

1. Describe the proposed ordinance or resolution.

A resolution approving a Project Plan and a Term Sheet, authorizing expenditures and creating Tax Incremental District No. 123 (Northwoods), in the 6th Aldermanic District. Tax Incremental District No. 123 consists of one property at 2515 N. 2nd Street. The District is proposed to assist KCG Development in redeveloping the two properties at the corner of 2nd and Wright in the Harambee neighborhood. Funds from the District will be used to provide a \$1,270,000 developer financed grant to KCG Development, LLC for renovating 72 affordable income residential units at 30% - 60% of the area median income.

2. Identify the anticipated equity impacts, if any, of this proposal.

Close to 50% of Milwaukee's renter households are rent burdened (spend more than 30% of their income on rent). The project will retain affordable housing opportunities for residents to prevent displacement.

The project will be subject to the City's Anti-Displacement Preference Policy, which requires that 20% of the units be prioritized for residents who live in the surrounding neighborhood.

The project will also include Human Resource goals, providing business and job opportunities for Small Business Enterprises and local unemployed workers.



3. Identify which minority groups, if any, may be negatively or positively impacted by the proposal.

Over 62% of African American households and 54% of Latino households are rent burdened. Given the geographic location of this development it is anticipated that residents of this property will include households of color that may otherwise become rent burdened.

In addition, through Chapter 355, human resource requirements for the project will include Resident Preference Program goals for hiring city residents from the City's highest poverty zip codes.

4. Describe any engagement efforts with minority communities potentially impacted by the proposal.

The Project is located within the boundary of the Northeast Side Area Plan, one of the 14 geographically-specific Area Plans that make up the City of Milwaukee's overall Comprehensive Plan. The Northeast Area Plan promotes the maintenance of affordable housing options in the Harambee neighborhood. The City's Anti-Displacement plan emphasizes the importance of the avoidance of displacing existing residents and preserving affordable units as being critical.

The development team has met with residents of the building, has had conversations with the local alderwoman and the BID director, both who support the project.



5. Describe how any anticipated equity impacts of the proposal will be documented or evaluated.


The developer will be required to report to the Department of Administration (DOA) the status of the RPP and SBE requirements in the agreement which will be reported to the Common Council. To ensure the requirements are being met, DCD will check-in with the DOA to ensure the developer is on track to meet the requirements. If there is any sign that the developer will not be meeting the requirements, a remediation plan with a course of action will be implemented before payments are made.

6. Describe strategies that will be used, if any, to mitigate any anticipated equity impacts.

No specific negative equity impacts were identified by this analysis.

Name: **Samuel Leichtling, Deputy Commissioner**

Signature: **Sam Leichtling**

 Digitally signed by Sam Leichtling
Date: 2025.05.12 12:46:17 -05'00'

Date: **05/13/25**