

1. Describe the proposed ordinance or resolution. File number: 250525

The resolution will approve the creation of Tax Incremental District #127 - 100 East Wisconsin, to assist in the development of the 100 East Wisconsin project, located at 100 East Wisconsin Avenue. The project involves the substantial and historical rehabilitation of a 34-story office building located in downtown. The project includes the commercial conversion of office space to 373 residential units. Of the 373 units, 75 will be affordable to households with incomes no greater than 100% Area Median Income.

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

Milwaukee has a significant need for quality affordable rental housing. In the census tract where the project is located, 42% of households are housing cost burdened (paying more than 30% of their income for rent).

The project will also include human resource requirements, providing business and job opportunities for Small Business Enterprises and local unemployed workers.

The annual tax increment anticipated to be generated by this development is substantial, and at the conclusion of the TID period, the final year of increment will be utilized to support affordable housing activities city-wide.

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

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

The annual tax increment anticipated to be generated by this development is substantial, and at the conclusion of the TID period, the final year of increment will be utilized to support affordable housing activities city-wide.

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

The project is located within the City's Downtown Plan area, which involved significant public engagement in the development of the plan. The project is consistent with the Downtown Plan (aka Connecting MKE - Downtown Plan 2040) which includes increasing the downtown population through density and diversity of housing. The project also improves the quality of life in downtown by converting an under-occupied building into a highly productive space that could house more than 400 individuals.

In addition, citizens have the opportunity to attend the Redevelopment Authority of the City of Milwaukee meeting and the Zoning Neighborhoods and Development Council Committee meeting.

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

Because the project involves 75 rent restricted units, there are compliance and monitoring procedures in place to insure that units remain affordable and are rented to income qualified families consistent with the income targeting goals of the project.

The Department of Administration monitors the Human Resource goals for the project, and DCD staff

consults with them to insure goals are being met, and if not, what remedial actions can be put in place to insure compliance.

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.

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Date: 7/18/25