

Name:

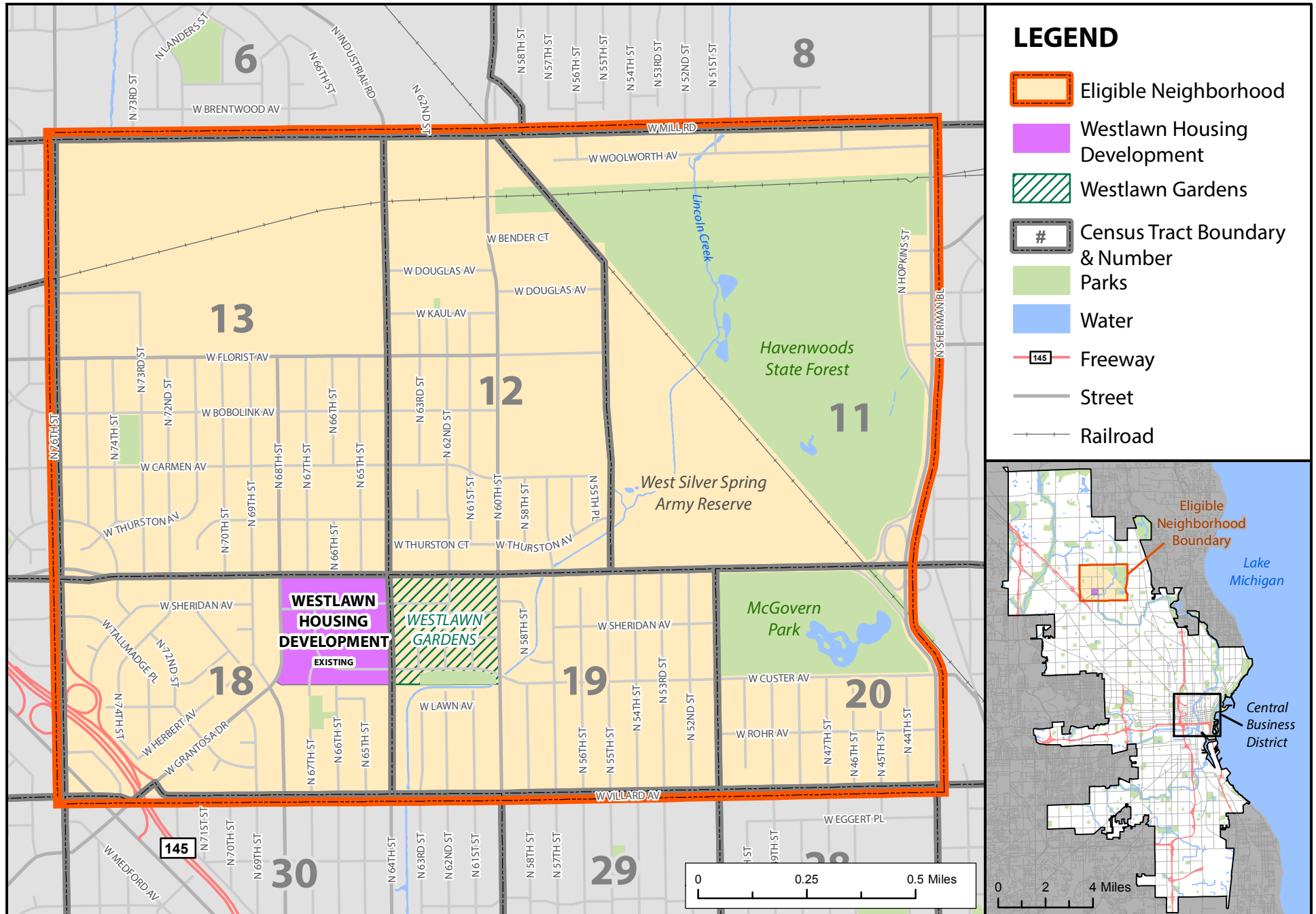
**Narrative Attachment 21:  
City and Neighborhood Maps**

Name of Lead Applicant:

City of Milwaukee

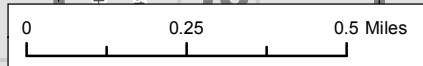
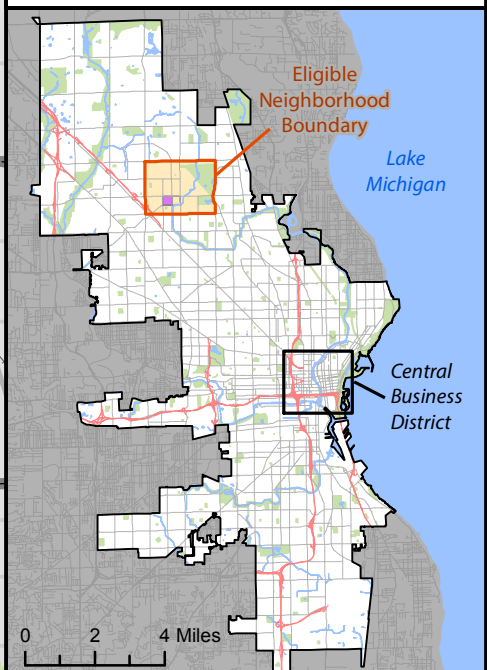
Name of File:

Att21CityAndNeighborhoodMaps

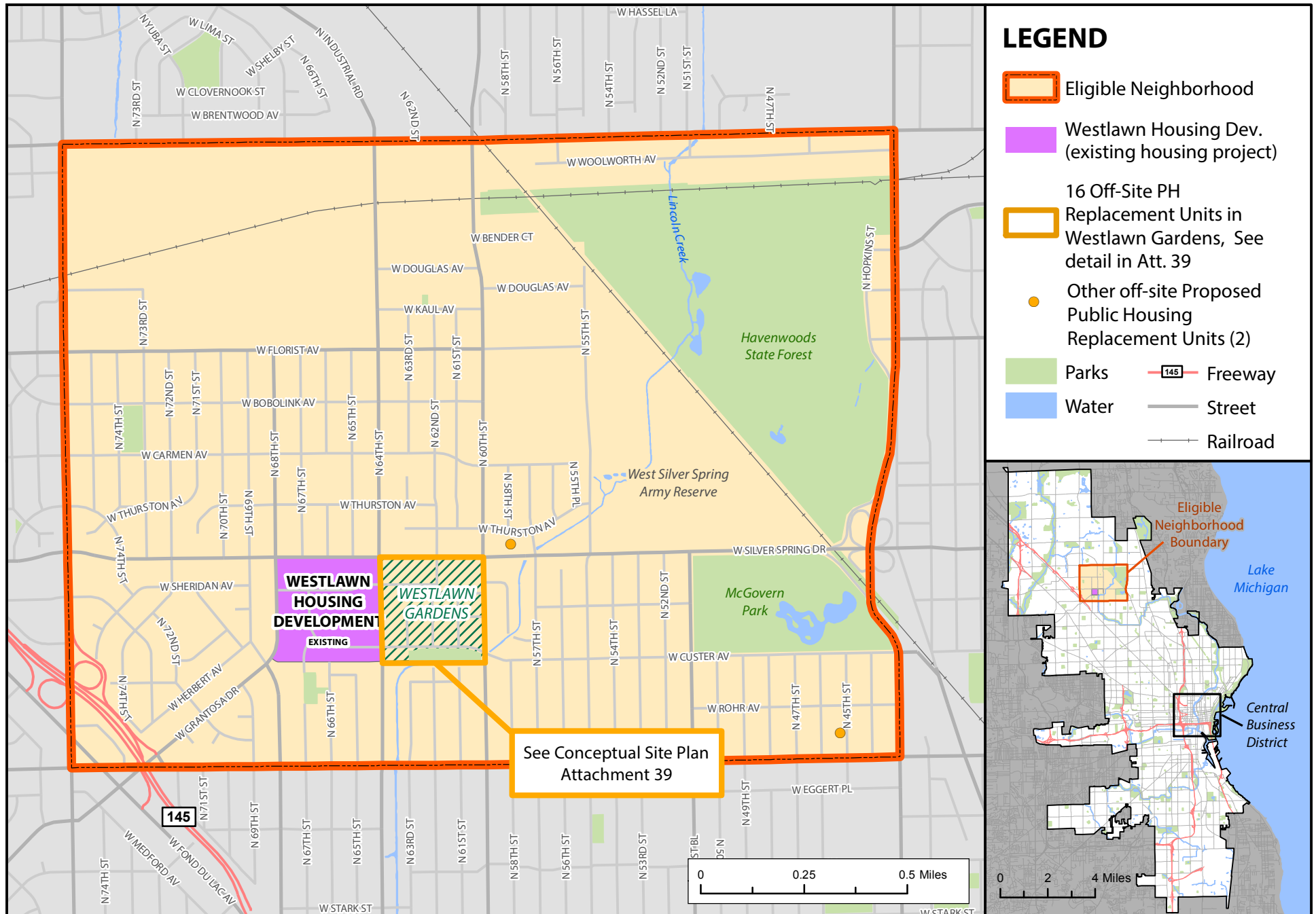


### LEGEND

- Eligible Neighborhood
- Westlawn Housing Development
- Westlawn Gardens
- Census Tract Boundary & Number
- Parks
- Water
- Freeway
- Street
- Railroad

