

Name:

**Narrative Attachment 51:
Community Development Block
Grant Leverage Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att51CDBGLeverageDoc



Department of Administration
Community Development Grants Administration

Tom Barrett
Mayor

Sharon Robinson
Director of Administration

Steven L. Mahan
Community Block Grant Director

February 4, 2015

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

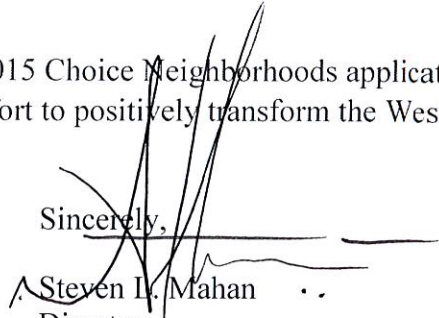
Dear Secretary Castro:

As the appropriate local official with the necessary authority for the City of Milwaukee, I am firmly committing \$1,500,000 of Community Development Block Grant (CDBG) funds to support the activities in the FY 2014/2015 Choice Neighborhoods Implementation Initiatives grant application for the Westlawn neighborhood. These dedicated funds are to be used over the life of the Westlawn Choice Neighborhoods Implementation grant period. This \$1,500,000 commitment is 10% of Milwaukee's current Block Grant allocation. These funds are payable over 5 years, at \$300,000 beginning in 2015, and are contingent on the award of a \$30 million FY2014/2015 Choice Neighborhoods grant and an actual CDBG annual allocation of \$14,986,505.

The Community Development Grants Administration is responsible for applying for, recommending the allocation of, and overseeing the effective use of local, State and Federal funds for programs in targeted central city neighborhoods. Financial support assists lower income families and removes blight from Milwaukee's neighborhoods. The City of Milwaukee's Westlawn Transformation Plan is consistent with the City's and CDGA's Consolidated Plan to improve Milwaukee neighborhoods by improving housing stock, eliminating poverty by supporting job creation and business expansion efforts, address various issues facing youth, and promoting neighborhood residents/stakeholder involvement to help improve area social conditions, safety, physical appearance and living environment.

I strongly support this FY 2014/2015 Choice Neighborhoods application and believe that it will provide a strong, cohesive effort to positively transform the Westlawn neighborhood.

Sincerely,


Steven L. Mahan
Director

Name:

**Narrative Attachment 52:
CCI Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att52CCIDoc

Attachment 52: *Neighborhood Resources - Critical Community Improvements*

OMB Approval No. 2577-0269
(exp. 1/31/2015)

List all funds that will be used for Neighborhood Development - Critical Community Improvements only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

| Source of CCI Resource | Dollar Value of Resource | Page # of Commitment Document | HUD Use Only Amount Approved |
|---------------------------------|--------------------------|-------------------------------|------------------------------|
| Dept of City Development | \$ 450,000.00 | 144 | \$ _____ |
| Dept of City Development | 2,300,000.00 | 145 | _____ |
| Dept of City Development | 50,000.00 | 145 | _____ |
| Havenwoods Economic Devt. Corp. | 60,000.00 | 146 | _____ |
| Milwaukee Economic Devt. Corp. | 2,500,000.00 | 147 | _____ |
| WWBIC | 500,000.00 | 148 | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Page Total | \$ 5,860,000.00 | | \$ _____ |

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells St.
Milwaukee, WI 53202

Dear Mayor Barrett:

We are writing this letter to express our strong support for your FY2014 Choice Neighborhoods Initiative Implementation grant application for the revitalization of the Westlawn neighborhood.

City government is engaged in a number of housing and neighborhood redevelopment activities that will support the Westlawn neighborhood. The City of Milwaukee places a strong emphasis on clustering and targeting resources – and working with partners in a “collective impact” approach to maximize the effects of its investment.

