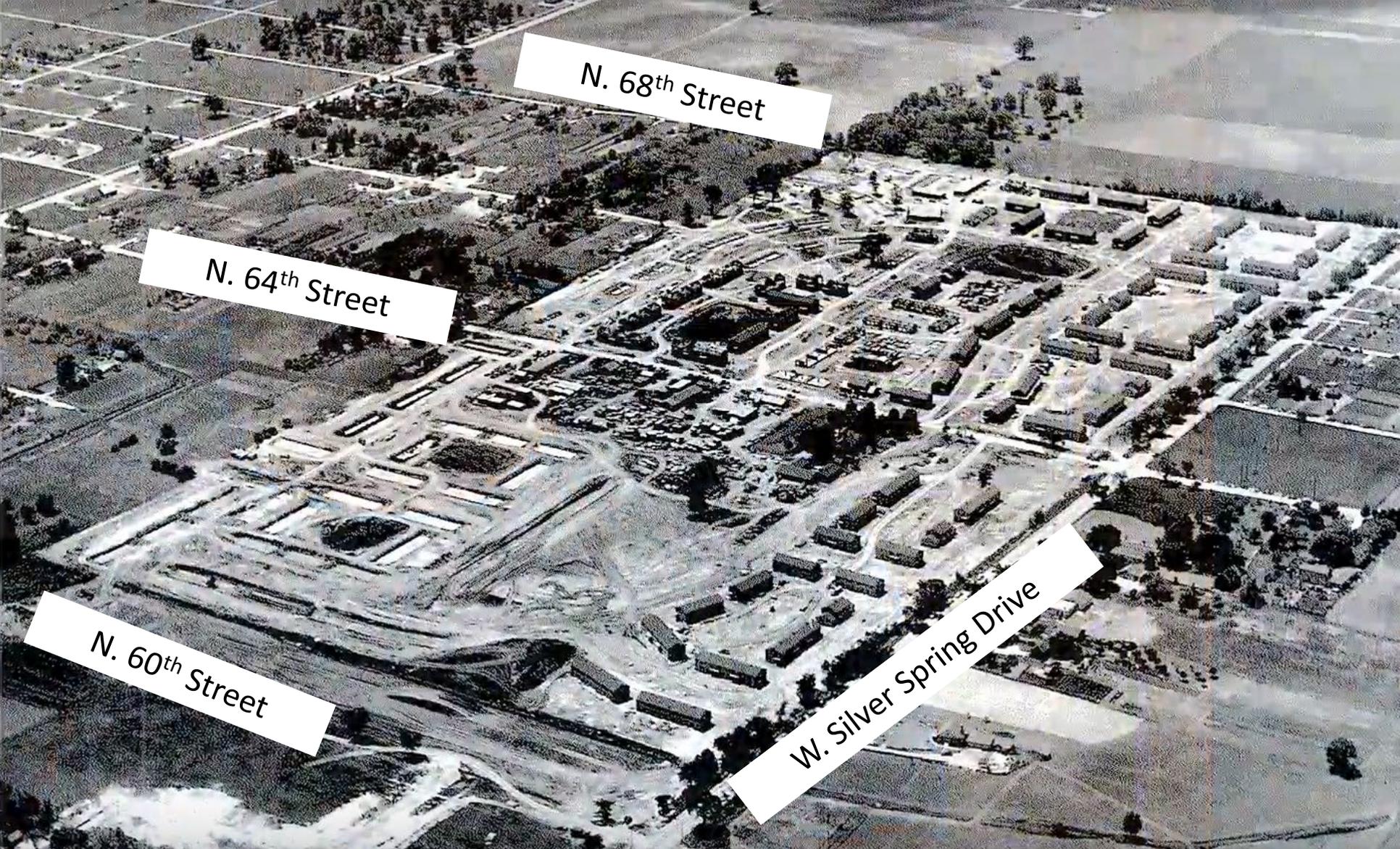




westlawn
gardens



Westlawn Construction, Completed 1952
Wisconsin's largest public housing development (726 units)