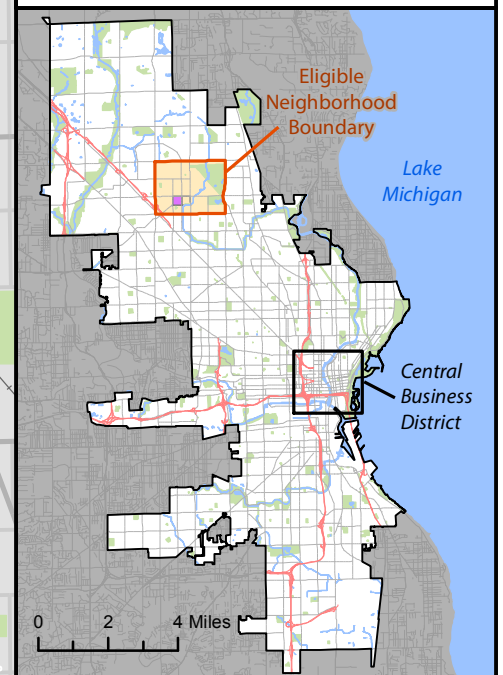


# CITY AND NEIGHBORHOOD MAPS | OFF-SITE PROPERTIES

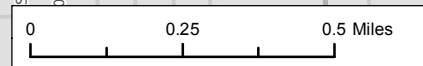


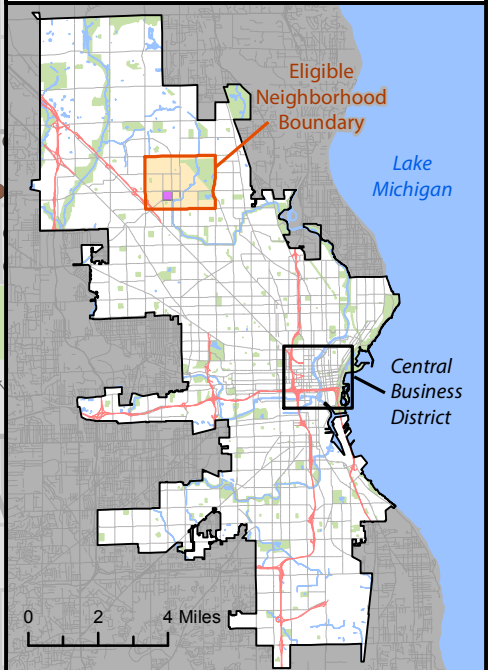
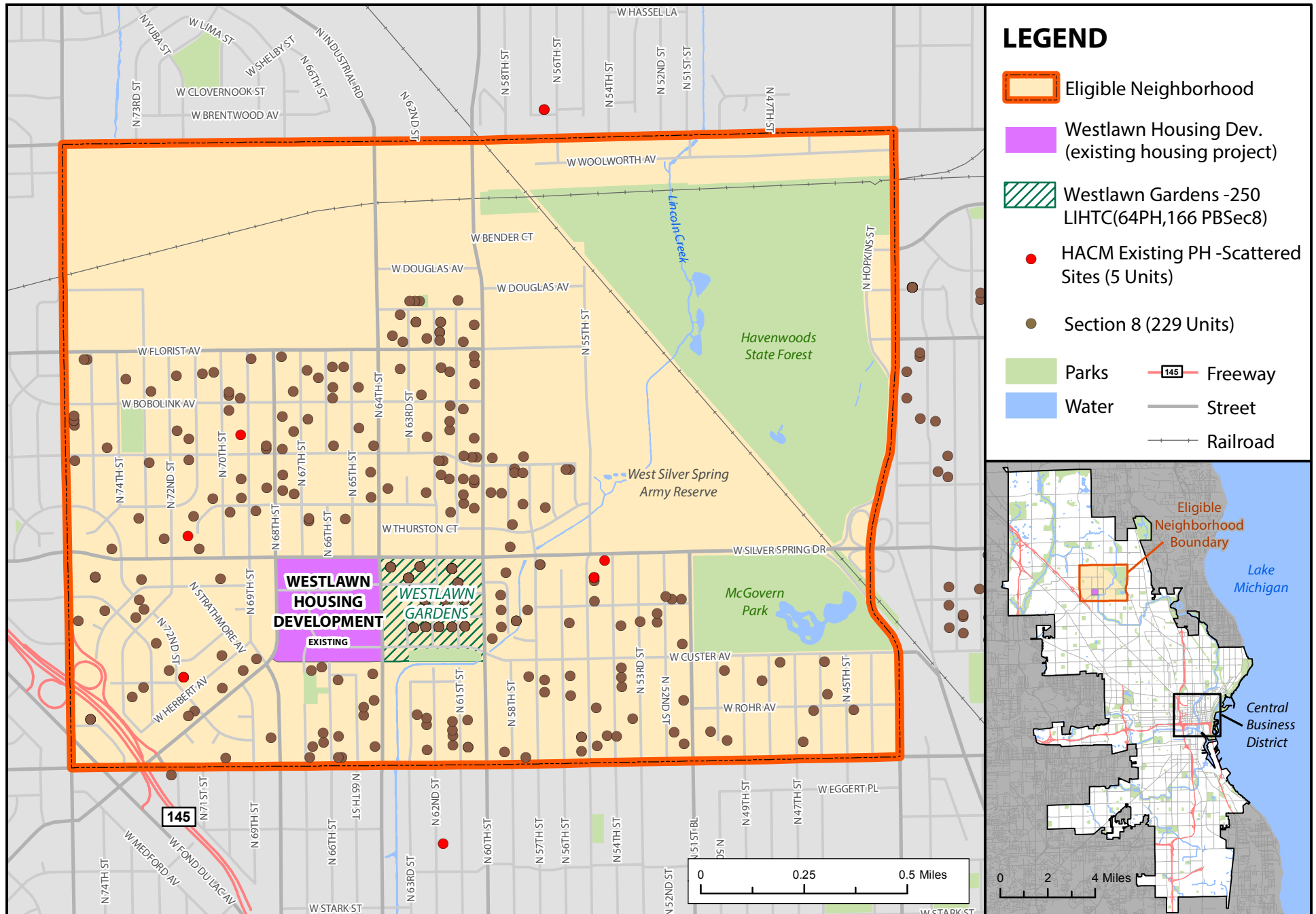
## LEGEND

- Eligible Neighborhood
- Westlawn Housing Dev. (existing housing project)
- 16 Off-Site PH Replacement Units in Westlawn Gardens, See detail in Att. 39
- Other off-site Proposed Public Housing Replacement Units (2)
- Parks
- Water
- 145 Freeway
- Street
- Railroad