The Choice Neighborhood Target area will be supported by these efforts:

Healthy Neighborhoods

Working with the Greater Milwaukee Foundation, the City is investing in neighborhoods through the Healthy Neighborhoods Initiative. The Healthy Neighborhoods Initiative is a partnership between the City of Milwaukee, the Greater Milwaukee Foundation and participating neighborhoods to promote positive images of City neighborhoods, improve their physical conditions and housing stock, and build residents’ capacity to impact positive change in their neighborhoods. Two of the City’s eight Healthy Neighborhoods are located within the boundaries of the Choice Neighborhoods target area. The City’s firm commitment of funding for the Healthy Neighborhoods for the next three years is \$450,000. This funding will match the financial commitment of the Greater Milwaukee Foundation to support the Initiative and will be supplemented by City funded housing rehabilitation loan programs marketed within the Healthy Neighborhoods.

Strong Neighborhood Initiative

The City’s Strong Neighborhood Initiative is the City’s comprehensive effort to address all impacts of the tax foreclosure issue and stabilize City neighborhoods. The initiative includes activities around foreclosure prevention, blight elimination, neighborhood revitalization and vacant lot renewal.

We would work closely in the Choice Neighborhoods Transformation neighborhood to coordinate these activities in a systematic manner to support your neighborhood stabilization and revitalization goals. Our resources would be deployed to provide incentives for the purchase of City-owned tax foreclosed properties for homeownership and responsible rental property ownership; to transform vacant lots into neighborhood assets; eliminate blight through targeted demolition activities, and provide low interest loans to existing homeowners for essential home repairs. Our firm commitment of funding for the next three years for these efforts is \$2.3 million.

Other

The City of Milwaukee's City-Wide Facade Program will establish The Silver Spring Facade Cluster program in an effort to enhance the storefronts along the Silver Spring neighborhood commercial corridor. The Silver Spring Cluster Program will focus on the commercial corridor along Silver Spring Drive from North 51st to 76th Streets. The City of Milwaukee firmly commits \$50,000 for a pilot program to provide matching funds to commercial property/business owners located in the Westlawn neighborhood.

The City of Milwaukee will waive various fees, such as footing and foundation permits, building permits, erosion control and occupancy permits for the Housing Authority of the City of Milwaukee (HACM). The value of these fees, based on the prior development of the eastern half of Westlawn, is \$275,000.

In summary, the City is engaged in a number of major development efforts in the Westlawn neighborhood, and the City and its partners will be making significant investments in the area over the next five years. Your proposed plan for Westlawn will strengthen and support these efforts.

We consider the City's co-applicant, Housing Authority of the City of Milwaukee, to be the strongest of partners in our work to improve our neighborhoods and the quality of life for our citizens. We hope that the U. S. Department of Housing and Urban Development will give favorable consideration to your application.

Sincerely,

A handwritten signature in blue ink that reads "Rocky Marcoux". The signature is written in a cursive style and is contained within a rectangular box.

Rocky Marcoux
Commissioner



HAVENWOODS

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

Havenwoods Economic Development Corporation firmly commits to providing \$60,00.00 in dedicated funds over the life of the FY2014/FY2015 Choice Neighborhoods Implementation Grant for the Westlawn Transformation Plan for the Healthy Neighborhood Initiative to address four components of strategic neighborhood revitalization: stabilizing the residential real estate values (\$10,000.00), increasing social engagement (\$ 5,000), neighborhood beautification (façade grant programs for commercial buildings and commercial landscaping) (\$40,000.00), and neighborhood promotion and image in the Westlawn neighborhood(\$5,000.). The Havenwoods community is also home to Business Improvement District #31, which has an annual budget of \$177,000. Included in BID #31 is a \$4 million expansion of the Asian Public Market that will be completed in 2015 and will house 100 entrepreneurs, grocery stores, medical clinic, pharmacy, and large banquet hall for community meetings. These neighborhood and commercial investments will contribute to the goals and outcomes in your 2014/2015 Choice Neighborhoods application.

We look forward to working with you and hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request.

Sincerely,



Stephanie Harling
Executive Director



January 20, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

As a certified Community Development Entities (“CDE”) by the Community Development Financial Institutions Fund of the United States Department of Treasury (“CDFI Fund”), the Milwaukee Economic Development Corporation (“MEDC”) has received \$28 million of New Market Tax Credits in 2014 to provide financing to operating business in the City of Milwaukee through its revolving loan fund program.