N. 68th Street

N. 64th Street

N. 60th Street

W. Silver Spring Drive

Westlawn (2010)



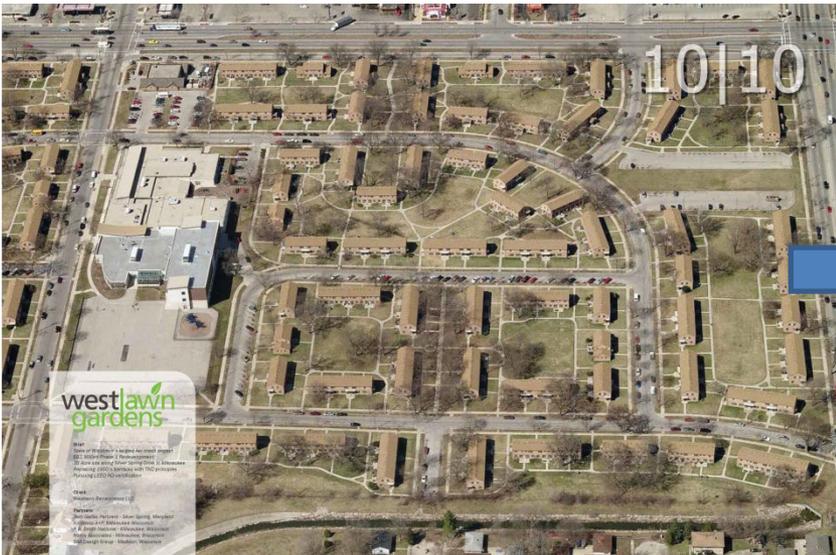
Master Site Plan created with neighborhood input A Healthy, Sustainable Neighborhood for All

- 958 mixed-income housing units, retail, parks, playgrounds and other amenities



Phase 1 (2010-2012) Eastern half – Westlawn to Westlawn Gardnes

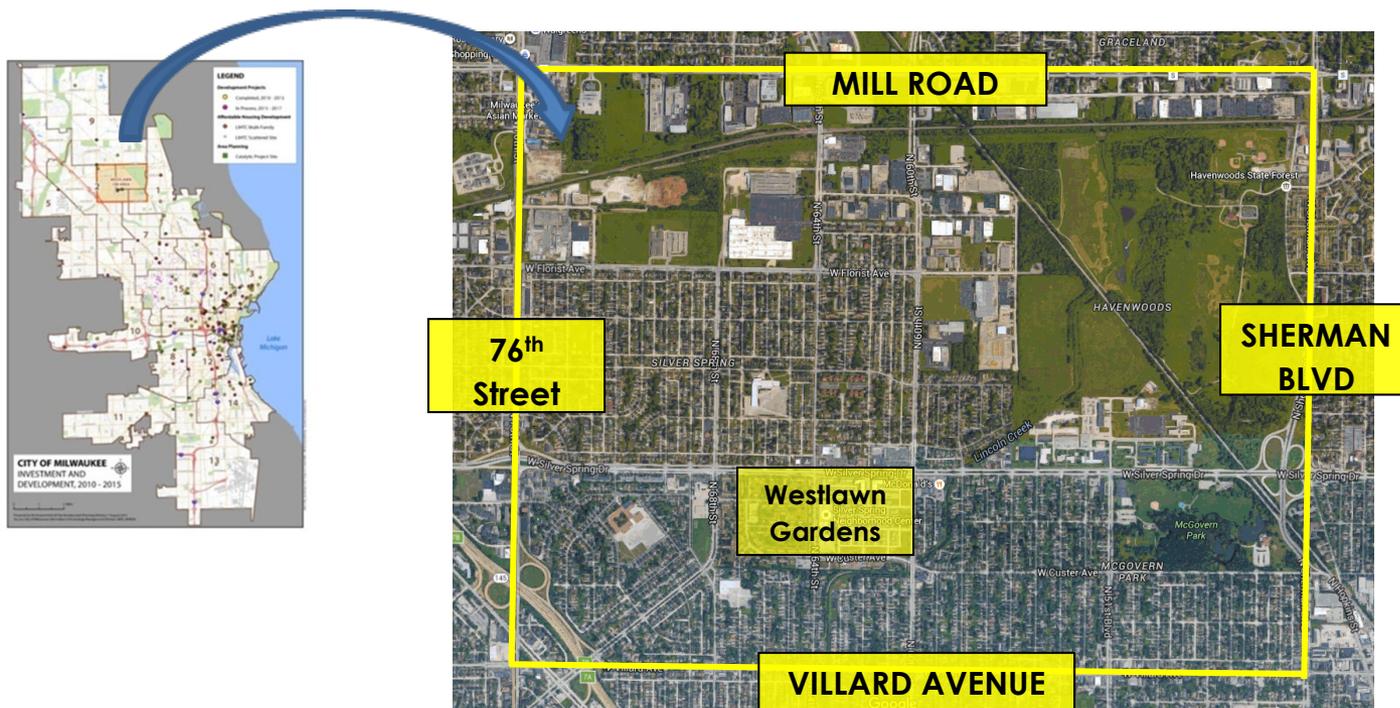
- \$82 million redevelopment
- \$76 million WHEDA Low-Income Housing Tax Credit Allocation with PNC equity investment