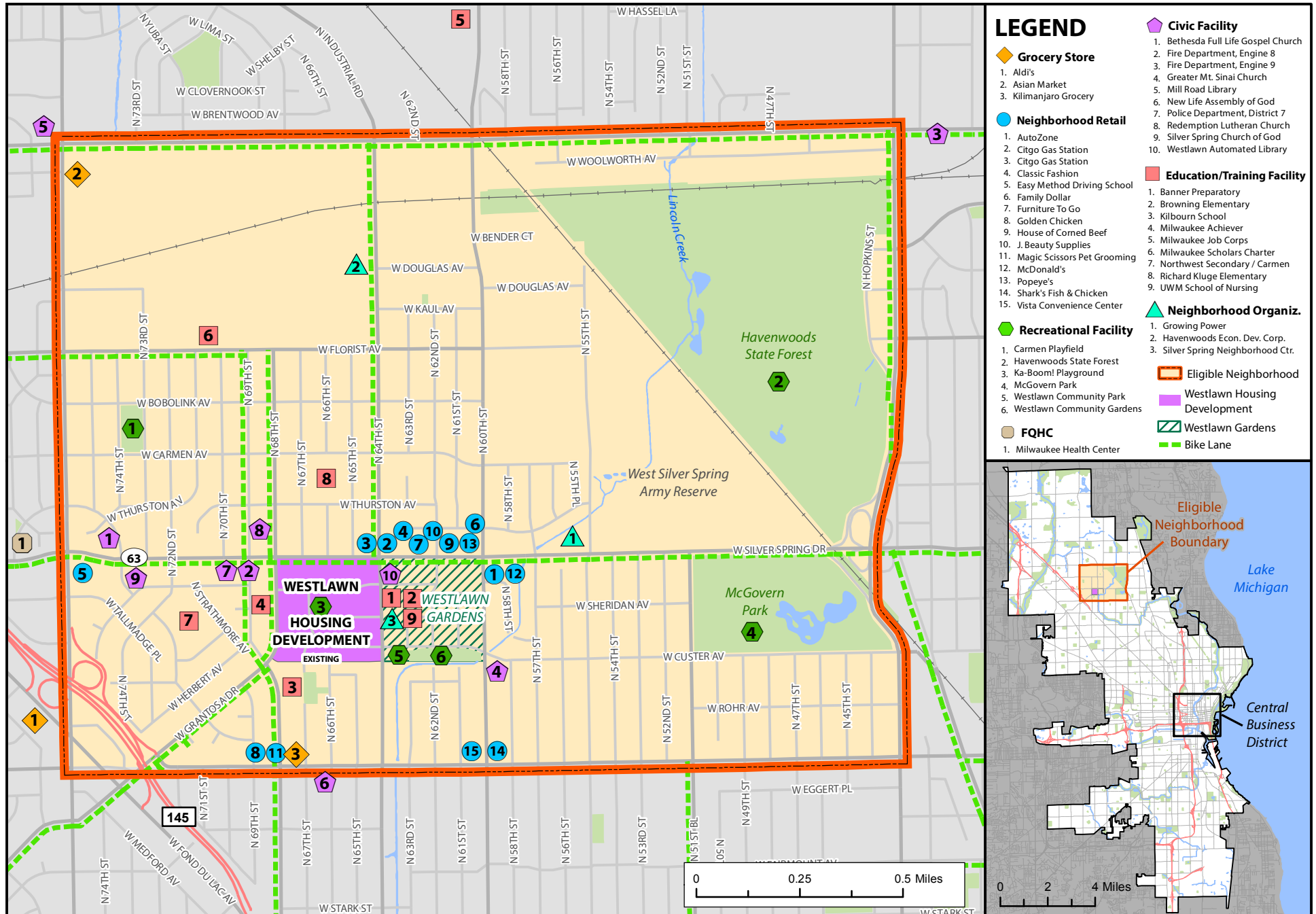


See Conceptual Site Plan Attachment 39



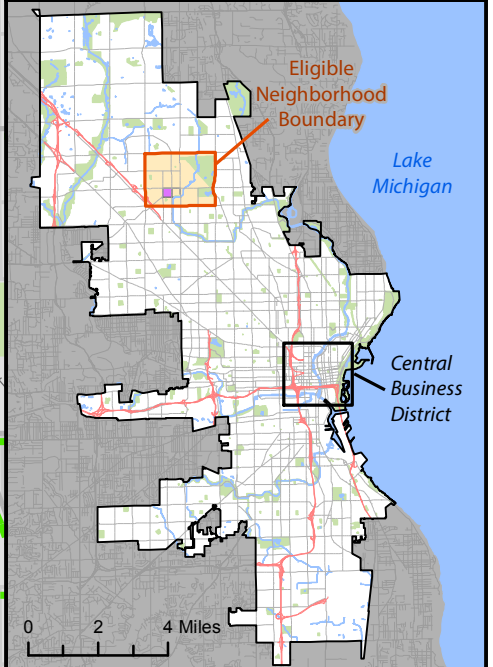


# CITY AND NEIGHBORHOOD MAPS | NEIGHBORHOOD ASSETS

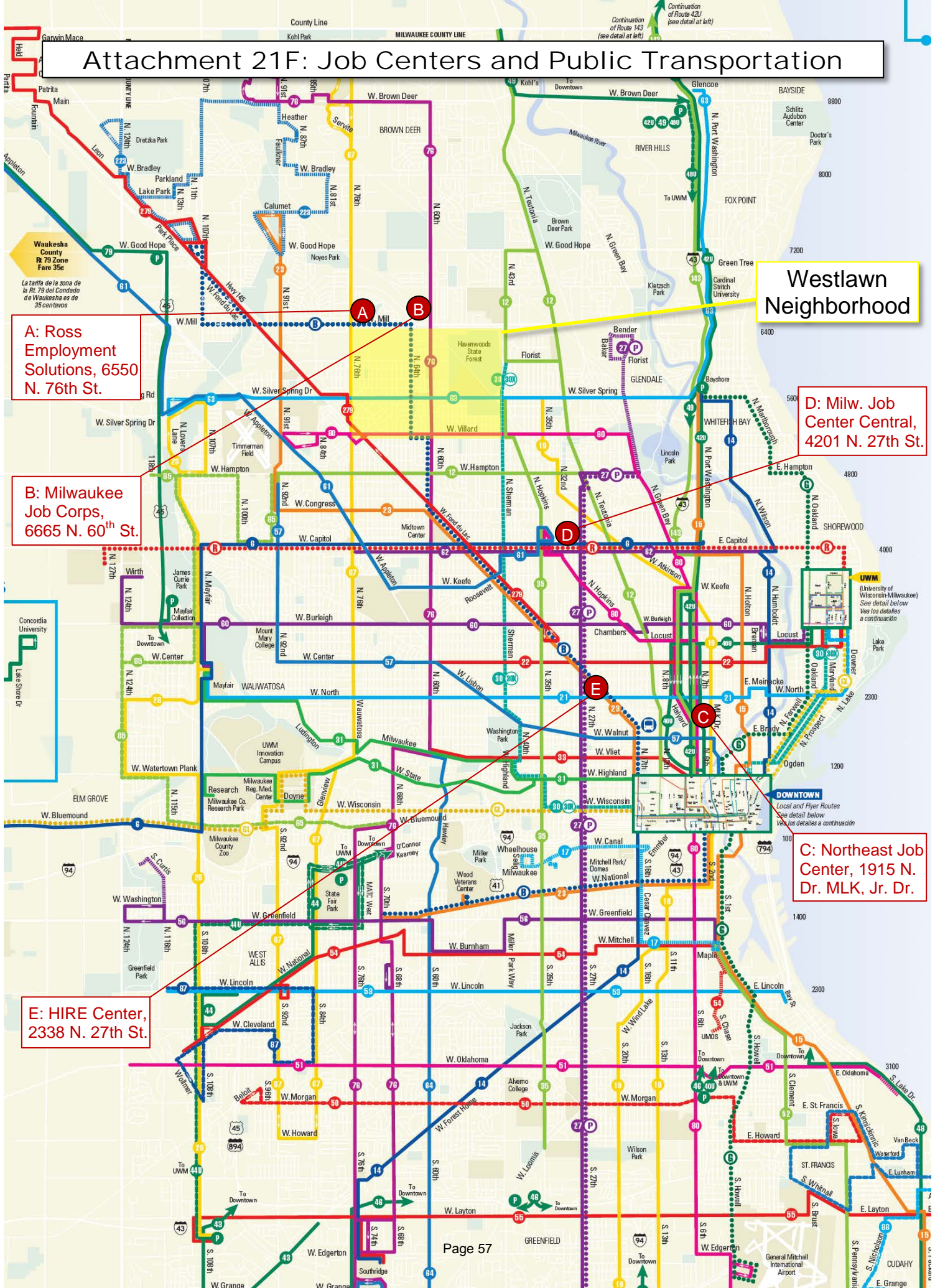


### LEGEND

- Grocery Store**
  - 1. Aldi's
  - 2. Asian Market
  - 3. Kilimanjaro Grocery
- Neighborhood Retail**
  - 1. AutoZone
  - 2. Citgo Gas Station
  - 3. Citgo Gas Station
  - 4. Classic Fashion
  - 5. Easy Method Driving School
  - 6. Family Dollar
  - 7. Furniture To Go
  - 8. Golden Chicken
  - 9. House of Comed Beef
  - 10. J. Beauty Supplies
  - 11. Magic Scissors Pet Grooming
  - 12. McDonald's
  - 13. Popeye's
  - 14. Shark's Fish & Chicken
  - 15. Vista Convenience Center
- Education/Training Facility**
  - 1. Banner Preparatory
  - 2. Browning Elementary
  - 3. Kilbourn School
  - 4. Milwaukee Achiever
  - 5. Milwaukee Job Corps
  - 6. Milwaukee Scholars Charter
  - 7. Northwest Secondary / Carmen
  - 8. Richard Kluge Elementary
  - 9. UWM School of Nursing
- Recreational Facility**
  - 1. Carmen Playfield
  - 2. Havenwoods State Forest
  - 3. Ka-Boom! Playground
  - 4. McGovern Park
  - 5. Westlawn Community Park
  - 6. Westlawn Community Gardens
- Civic Facility**
  - 1. Bethesda Full Life Gospel Church
  - 2. Fire Department, Engine 8
  - 3. Fire Department, Engine 9
  - 4. Greater Mt. Sinai Church
  - 5. Mill Road Library
  - 6. New Life Assembly of God
  - 7. Police Department, District 7
  - 8. Redemption Lutheran Church
  - 9. Silver Spring Church of God
  - 10. Westlawn Automated Library
- Neighborhood Organiz.**
  - 1. Growing Power
  - 2. Havenwoods Econ. Dev. Corp.
  - 3. Silver Spring Neighborhood Ctr.
- Other Features**
  - Eligible Neighborhood (Dashed Orange Line)
  - Westlawn Housing Development (Purple Hatched Area)
  - Westlawn Gardens (Green Hatched Area)
  - Bike Lane (Green Dashed Line)
  - FQHC (Brown Circle)
    - 1. Milwaukee Health Center