In support of the Housing Authority of the City of Milwaukee (“HACM”) application for a FY 2015 Choice Neighborhoods Initiative Implementation grant for the transformation of the Westlawn neighborhood, which is bounded by Sherman Boulevard (east), 76th Street (west), Mill Road (north), and Villard Avenue (south), MEDC will commit to utilize up to \$2.5 million of its allocation to assist in financing the retail space to be developed by HACM at Westlawn, at an interest rate of between 1% to 3.25% for a maximum term of 7 years, with flexible amortizations and interest only periods. Final terms of the financing will be subject to satisfactory underwriting and Board approval.

Since inception in 1971, MEDC has provided low-interest loans to businesses in the City of Milwaukee with a focus on funding minority or women-owned businesses, as well as areas of disinvestment. From 2010-2014, MEDC financed over \$96 million in new loans to 180 companies resulting in approximately 8,000 new and/or retained jobs. These projects leveraged over \$284 million of private investment.

We look forward to working together to improve the quality and quantity of businesses in the Westlawn neighborhood which has a positive impact on the residents and the community as a whole.

Sincerely,

A handwritten signature in black ink that reads "David E. Latona".

David E. Latona
President



February 4, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Education • Lending • Coaching
Entrepreneurship
Financial Impact

Greater Milwaukee
1533 N. RiverCenter Drive
Milwaukee, WI 53212
Phone: 414.263.5450

South Central
2300 S. Park Street, Suite 103
Madison, WI 53713
Phone: 608.257.5450

Southeast
600 52nd Street, Suite 130
Kenosha, WI 53140
Phone: 262.925.2850

245 Main Street, Suite 102
Racine, WI 53403
Phone 262.898.5000

info@wwbic.com
wwbic.com

Dear Mayor Barrett:

As the President/CVO of the Wisconsin Women's Business Initiative Corporation (WWBIC), I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

WWBIC is an experienced, long-term partner of the Housing Authority and the City of Milwaukee and is also a Community Development Financial Institution (CDFI). Since WWBIC was incorporated in 1987, we have loaned over \$34.7 million to 3500 business borrowers, helped entrepreneurs create and retain over 8,000 jobs, and assisted 50,000 clients with business training and other services.

WWBIC firmly commits to providing \$500,000 in matching funds to the Critical Community Improvements funding for the commercial/small business development revolving loan fund, thus leveraging impact with match with the Choice Funds for any revolving loans made to local businesses.

Secondly, WWBIC is committed to helping the City and HACM develop and manage this revolving loan fund targeted at the Westlawn Choice Neighborhood for the five year grant period.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request.

Sincerely,

Wendy K. Baumann
President/CVO

Name:

**Narrative Attachment 53:
Neighborhood Investment
Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att53NeighInvestmentDoc

Attachment 53: *Neighborhood Resources*

OMB Approval No. 2577-0269
(exp. 1/31/2015)

List all funds that will be used for Neighborhood Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