Phase 2 (2015-2022)

Westlawn Choice Neighborhood Initiative (CNI)

A locally-driven, comprehensive strategy to transform Westlawn and the surrounding neighborhood into **an inclusive community of opportunity with quality housing, schools, businesses, services, and amenities where people want to live, learn, work, shop, and play.**



\$30 million HUD grant awarded in 2015 to the City of Milwaukee and HACM leveraging \$275 million+ from over 25 partners

Four Strategic Focus Areas



HOUSING

HOUSING

Lead Agency: HACM



PEOPLE

PEOPLE

Lead Agency: HACM



EDUCATION

EDUCATION

Lead Agency: Milwaukee Public Schools



NEIGHBORHOOD

NEIGHBORHOOD

Lead Agency: Redevelopment Authority

Westlawn Gardens - Phase 2

Phase 2 Future Market-Rate
185 Units planned throughout the site

Westlawn Renaissance VI
138 Townhomes
Under Construction
Completion 12/31/21

Westlawn Renaissance VII
97 Units
79 Townhomes & 1 Mid-rise (18 Units)
Start 8/1/2022
Completion 3/31/2024

Westlawn Renaissance IV
60 Units in 2 mid-rises – 30 units designated for youth aging out of foster care
Under Construction
Completion 3/30/22

