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City Clerk's Office Legislative Reference Bureau

MEMORANDUM

To: Clifton Crump, Policy and Administration Manager
From: Ned Littlefield, Legislative Fiscal Analyst - Lead
Date: September 6, 2024
Subject: Development Projects Approved by Select Plural Bodies since 2022

Please find below the information that you requested on August 29, 2024, concerning dollar values of development projects approved by select plural bodies since January 1, 2022. Staff assigned to the select bodies provided this information to the LRB.

Board of Zoning Appeals (BOZA): Appellants' proposed investments on cases approved by BOZA amounts to \$1.6 billion. BOZA cases may range from residential fences, garages, and homes, to small businesses (e.g., day care centers, group homes, retail stores) and large developments like the new Milwaukee Public Museum.

City Plan Commission (CPC): The total estimated value of future new development from base zoning changes recommended, and overlay development proposals approved, by CPC was \$580 million in 2022 and 2023. This estimate considers the proposed number of housing units and square footage of commercial space to be developed as a result of zoning applications that CPC recommended or approved.

Housing Authority of the City of Milwaukee (HACM) Board of Commissioners (BOC): The BOC has approved \$66.9 million in new public housing. This amount combines the adjusted contract values of three new construction projects and two rehabilitation projects. HACM and its subsidiaries have an unaudited, net book value of fixed assets of \$443.6 million. These entities own 5,300 housing units, manage 5,162 units, and have 7,691 Housing Choice Vouchers (Section 8) under contract.

Milwaukee Public Library Board of Trustees: In 2023, this body approved \$2 million from the City's Capital Budget to construct the Martin Luther King Branch Library.

Redevelopment Authority of the City of Milwaukee (RACM) Board of Commissioners: The BOC has approved approximately \$1.2 billion in development projects. This amount primarily corresponds with projects in 12 tax incremental districts, including Northwestern Mutual's \$500 million North Office Building.

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