| Source of Neighborhood Leverage Resource | Dollar Value of Resource | Page # of Commitment Document | HUD Use Only Amount Approved |
|--|--------------------------|-------------------------------|--------------------------------|
| <u>Carmen Schools</u> | \$ 1,710,450.00 | <u>150-152</u> | \$ <u> </u> |
| <u>Dept of Public Works</u> | <u>10,136,500.00</u> | <u>153-154</u> | <u> </u> |
| <u>Redevelopment Authority</u> | <u>15,000.00</u> | <u>155</u> | <u> </u> |
| <u>Havenwoods Economic Devt Corp</u> | <u>4,000,000.00</u> | <u>156</u> | <u> </u> |
| <u>Milw. Co. Dept. of Transportation</u> | <u>19,100,000.00</u> | <u>157-158</u> | <u> </u> |
| <u>Milwaukee Public Library</u> | <u>275,000.00</u> | <u>159-160</u> | <u> </u> |
| <u>Milwaukee Public Library</u> | <u>47,904.00</u> | <u>159-160</u> | <u> </u> |
| <u>Greater Milwaukee Committee</u> | <u>52,100.00</u> | <u>161</u> | <u> </u> |
| <u>Growing Power</u> | <u>486,000.00</u> | <u>162-163</u> | <u> </u> |
| <u>Hentzen Coatings</u> | <u>7,500,000.00</u> | <u>164</u> | <u> </u> |
| <u>WWBIC</u> | <u>120,000.00</u> | <u>165</u> | <u> </u> |
| <u>WE Energies</u> | <u>4,800,000.00</u> | <u>166</u> | <u> </u> |
| <u>Friends of Housing Corp.</u> | <u>736,170.00</u> | <u>167</u> | <u> </u> |
| <u>KaBOOM!</u> | <u>75,458.00</u> | <u>168</u> | <u> </u> |
| <u>WHEDA</u> | <u>2,600,000.00</u> | <u>169-170</u> | <u> </u> |
| Page Total | \$ 51,654,582.00 | | \$ 0.00 |

Page 1 of 1

Carmen

SCHOOLS OF
Science Technology

February 2, 2015

Mayor Tom Barrett
City of Milwaukee
City Hall
200 E. Wells Street, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Founder and Head of Schools, Carmen Schools of Science and Technology (Carmen Schools), I am pleased to provide this letter of commitment supporting the City of Milwaukee's 2014 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood. Carmen Schools of Science and Technology operates two public secondary schools under charters from the Milwaukee Public Schools (MPS). The schools provide a rigorous college preparatory curriculum with an emphasis on science and engineering and a focus on developing career readiness. Students are admitted on a completely non-selective basis and are drawn from the neighborhoods surrounding the campuses.

Establishing schools as a vital component of central city neighborhoods to help promote neighborhood revitalization and economic development has been a key element of our expansion strategy as one of Milwaukee's highest performing charter school networks. A central focus of the Carmen Schools mission is to build neighborhood stability by using our campuses as central anchors for gathering, connecting, and tapping into neighborhood resources.

Carmen High School of Science and Technology, the Carmen Schools' first campus, opened in 2007 as an MPS-authorized charter high school on Milwaukee's south side. Carmen South now serves 350 students in grades 9-12; 98 percent are Latino and 90 percent are low-income. Students in the Carmen South Campus Class of 2014 attended college in fall 2014 at a rate of 82%, the highest of all 32 MPS high schools. By comparison, 39% of all MPS graduating seniors and 68% of all Wisconsin graduates enrolled in college last Fall. U.S. News and World Reports ranked Carmen in the top ten in its listing of the "Best High Schools in Wisconsin" in both 2013 and 2014.

Carmen Middle/High School of Science and Technology, Northwest Campus, opened in the proposed Choice Neighborhood in August 2013 under an MPS charter. Carmen Schools leased the 180,000 square foot MPS building that had until June 2013 housed the lowest performing secondary school in the state of Wisconsin. The current enrollment in the facility under the Carmen Northwest Campus leadership is 350 students in grades 6,7, 9 and 10, with the following demographics: 90% low-income, 78% African American, 15% Hispanic, 5% white and 2% Asian. Carmen Northwest Campus will add new 6th grade and 9th grade cohorts each year until the school serves 800 students in grades 6-12. Academic achievement tests in the school's first year show student growth at rates well above average, and comparable to the original Carmen campus. School-wide MAP assessment growth for Math at Carmen Northwest was

228% of that projected, compared to 124% for MPS. School-wide MAP assessment growth for Reading was 199% of that projected, compared to 117% for MPS for the same grade levels. Carmen Northwest students in grades 8 and 9 Fall to Spring growth rates on the ACT EXPLORE exam were double those projected by ACT for one academic year.