WG Scattered Sites
30 Townhomes
Completed

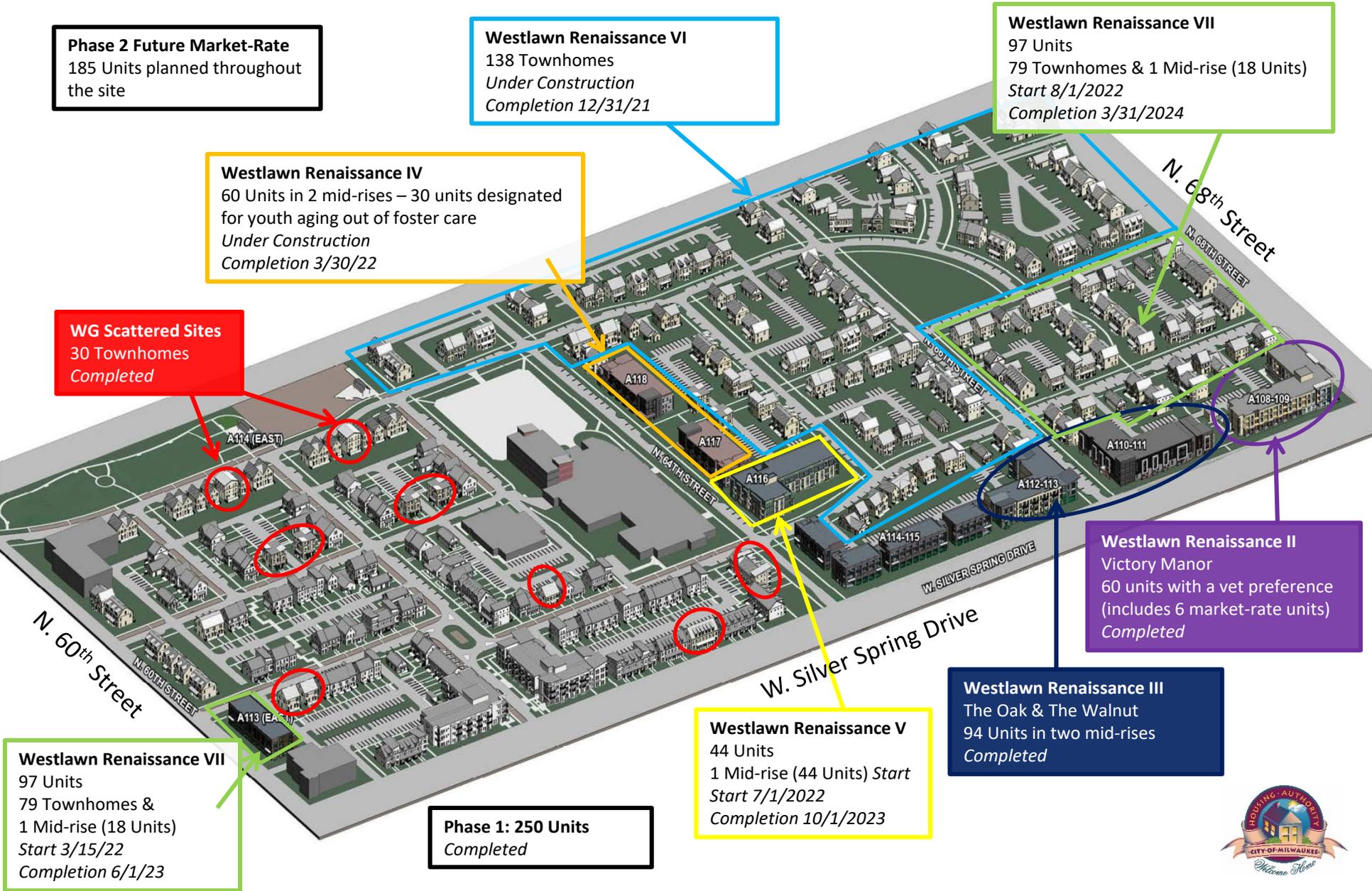
Westlawn Renaissance II
Victory Manor
60 units with a vet preference (includes 6 market-rate units)
Completed

Westlawn Renaissance III
The Oak & The Walnut
94 Units in two mid-rises
Completed

Westlawn Renaissance V
44 Units
1 Mid-rise (44 Units) Start
Start 7/1/2022
Completion 10/1/2023

Phase 1: 250 Units
Completed

Westlawn Renaissance VII
97 Units
79 Townhomes & 1 Mid-rise (18 Units)
Start 3/15/22
Completion 6/1/23