# Attachment 21F: Job Centers and Public Transportation



**A: Ross Employment Solutions, 6550 N. 76th St.**

**B: Milwaukee Job Corps, 6665 N. 60th St.**

**E: HIRE Center, 2338 N. 27th St.**

**Westlawn Neighborhood**

**D: Milw. Job Center Central, 4201 N. 27th St.**

**C: Northeast Job Center, 1915 N. Dr. MLK, Jr. Dr.**

Continuation of Route 42U (see detail at left)  
Continuation of Route 143 (see detail at left)

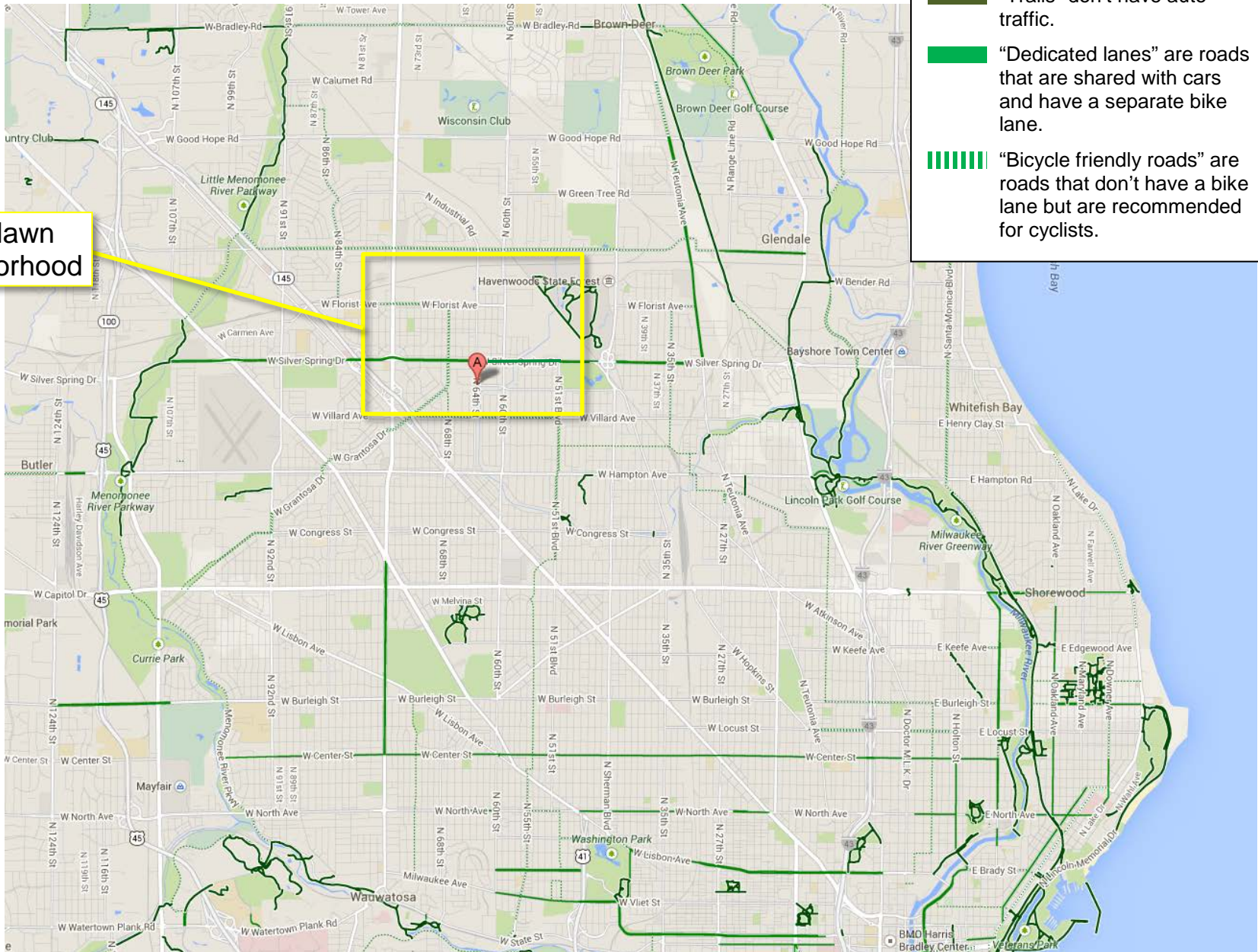
Waukesha County Rt 79 Zone Fare 35c  
La tarifa de la zona de la Rt 79 del Condado de Waukesha es de 35 centavos




**DOWNTOWN**  
Local and Flyer Routes  
See detail below  
Vea los detalles a continuación

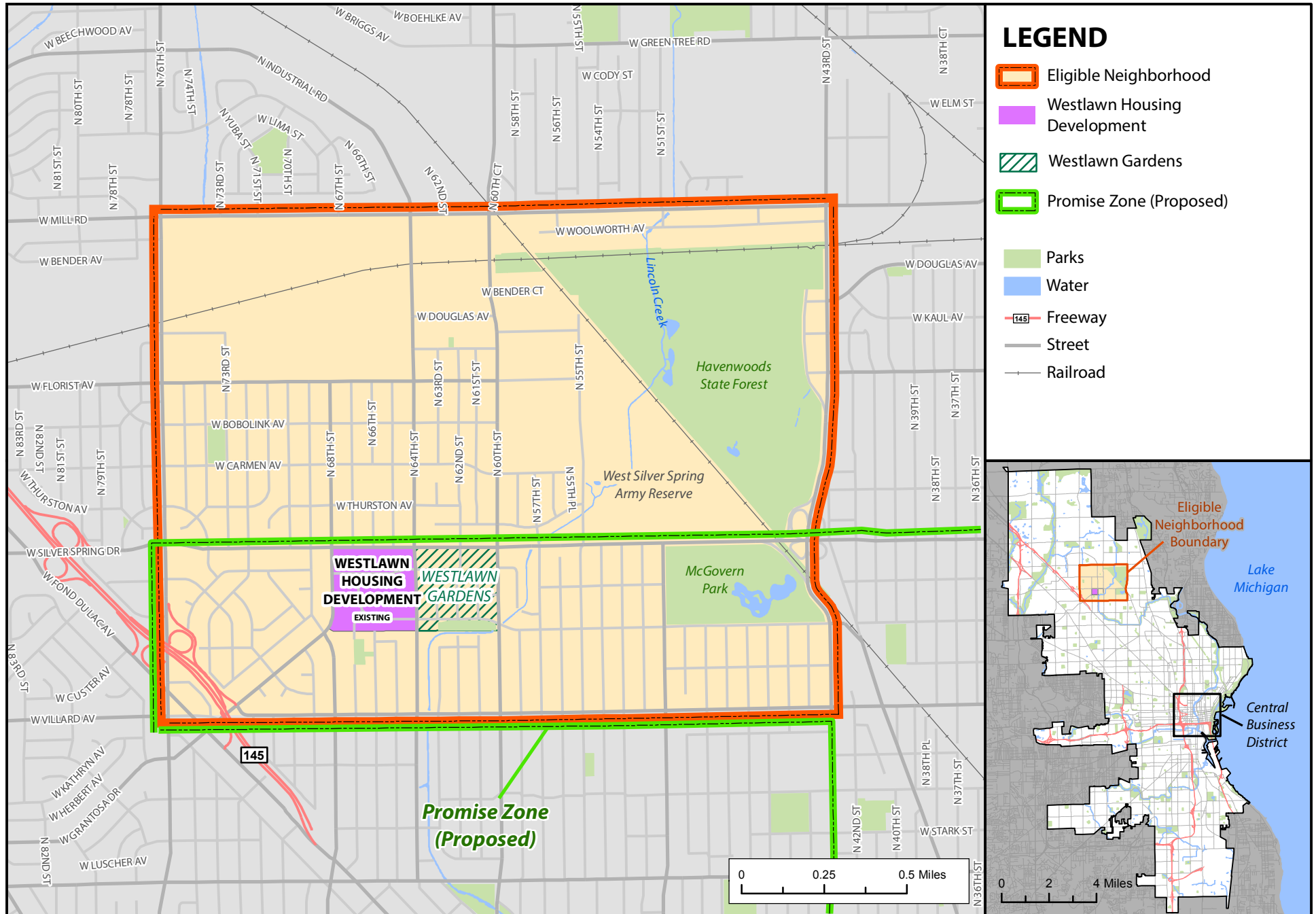
**UWM**  
(University of Wisconsin-Milwaukee)  
See detail below  
Vea los detalles a continuación

