

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. 125 (Historic Patterson Place), in the 1st Aldermanic District. Tax Incremental District No. 125 consists of one property at 4116 W. Silver Spring Drive. The District is proposed to assist AndersonWebb, LLC and Wisconsin Redevelopment, LLC with redeveloping the vacant former Carlton MPS School and parking lot. Funds from the District will be used to provide a \$970,000 developer financed grant to AndersonWebb LLC and Wisconsin Redevelopment LLC for converting the former school in to 30 affordable apartment units and constructing 18 mixed-income town houses.

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 provide 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 consistent with the Northwest Side Comprehensive Plan. The purpose of the District is to continue to spur revitalization in the area by redeveloping the Property as a high-quality development with a range of housing opportunities for residents.

The local alderwoman, the department and the development team has had multiple neighborhood meetings with residents of the community.

The approval of the financing for this project includes public hearings at the Joint Review Board, Redevelopment Authority of the City of Milwaukee and the Zoning Neighborhood and Development+

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: 2025.06.03 07:30:56 -05'00'

Date: **6/3/2025**