Sustainable Infrastructure & Storm Water Management



Energy Efficient LED Lighting



Bioswales



Browning Elementary Multi-Sport Court
& Storm Water Cistern



Storm Water Detention Area & Informal Playing Field



Green Infrastructure & Housing In Development



Aerial photo from December, 2021



Modular Housing & Foundations



Biobox



Streets & Sidewalks



LED Lampposts

Westlawn - CNI Project
Housing Plan

Attachment A

	Grand Total	Pred Devt cost		Affordable Housing Rental							Unrestricted/Market Rate	
		Infrastructure	Demolition	Phase 1	Phase2A	Phase2B	Phase 3	Phase 4A	Phase 4B	Phase 4C	Rental	Home Own
Unit Count - before the CNI Grant	394											
Unit Count - after completion revitalization proje	708			30	60	94	60	44	138	97	135	50
Status		Ongoing	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Completed	Ongoing	Pre-devt
Project Construction Start		9/1/2018	10/1/2017	3/1/2017	3/1/2017	10/1/2018	12/31/2020	7/1/2022	3/1/2020	8/1/2022	4/1/2023	10/1/2021
Project Completion Date		12/31/2021	12/1/2018	2/28/2019	12/31/2018	3/31/2020	3/3/2022	10/1/2023	3/31/2022	3/31/2024	TBD	TBD
Total Development Cost	268,588,998	19,773,447	4,940,000	9,804,734	15,605,164	33,708,918	18,125,407	16,323,987	50,433,528	48,476,313	34,897,500	16,500,000
Hard Construction Cost	212,588,157	19,773,447	4,940,000	7,289,083	12,792,346	23,473,553	13,946,259	12,600,000	36,797,117	34,251,352	31,725,000	15,000,000
Land, Soft Cost, including Developers Fee & Reserves	56,000,841			2,515,651	2,812,818	10,235,365	4,179,148	3,723,987	13,636,411	14,224,961	3,172,500	1,500,000
Sources of Funds	268,588,998	19,773,447	4,940,000	9,804,734	15,605,164	33,708,918	18,125,407	16,323,987	50,433,528	48,476,313	34,897,500	16,500,000
Tax Credit Equity	93,985,643			3,004,903	6,471,719	11,915,734	13,489,125	8,375,355	28,077,416	22,651,391		
Private Financing/Loan	44,049,632			1,230,000	720,000	1,800,000	3,039,382	1,400,000	5,668,000	5,764,000	24,428,250	
Federal/HUD Grants	53,822,448	3,364,000	4,940,000	3,217,169	5,422,200	12,620,865	1,486,900	700,000	10,415,111	11,656,203		
AHP Grant	1,500,000					750,000		750,000				
HACM - Loan [Reserve & incldg Def Devt Fee]	32,266,698			2,052,662	2,991,245	6,622,319	110,000	233,295	6,273,001	1,904,719	6,834,587	5,244,870
HACM - advanced from Reserve	15,209,447	15,209,447										
CDBG/NSP	1,880,130	1,200,000		300,000								380,130
ARPA Funding	15,000,000							4,865,337		6,500,000	3,634,663	
Sales Proceeds	10,875,000											10,875,000

Notes: 0 0 0 0

Percent of Infra cost to total Hard Const Cost 9%

Percent of Infra cost to total dev't cost 7%

Construction cost per unit estimated at \$250,000 for Market Rate Rental Units

Construction cost per unit estimated at \$300,000 for home ownership units. At 1,500 square area @ \$200/sqf

Sales Proceeds of Home ownership units estd at \$217,500 per unit based on current appraisal in area of \$145/sqf

ARPA funds will fill financing gaps for the final housing phases:

- **141 affordable rental units** (including replacements for public housing previously on the site);
- **185 market-rate rentals and affordable homeownership units** to diversify housing options, increase the homeownership rate and grow the neighborhood tax levy over time;
- The **final 10% of infrastructure to support the 524 housing units under construction or in pre-development.**

Investment in the CNI Housing Plan:

- **Provides new affordable and market-rate housing with dignity to over 300 families and seniors, including affordable homeownership**
- **Completes new sustainable City infrastructure that reduces energy costs and flooding**
- **Supports future City budgets**
 - The completed Housing Plan will add an estimated \$661,000 yearly to the tax base through new market-rate housing.
- **Reduces the gap in minority contracting development**
 - 65% (\$46 million) of construction contracts to date at Westlawn Gardens have been awarded to minority and women-owned businesses.
- **Reduces the employment gap for local, low-income workers**
 - 83% of new hires in construction at Westlawn Gardens in 2020 were Section 3 (local, low-income) individuals.
- **Reduces generational poverty through successful programs:**
 - The **Make Your Money Talk financial education and asset building program** (over 2,800 graduates and nearly 700 life-changing asset acquisitions, including 177 home purchases);
 - **HACM's Education Initiative** (91% high school graduation rate vs. 69% among their peers);
 - **Case management** for residents, which helped reduce unemployment among Westlawn relocated residents from 55% in 2016 to 34% in 2021.
 - **HACM's Homeownership Programs** have helped over 500 HACM residents move from subsidized housing into their own homes.
- **Preserves the City of Milwaukee's and HACM's reputation with HUD as a high achiever in neighborhood redevelopment.**