# Attachment 21F: Bicycle-Friendly Routes

**Westlawn  
Neighborhood**

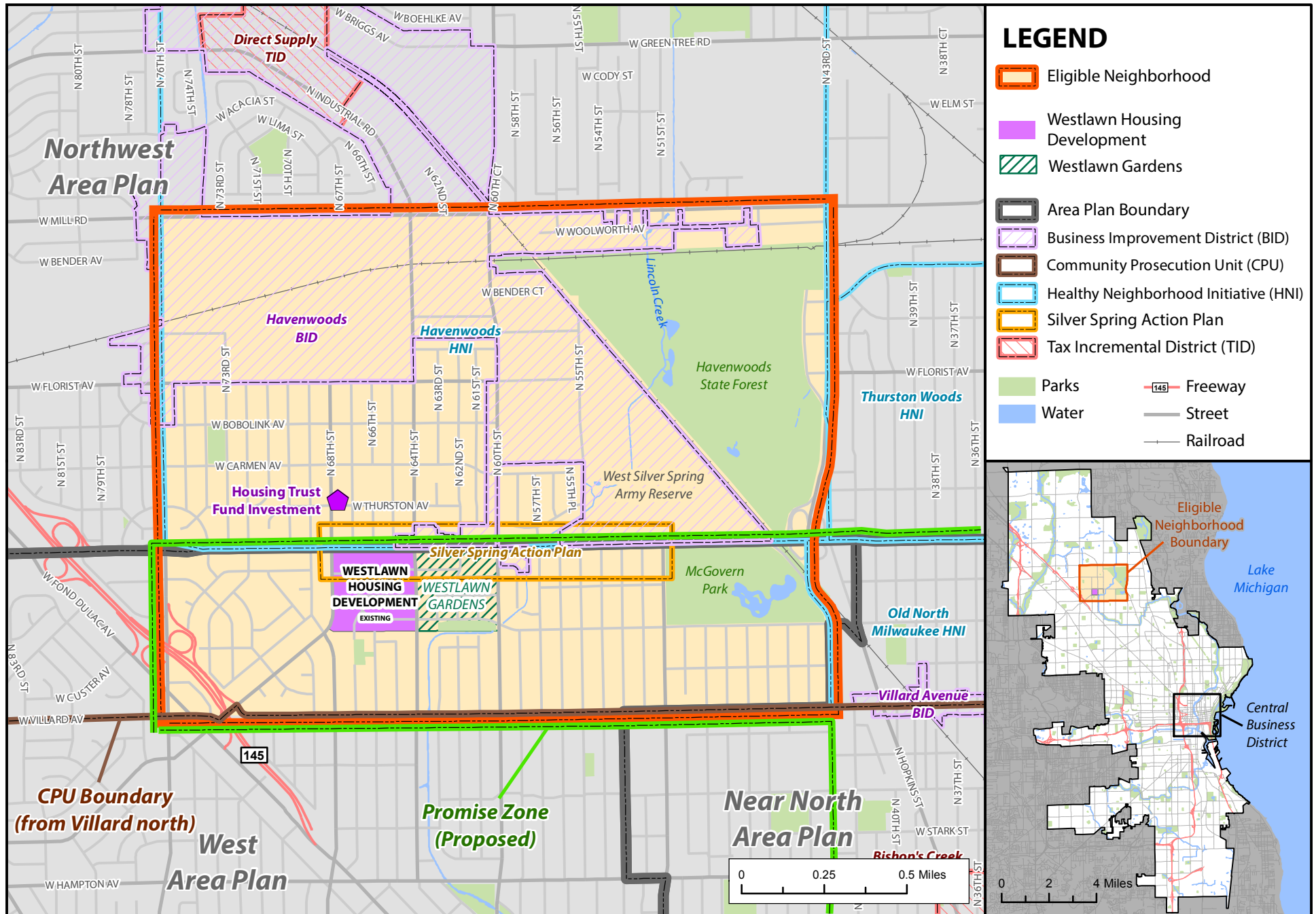


-  "Trails" don't have auto traffic.
-  "Dedicated lanes" are roads that are shared with cars and have a separate bike lane.
-  "Bicycle friendly roads" are roads that don't have a bike lane but are recommended for cyclists.





# CITY AND NEIGHBORHOOD MAPS | OTHER REVITALIZATION ACTIVITY



Name:

**Narrative Attachment 22:  
Photographs**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att22Photographs



Food market across the street from Westlawn; Before 2010, police were trying to shut down for drug and gang activity. (60<sup>th</sup> St. & Silver Spring Dr.)



Since 2010, the same strip mall received a new facade and most of the businesses were replaced with a new AutoZone. (5865 W. Silver Spring Dr.; 60<sup>th</sup> St. & Silver Spring Dr.)



Restaurant in poor condition closed for over a year in 2010 (6200 W. Silver Spring Dr.).



The same restaurant renovated and reopened. (6200 W. Silver Spring Dr.)



Shuttered retail and disinvestment on Silver Spring Drive (6234 W. Silver Spring Dr.).



Same location reopened with new signage and facade (6234 W. Silver Spring Dr.).



Boarded up house with 2 broken windows (5640-5642 N. 62<sup>nd</sup> St.).



Current occupied and repaired home. (5640-5642 N. 62<sup>nd</sup> St.).



Abandoned housing in poor condition (5641-5643 N. 61<sup>st</sup> St.).



House currently occupied with repairs complete (5641-5643 N. 61<sup>st</sup> St.).



Boarded up home in with holes/missing siding (5641-5643 N. 61<sup>st</sup> St.).



Same home after repair. (5641-5643 N. 61<sup>st</sup> St.).



Before revitalization, the Eastern half of Westlawn had barracks-style buildings disconnected to the surrounding area.

The development of Westlawn Gardens reconnected the streets to the larger neighborhood, provided a variety of housing styles reflective of the community, as well as pedestrian and bicycle amenities and resident features such as individual porches, pocket parks and community gardens.





Before revitalization, obsolete and deficient features resulted in frequent flooding and no longer provided residents with a positive environment.

Development of Westlawn Gardens allowed HACM to create water runoff features such as bioswales and a retention pond. In addition, residents also have two new playgrounds, innovative “healthy” features that make living with asthma and other disabilities easier, and ground source heat pumps, among other amenities.



Name:

**Narrative Attachment 23:  
Location of Housing  
Documentation/Map**

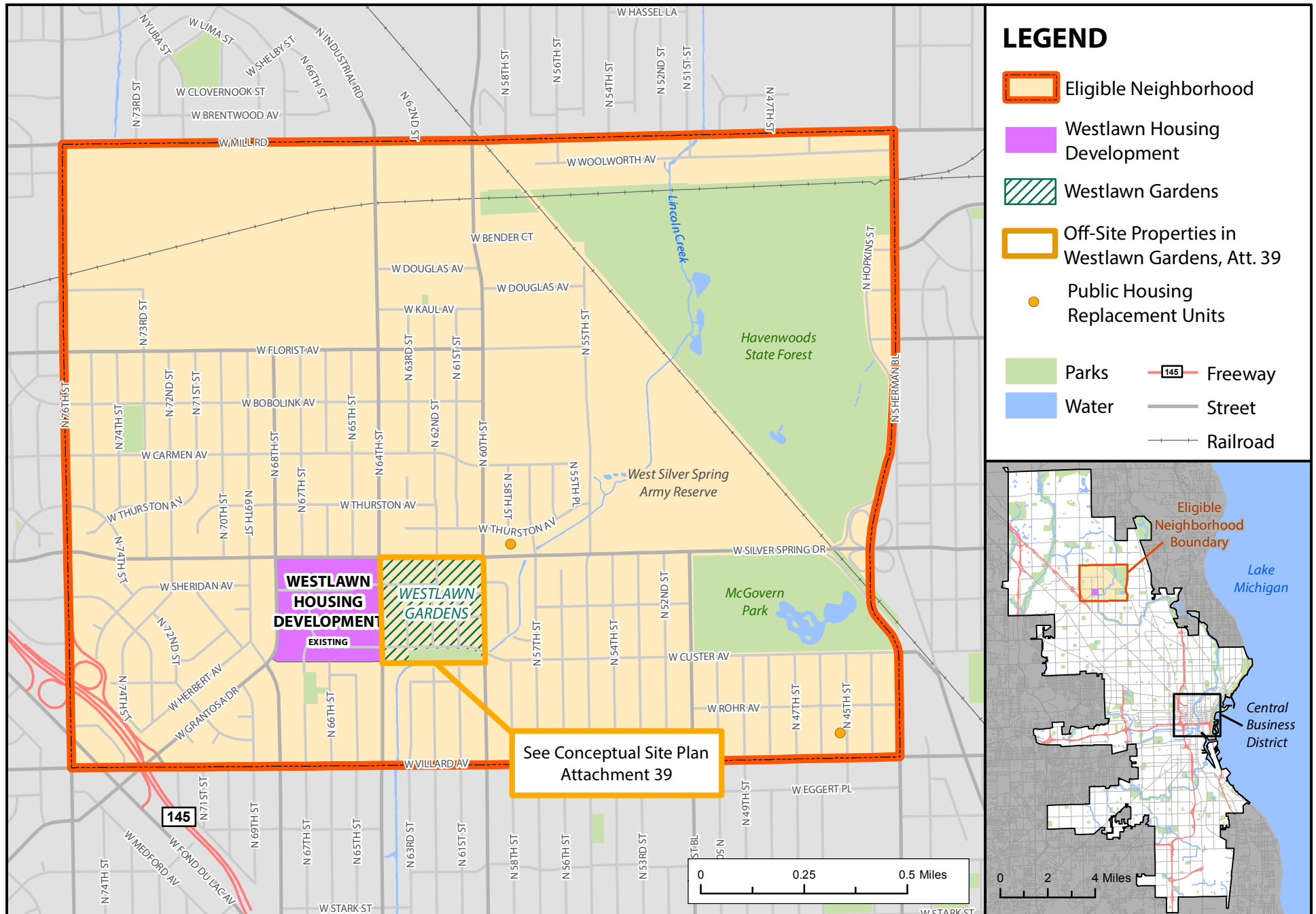
Name of Lead Applicant:

