to engage hundreds of residents and beautify hundreds of homes

### Since 2011:

Over **\$130,000** in NIDC Healthy Neighborhoods Funds matched by over **\$130,000** in neighborhood investment and over **\$170,000** in donated flowers and plants from Lowe's.



# Healthy Neighborhood Initiative / Community Improvement Projects



Neighborhood Improvement  
Development Corporation  
In partnership with the City of Milwaukee

## 2017 Activity

Over **\$110,000** committed to **20** Community Improvement Projects

Leveraged over **\$200,000** in additional investment



Clarke Square Mural

Photo Courtesy of Larry Kilmer

Residents Engaged: 50+

Total Project Investment: \$8,000

Project: Neighbors came together to select a local artist to design and install a mural representative of the community. The mural design includes images of residents hands, expressing the history, growth, and spirit of Clarke Square.



The Woodlands Playground

Photo Courtesy of Neva Hill

Residents Engaged: 75+

Total Project Investment: \$6,260

Project: Volunteers from a local church, along with residents, installed a new playground at the Woodlands. The playground will provide a safe place to play for the 800+ children living at the Woodlands.



Buffum Street Benches

Photo Courtesy of Angela Mitchell Reid

Residents Engaged: 45

Total Project Investment: \$1,800

Project: Neighbors installed three benches with flower planters on a city-owned vacant lot. In addition, neighbors installed art consisting of recycled material shaped as flowers throughout the lot.

# *Minority-owned Contracting Opportunities for Homeowner and Landlord-owned Properties*



Neighborhood Improvement  
Development Corporation  
In partnership with the City of Milwaukee



Since 2004, NIDC and NIDC homeowners have awarded:

- Over **50%** of rehabilitation contracts to minority-owned contractors
- Over **55%** of contractual dollars to minority-owned contractors
- Contracts to over **215** different minority-owned contractors





- **2017 YTD (September 30)**

- 87 projects
- \$13 million of loans
- \$50 million total investment
- Retain 1,442 FTE jobs
- Create 295 FTE jobs

- **Supporting initiatives**

- \$175 million NMTC
- Milwaukee County RLF
- Waukesha County RLF
- M7 Venture Debt loans
- PACE Financing
- SBA Community Advantage
- KIVA Milwaukee
- Various Chamber loans

- **2005-2017 YTD**

- 909 projects
- \$208 million loans
- \$835 million ttl investment
- Retain 18,233 FTE jobs
- Create 5,990 FTE jobs

- **New Markets Tax Credits**

- 6 awards - \$175 million
- 8 projects \$122.25 million
- Revolving Loan Funds
  - Four totaling \$52.75 million
  - 82 businesses, \$61 million
  - Loans from \$102,000 to \$10 million



Since February 2015...

- 80 loans to Milwaukee entrepreneurs
- \$465,500 lent
- Borrower ethnicity
  - 41% African-American
  - 32% Caucasian
  - 7.5% Hispanic
- Borrower gender
  - 61% female
  - 39% male
- Most common business types
  - Food/beverage
  - Retail
  - Services



## Funded

Total loan: \$3,000  
Powered by 57 lenders

**Jazmine**

**HENLEY BROWN MEDIA GROUP, LLC**



Milwaukee, WI, United States /  
Communications

[Find a new loan](#)

A loan of \$3,000 helped me bring innovative Millennial Media Strategies to the City of Milwaukee.



## Funded

Total loan: \$10,000  
Powered by 119 lenders

**Melissa**

**Compost Crusader LLC**



Milwaukee, WI, United States /  
Services

[Find a new loan](#)

A loan of \$10,000 helped compost Crusader purchase their 3rd truck! We are in need of a smaller truck that is capable of navigating tight alleys and small enough to use at festivals.

# Portfolio performance 2004-2016

- 50 active TIDs in 2016
- Expenditures: \$505 million
- Incremental value: \$1.5 billion in 2016
- Paving projects funded: \$14.18 million
- Housing projects funded: \$2.35 million