An ARPA investment in the CNI Housing Plan will provide **dividends for years to come** through the addition of **new affordable and market-rate housing for current and future generations**, an **increase in the city tax base**, **economic development opportunities for minority firms and low-income workers**, and **pathways for low-income individuals to break free of poverty**.

Sustainable Infrastructure & Storm Water Management





HOUSING

Lead Agency: Housing Authority of the City of Milwaukee

Goal: Replace 394 distressed public and assisted apartments with 708 mixed-income rental and homeownership housing units, new City infrastructure, retail spaces, parks and other neighborhood amenities.



- 184 housing units have been completed.
- 198 units are under construction.
- 141 units are in financial closing and expected to start construction in early 2022.
- 185 market-rate rental apartments and homes for sale are in pre-development.
- Site infrastructure is scheduled to be completed by December 2021, including an extensive storm water management system to reduce flooding in and around Westlawn Gardens.



65% (\$46mm) of construction contracts for Westlawn/CNI have been awarded to **Emerging Business Enterprises** (minority, women-owned and disadvantaged businesses)

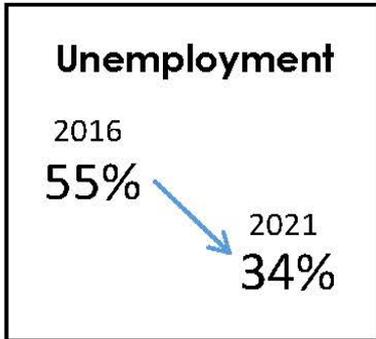
83% of new hires in 2020 were **low-income (Section 3)** individuals.



PEOPLE

Lead Agency: Housing Authority of the City of Milwaukee

Goal: Provide case management to support positive outcomes for Westlawn residents who were relocated due to the housing construction.



- Unemployment among case managed residents dropped from 55% in 2016 to 34% in June 2021. Case managers continue to work with residents to support increased employment during COVID-19 recovery.
- Over 250 households have been connected to health, education and other resources to support their quality of life and self-sufficiency.
- Over 100 households have participated in free financial literacy training with access to a matching Individual Development Account to save for a home, education, starting a business and other life-changing assets.
- 12 residents have purchased a home.
- A door-to-door COVID-19 education and vaccination campaign was conducted in Westlawn Gardens and surrounding neighborhoods in July 2021.



EDUCATION

Lead Agency: Milwaukee Public Schools

Goal: Provide neighborhood youth with a high-quality educational pathway from prenatal to college or career.

- CNI has promoted the neighborhood's early childhood, elementary, middle and high school options to CNI-area and relocated families
- Transportation has been provided to relocated Westlawn students who want to continue attending CNI area schools.
- The education team has worked to create a shared culture and curriculum among neighborhood schools.



NEIGHBORHOOD

Lead Agency: Redevelopment Authority of the City of Milwaukee

Goal: Support neighborhood economic development and quality of life through a small business revolving loan fund, exterior revitalization grants and other initiatives.



\$500,000

in low-interest CNI loans have been awarded to support neighborhood businesses, including Mr. Greens Mobile Kitchen.



- CNI has hosted three events, including the recent CNI Live & Revive Business Summit (shown at left), to connect neighborhood entrepreneurs and business owners to CNI and other business support resources.
- CNI and partners launched the Northwest Fresh Food Access Council to develop a collaborative neighborhood-based approach to increasing access to fresh food.
- CNI hosts the Best Babies Zone Westlawn place-based initiative to raise awareness and develop strategies to reduce infant mortality.



BLACK BUSINESS BOOST



WHERE COMMUNITIES THRIVE & BABIES ARE HEALTHY