City of Milwaukee

Name of File:

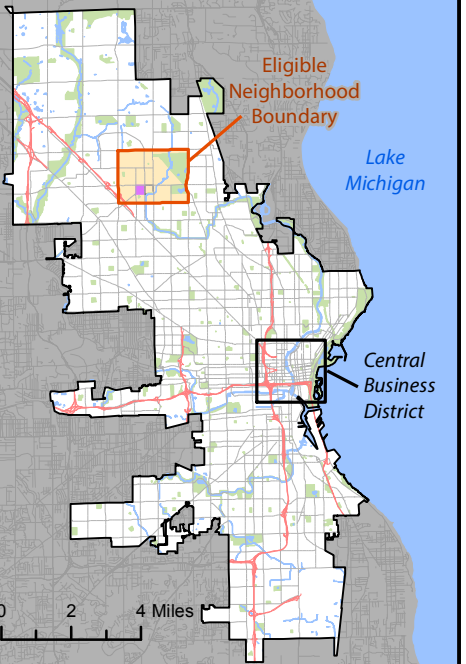
Att23LocationOfHousingDocMap

# CITY AND NEIGHBORHOOD MAPS | LOCATION OF HOUSING



## LEGEND

-  Eligible Neighborhood
-  Westlawn Housing Development
-  Westlawn Gardens
-  Off-Site Properties in Westlawn Gardens, Att. 39
-  Public Housing Replacement Units
-  Parks
-  Water
-  Freeway
-  Street
-  Railroad





Name:

**Narrative Attachment 24:  
Neighborhood Investment Map**

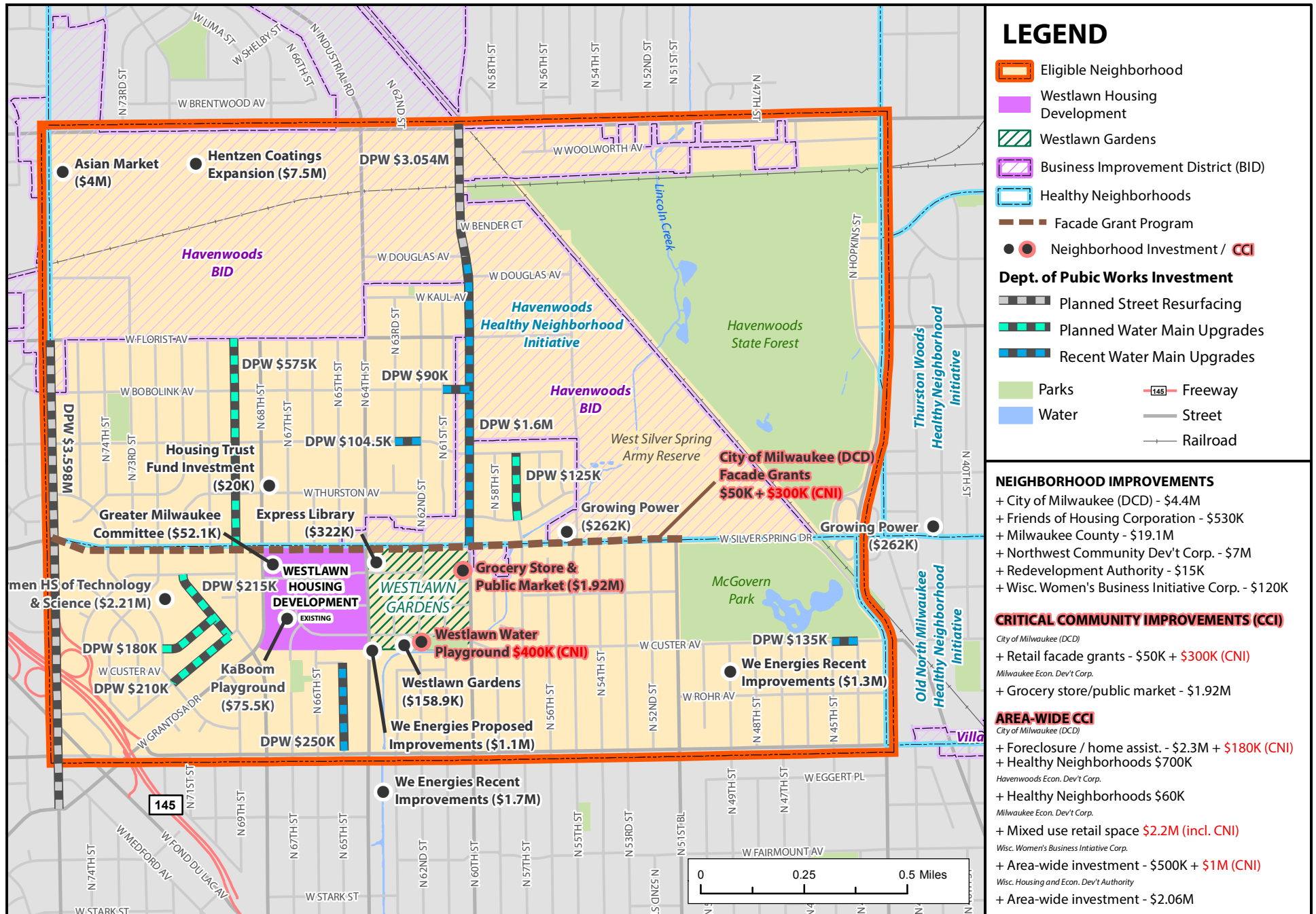
Name of Lead Applicant:

City of Milwaukee

Name of File:

Att24NeighInvestmentMap

# CITY AND NEIGHBORHOOD MAPS | NEIGHBORHOOD INVESTMENT



Name:

**Narrative Attachment 25:  
Site Control for Target and  
Replacement Housing Sites to be  
Developed by the Housing  
Implementation Entity**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att25SiteControl



HOUSING AUTHORITY OF THE  
CITY OF MILWAUKEE

**Tom Barrett**  
Mayor

**Antonio M. Perez**  
Secretary-Executive Director

**Board of Commissioners**

February 9, 2015

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street, NW  
Washington, DC 20410

Dear Secretary Castro:

I hereby certify that the Housing Authority of the City of Milwaukee, Co-Applicant and Housing Implementation Entity, owns the target public housing property (Westlawn Housing Development), including land and buildings, and all of the vacant land included in the Transformation Plan for public housing replacement through a warranty deed dated August 1950. The Housing Authority of the City of Milwaukee will maintain site control through the later of the grant term or until all housing is replaced for the Westlawn Housing Development, unless otherwise approved by the U.S. Department of Housing and Urban Development.

Sincerely,

Tony Pérez, Secretary-Executive Director  
Housing Authority of the City of Milwaukee

**Housing Management**  
809 N. Broadway, 3rd Floor  
Milwaukee, WI 53202  
(414) 286-5824 Voice  
(414) 286-0833 Fax

**Community Services**  
650 W. Reservoir Ave.  
Milwaukee, WI 53212  
(414) 286-5100 Voice  
(414) 286-3169 Fax  
(414) 286-3504 TDD

**Housing Operations**  
5125 W. Lisbon Ave.  
Milwaukee, WI 53210  
(414) 286-2192 Voice  
(414) 286-8742 Fax

**Maintenance Operations**  
2411 N. 51st St.  
Milwaukee, WI 53210  
(414) 286-2931 Voice  
(414) 286-0208 Fax

**Modernization & Development**  
5125 W. Lisbon Ave.  
Milwaukee, WI 53210  
(414) 286-2951 Voice  
(414) 286-8742 Fax

**Rent Assistance**  
5011 W. Lisbon Ave.  
Milwaukee, WI 53210  
(414) 286-5650 Voice  
(414) 286-5094 Fax  
(414) 286-5645 TDD



809 N. Broadway, 3rd Floor, Milwaukee, WI 53202  
Mailing Address: P.O. Box 924, Milwaukee, WI 53201-0324



**Tom Barrett**  
Mayor, City of Milwaukee

---

February 3, 2015

Secretary Julián Castro  
U.S. Department of Housing and Urban Development  
451 Seventh Street, NW  
Washington, DC 20410

Dear Secretary Castro:

I hereby certify that the City of Milwaukee, lead applicant, owns the land and buildings at 5735 W. Thurston St. and 5247 N. 45 St. in Milwaukee, Wisconsin that are part of the Westlawn Transformation Plan for public housing replacement. The City acquired these properties through a judgment of foreclosure issued by Milwaukee County Circuit Court, in accordance with Wisconsin State Statute 75.521. The foreclosure judgment has the effect of a conveyance to the City of Milwaukee that quiets title in the City's name.

