



## Bronzeville Advisory Committee

September 20, 2021

# Bronzeville Estates

- Partnership between Scott Crawford (Que El Amin) and City of Milwaukee
- Bulk purchase foreclosed, dilapidated, and vacant lots/homes in Bronzeville
- Approximately \$8.5 million
- 30 units, 30% 50% 60% AMI and 5 market rate units
- 2, 3 and 4 bedroom units
- Closing targeted for Jan/Feb 2022
- Staggered completion during 2022
- Team Management as manager

# New Construction and Rehab Properties

## Rehab

- 2633 N 5<sup>th</sup> (City) 2 BD single family
- 2421 N 6<sup>th</sup> (City) 3/3 duplex
- 629 W Clarke (City) 4/4 duplex
- 2317 N 5th (private) 3/3 duplex & 2 BD cottage
- 2323 N 5th (private) 2/2 duplex
- 2335 N 5th (private) 3/3 duplex
- 2427 N Teutonia Ave (private) 3/3 duplex
- 1950 N MLK (private) 2 BD apt
- 540 W North Ave – community service facility, ABHM

## New construction (vacant lots)

### 5th Street

- 2369 4/4 duplex
- 2326-34 3 BD single family
- 2528 4/4 duplex

### 6th Street

- 2354 (2) 3/3 duplexes
- 2433 4/4 duplex
- 2523 3/3 duplex
  
- TBD 2, 2 BD units
  - submitted for 1940 MLK RFP

# Similar Product in Neighborhood

- 75 units of scattered sites
  - Lindsay NSP and Milwaukee Prosperity

## Harambee

- 2519 N 6th Street
- 2849 N 5th Street
- 2823-25 N 5th Street
- 2606-08 N 5th Street
- 2612 N 5th Street
- 2603-05 N 5th Street
- 2539 N 4th Street
- 2412 N 5th Street
- 2836 N. 6th Street
- 2438 N 6th Street
- 2438A N 6th Street
- 2807-09 N 6th Street
- 2836 N 2nd Street
- 2815 N 6th Street

# Elements and Partners

- Green Features
- Passive Home Design, model block
- Art elements TBD – emblem to brand the properties, art feature in all units
- Visitable units
- 1<sup>st</sup> floor bedroom to allow for elderly family members
- Basements in new buildings
- Emerging Business Participation target 40%
- Financing: debt, investor equity (LIHTC), AHP, TBD City funds, deferred developer fee, green grant
- Partners: ABHM, Northcott
- Future conversations: BID, Halyard Park

# Community Service Facility

- Anticipated operator ABHM. May consider other partnership.
- Programs that underscore mission and strategic partnerships.
- Programs ranging from art and culture, health and wellness, to job/skill training, employment counseling.
- Utilize the space to conduct workshops for entrepreneurs who want to start, operate or grow a successful small business.
- The space will be used and programmed at least 10 hours per week.
- The property management company will play a role in coordinating and maintaining the facilities.

# Timeline/ Schedule

- May 2021 LIHTC announcement
- June-Sep 2021 Site confirmations
- July-Nov 2021 Architectural design
- Nov-Dec 2021 Bidding
- Feb 2022 Closing
- March 2022 Groundbreaking event
- Feb-Dec 2022 Construction and Leasing