The City of Milwaukee will maintain site control of these properties through the later of the grant term or until all housing is replaced for the Westlawn Housing Development, target site, unless otherwise approved by HUD.

Sincerely,

Tom Barrett  
Mayor

Name:

**Narrative Attachment 26:  
Capacity – Lead Applicant  
Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att26CapLeadApplicantDoc

**N/A**

Name:

**Narrative Attachment 27:  
Capacity – Neighborhood  
Implementation Entity  
Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att27CapNeighImplementEntityDoc

# Attachment 27

## Recent Developments in the Menomonee Valley



1 Badger Railing



2 Taylor Dynamometer



3 Rishi Tea



4 Hank Aaron State Trail



5 Potawatomi Casino/Hotel



6 Palermo's Pizza



18 Charter Wire



17 Derse



16 Ingeteam



15 Stormwater Park



For additional project information visit [Milwaukee.gov/MenomoneeValley](http://Milwaukee.gov/MenomoneeValley)



7 Harley-Davidson Museum



8 Proven Direct/Prolitec



9 Caleffi Hydronic



14 Urban Ecology Center



13 Ahern



12 City Lights



11 Three Bridges Park



10 The Sigma Group



**Attachment 27. Menomonee Valley**

<b>Additional Partners</b>	<b>Role</b>
Milwaukee Economic Development Corporation (MEDC)	Low interest financing in the Industrial Center. \$30 million investment (namely new market tax credits)
Menomonee Valley Partners (MVP)	Non-profit organization whose mission is to revitalize the Menomonee Valley
State of Wisconsin	
Department of Natural Resources (DNR)	Regulates environmental and remediation issues, provided grants for the construction of the Hank Aaron State trail
Department of Transportation (DOT)	Infrastructure improvements, managed contracts and build out of recently completed Three Bridges Park
Department of Administration (DOA)	Administers state grants for financing vehicle, bike and pedestrian infrastructure improvements
Department of Commerce (DOC), Wisconsin Economic Development Corporation (WEDC)	Funds environmental cleanup and assists with funds for industrial business build out
Milwaukee County	Milwaukee County Domes cultural asset, new bridge connection to the Valley and neighborhoods
CP Railroad	Provides access to businesses through easements, receptive to encroachments across railroad tracks
Milwaukee Metropolitan Sewerage District (MMSD)	Flood mitigation and storm water management efforts and funding, own Burnham Canal which will be filled for creation of wetland and other environmental stewardship efforts
Urban ecology center	Recently opened an adaptively re-used building, connected to Valley through bridge passage. Provides outdoor, environmental education to community
Neighborhood Associations (Layton Blvd West Neighborhood, Merrill Park, Aves West)	Valley redevelopment has improved and provided connections to these adjacent neighborhoods, provides workforce housing
Journey House	Works with the near south side community to increase education, reduce unemployment and crime, strengthen families. Developed Packers youth football field
Foundations (Greater Milwaukee Foundation, BRICO)	Provides grant funds for park and recreational facilities

# Attachment 27






## Multi-Family Developments

1. Beerline B Apts. - 140 units (\$25.5 mil.)
2. Trostel Square - 126 units (\$18 mil.)
3. The Crescent - 16 units (\$5.2 mil.)
4. Commerce Bluff - 24 units (\$6.5 mil.)
5. Brewers Point - 106 units (\$N/A)
6. The Edge I - 73 units (\$N/A)
7. Riverhomes West - 20 units (\$N/A)
8. Riverhomes - 22 units (\$13 mil.)
9. Park Terrace Bluff Homes - 16 units (\$N/A)
10. Park Terrace Row Houses - 21 units (\$N/A)
11. Union Point - 72 units (\$8.5 mil.)

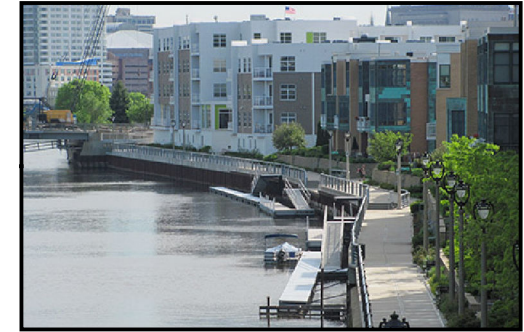
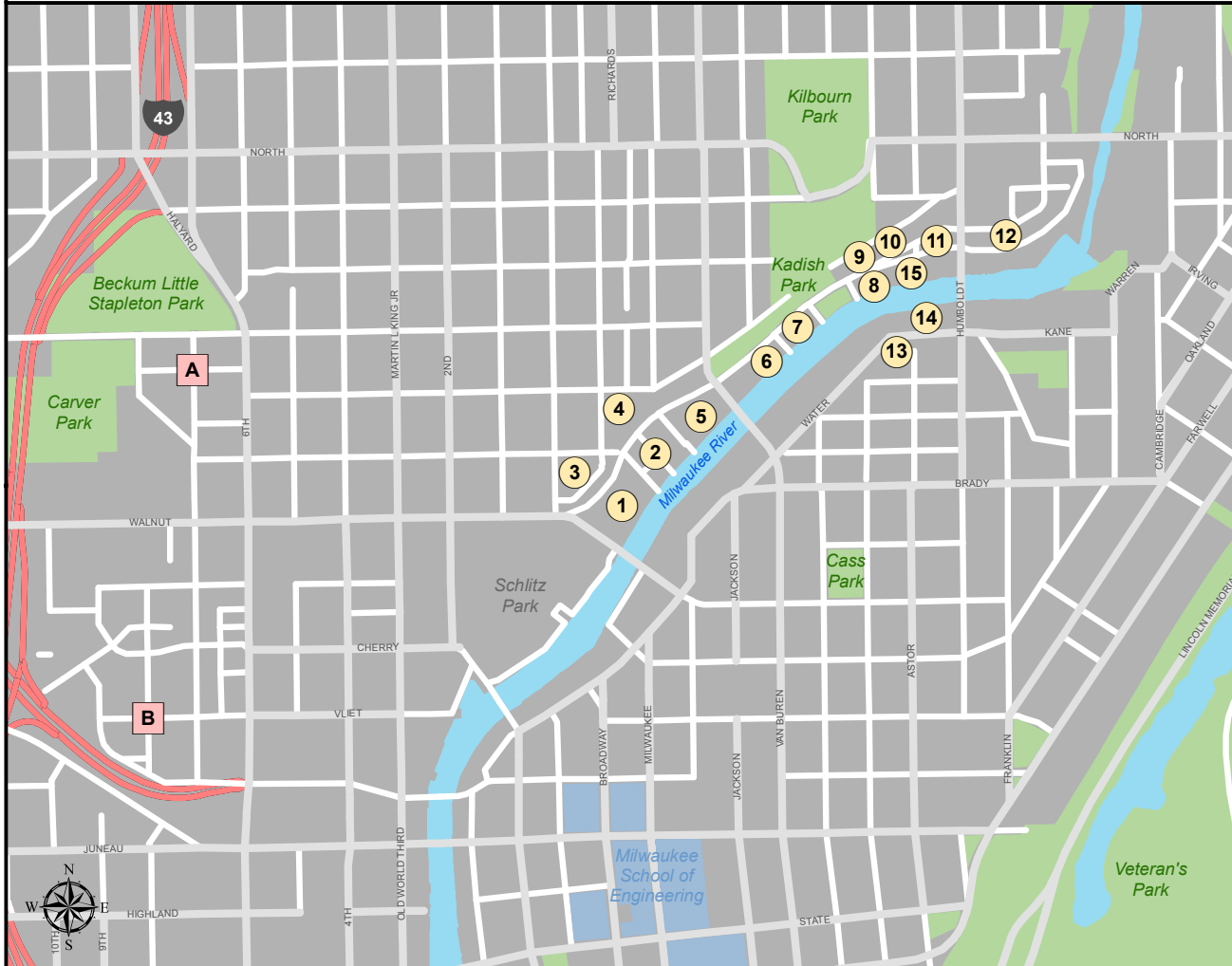
12. River Crest - 40 units (\$10 mil.)
13. Highbridge - 27 units
14. Riverbridge - 117 units
15. Beerline Rivercourt - 24 units (\$7.2 mil.)

## Hope VI Developments

- A. Townhomes at Carver Park
- B. Hillside Terrace

-  College / University
-  Parks
-  Water
-  Major Streets
-  Freeways

Prepared by the Department of City Development, 14 August 2013  
 Source: City of Milwaukee Information and Technology Management Division



Beerline B

Name:

**Narrative Attachment 28:  
Capacity – Housing  
Implementation Entity  
Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att28CapHsgImplementEntityDoc



January 21, 2015

Antonio Perez  
c/o Housing Authority of the City of Milwaukee  
809 N. Broadway  
Milwaukee, WI 53201

Dear Antonio:

You have advised us that the Housing Authority of the City of Milwaukee (HACM) will be submitting an application for a Choice Neighborhoods Implementation (CNI) Grant. As part of the application process management of the HACM has identified several properties that will be specifically referenced in the CNI application. In connection with the preparation of the CNI application, you have requested that we provide a letter certifying the operating statements of Carver Park Tax Credit Limited Partnership, Lapham Park LLC, and Westlawn Renaissance LLC. Accompanying this letter are the Balance Sheets and Income Statements excerpted from the audited financial statements of these properties. Accordingly, this letter addresses that request.

**Carver Park Tax Credit Limited Partnership (Carver Park)**

We audited the financial statements of Carver Park Tax Credit Limited Partnership as of and for the year ended December 31, 2013, and issued our report thereon dated January 27, 2014. Our report expressed an unmodified opinion on those financial statements.

Carver Park was incorporated in 1990. The company operated two low income projects (hereafter referenced as Phase I and Phase II). Phase I consists of 19 buildings totaling 64 units and Phase II consists of 16 buildings totaling 58 units. The properties were placed in service by building between February 15, 2001 and December 31, 2001. This project was funded by HOPE VI and 9% Low Income Housing Tax Credit (LIHTC).

**Lapham Park LLC**

We audited the financial statements of Lapham Park LLC as of and for the year ended December 31, 2013, and issued our report thereon dated April 11, 2014. Our report expressed an unmodified opinion on those financial statements.

The company's apartment buildings were acquired and rehabilitated and placed in service on various dates ranging from November 2011 to November 2012. The rehabilitation costs were funded by the Capital Fund Program (CFP) and ARRA grants, 4% LIHTC and tax-exempt bond.

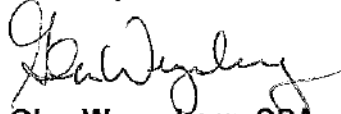
Antonio Perez  
c/o Housing Authority of the City of Milwaukee  
Page 2  
January 21, 2015

**Westlawn Renaissance LLC**

We audited the financial statements of Westlawn Renaissance LLC as of and for the year ended December 31, 2013, and issued our report thereon dated April 11, 2014. Our report expressed an unmodified opinion on those financial statements.

The project consists of 55 buildings (2 mid rises and 53 townhouses and single family building) totaling 250 units. The company's apartment buildings were constructed and placed in service on various dates between February and October 2012. The project was funded by 9% LIHTC and CFP grant.

Sincerely,



**Glen Weyenberg, CPA**

Principal

SVA Certified Public Accountants, S.C.

P: 608.826.2005

[weyenbergg@sva.com](mailto:weyenbergg@sva.com)

Balance Sheets - as of December 31, 2013

	<u>Carver Park Tax Credit LP</u>	<u>Lapham Park LLC</u>	<u>Westlawn Renaissance LLC</u>
<b>ASSETS</b>			
Cash and cash equivalents	18	349,699	712,078
Restricted cash	721,815	811,848	886,261
Accounts receivable	6,989	23,425	44,073
Prepaid expenses	21,637	58,820	54,896
Rental property, net	10,227,040	30,866,166	71,834,340
Tax credit fees, net	0	62,689	647,275
Financing fees, net	2,589	62,735	15,558
	<u>10,980,088</u>	<u>32,235,382</u>	<u>74,194,481</u>
<b>TOTAL ASSETS</b>			
<b>LIABILITIES AND PARTNER/MEMBERS' EQUITY</b>			
<b>LIABILITIES</b>			
Mortgage notes payable	8,142,205	27,928,957	53,717,041
Accounts payable	60,212	828,308	725,569
Construction payables	0	72,601	541,785
Development fee payable	0	3,009,701	8,345,451
Accrued interest	3,848,102	250,437	1,000,134
Accrued real estate taxes	0	0	139,836
Accrued expenses	58,306	70,752	150,000
Prepaid rents	1,735	12,416	5,884
Tenants' security deposits payable	62,824	79,204	164,657
	<u>12,173,384</u>	<u>32,252,376</u>	<u>64,790,357</u>
<b>Total liabilities</b>			
<b>PARTNERS/MEMBERS' EQUITY</b>	<u>(1,193,296)</u>	<u>(16,994)</u>	<u>9,404,124</u>
<b>TOTAL LIABILITIES AND PARTNERS/MEMBERS' EQUITY</b>	<u>10,980,088</u>	<u>32,235,382</u>	<u>74,194,481</u>

Income Statements	<b>Carver Park Tax Credit LP</b>	<b>Lapham Park LLC</b>	<b>Westlawn Renaissance LLC</b>
	Year ended December 31, 2013	Year ended December 31, 2013	Year ended December 31, 2013
Revenue:			
Rental income	740,218	959,519	1,946,738
Operating subsidies	141,299	283,052	198,016
Vacancies and concessions	(46,968)	(52,197)	(159,506)
Other revenue	13,223	29,084	41,731
<b>Total revenue</b>	<b>847,772</b>	<b>1,219,458</b>	<b>2,026,979</b>
Rental expenses:			
Administrative	175,043	219,145	413,822
Utilities	117,584	218,980	258,682
Operating and maintenance	338,906	391,307	566,748
Taxes and insurance	87,615	152,169	259,121
<b>Total rental expenses</b>	<b>719,148</b>	<b>981,601</b>	<b>1,498,373</b>
<b>Net rental income</b>	<b>128,624</b>	<b>237,857</b>	<b>528,606</b>
Financial income (expense):			
Interest income	2,167	1,060	1,100
Interest expense	(456,765)	(727,079)	(1,516,815)
<b>Total financial income (expense)</b>	<b>(454,598)</b>	<b>(726,019)</b>	<b>(1,515,715)</b>
<b>Loss before other expenses</b>	<b>(325,974)</b>	<b>(488,162)</b>	<b>(987,109)</b>
Other expenses:			
Depreciation	633,468	820,274	2,002,419
Amortization	0	4,659	49,759
Asset management fees	6,510	10,452	12,500
Authority oversight fee	0	30,150	100,000
Company management fee	0	30,150	37,500
<b>Total other expenses</b>	<b>639,978</b>	<b>895,685</b>	<b>2,202,178</b>
<b>Net loss</b>	<b>(965,952)</b>	<b>(1,383,847)</b>	<b>(3,189,287)</b>

## Capacity of Housing Implementation Entity - HACM's Last Eight Completed Projects

Development

### 1. Financing Sources

	AHP	HUD Public Housing	HUD HOPE VI	Project-Based Vouchers	Section 42 / Tax Credits	Tax-Exempt Bonds	2. Unit Count	3. Construction Start	4. Completion Date	5. Income Levels Served	6. Target Population	7. Current Occupancy Rates
Westlawn Gardens		X		X	X		250	9/10/2010	12/31/2012	<60% AMI	F & E	100%
Lapham Park Highrise	X	X		X	X	X	201	6/28/2010	12/31/2012	<60% AMI	E	95%
Olga Village		X		X	X		37	9/14/2009	11/1/2010	<60% AMI	E	100%
2008 Scattered Sites Hope VI		X	X	X	X		43	5/1/2011	7/1/2013	<80% AMI	F	100%
Convent Hill	X	X			X		80	7/18/2006	10/31/2007	<80% AMI	E & D	100%
Highland Park	X	X	X	X	X		170	6/1/2003	9/1/2007	<80% AMI	F, E & D	94%
Cherry Court	X	X	X	X	X		120	6/22/2005	8/21/2006	<80% AMI	E & D	94%
Townhomes at Carver Park	X	X	X		X		122	7/31/2000	1/25/2002	102: <60% AMI 20 Mkt Rate: All	F, mixed	97%

Property Management Company for All Properties is Friends of Housing Corporation. / 6. F = Family, E = Elderly, D = Disabled



Name:

**Narrative Attachment 29:  
Capacity – People Implementation  
Entity Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att29CapPeopleImplEntityDoc

**N/A**

Name:

**Narrative Attachment 30:  
Capacity – Principal Education  
Partner Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att30CapPrincipalEducPartnerDoc

**N/A**