The planning for Carmen’s new Northwest Campus began in early 2012 with a team that met regularly over a year and a half and included leaders from Carmen Schools as well as representatives from the Westlawn Housing Development Resident Council, the Housing Authority of the City of Milwaukee, the Havenwoods Economic Development Corporation, the Silver Spring Neighborhood Center, parents from the neighborhood, and the principal from Kluge Elementary School, also in the proposed Choice Neighborhood. Since the school opened in Fall 2013, these neighborhood organizations have continued to grow their partnerships with Carmen Schools and the representatives have remained members of the Carmen Northwest Campus School Improvement Committee, which oversees and reviews progress toward goals in the school’s annual education program plan.

Existing Leverage

Carmen Schools of Science and Technology firmly commits to continue to provide the following existing activities in support of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development and homes in the proposed Choice Neighborhood:

1. School Facility Furnishings, Equipment, and Renovations. Since opening in August 2013, Carmen Schools of Science and Technology has raised and expended \$810,450 for the Carmen Northwest Campus for the following costs: \$130,986 for building improvements; \$82,968 for building furnishings; \$596,496 for equipment, technology and instructional materials for a state-of-the-art college preparatory high school. An additional \$400,000 will be expended in the same categories prior to the start of the five-year grant period.

2. Recruitment of Students from Westlawn Housing Development and the Proposed Choice Neighborhood. Since opening in August 2013, the Carmen Northwest Campus has had a full-time admissions and neighborhood marketing director on staff to enroll students to the new school. At least 50% of the director’s time is devoted to middle and high school student recruitment efforts in the immediate neighborhood, including visits to schools in the proposed Choice Neighborhood, door-to-door canvassing at Westlawn Housing and surrounding neighborhood and related efforts. This is an annual leverage of \$17,500 [0.5 x 1 years x \$35,000 (salary and taxes)] and projected total leverage of \$87,500 for the five-year term of the grant.

3. Involvement of Head of Schools in Promoting the Choice Neighborhood Concept. The Head of Schools has participated in and initiated numerous meetings with community leaders, politicians, Carmen Schools board members, and philanthropists aimed at developing and promoting the concept of a Choice Neighborhood in the Westlawn area, including Carmen’s role as one of the core educational anchors in the neighborhood.

New Leverage

Carmen Schools of Science and Technology firmly commits to providing the following newly generated activities in support of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development and proposed Choice Neighborhood:

1. School Facility Furnishings, Equipment, and Renovations. Carmen commits to expending an additional \$1 million for building renovations, furnishings, equipment, technology and instructional materials to establish the Northwest Campus as the state-of-the-art college preparatory high school in the Choice Neighborhood. Half of the committed funds have been raised to date.

2. Recruitment of Residents of Westlawn and Homes in the Choice Neighborhood to Carmen Northwest Campus and to K-5 Schools in the Choice Neighborhood. As an independent charter school network, Carmen Schools has developed successful strategies for marketing its campuses as neighborhood schools with a clear mission, vision and rigorous academic program. The elementary schools in the proposed

Choice Neighborhood have only recently begun to recruit independently of the larger MPS system, targeting nearby neighborhood residents. Carmen will commit its community engagement staff person to work 25% time in collaboration with the three K-5 schools in the Choice Neighborhood to create and implement a joint marketing strategy to promote the value of attending preK through 12th grades in the neighborhood. Over the five-year term of the grant this amounts to \$62,500 in leveraged funds [0.25 x \$50,000 (salary and benefits) x 5 years].

3. Family Events and Athletics for Westlawn and Choice Neighborhood Residents. Carmen will offer its newly renovated full-size gym, dance studio and workout rooms one night per week and at least one weekend per month of adult and family recreation time for Westlawn residents (minimum of two hours per session).

4. Job Skills Training for Westlawn and Choice Neighborhood Residents. Carmen commits to opening its new Makerspace facility (especially the woodworking and electronics shops) to residents to assist in jobs skills training at least one evening per week (2 hours) and two Saturdays per month (4 hours) and summer workshops (average 12 hours x 3 per summer). The leveraged funds are for the Makerspace staff persons. Over the five-year term this amounts to a total of \$15,500 [5 x 124 hours x \$25 per hour (average wage plus taxes)].

5. Collaboration with Silver Spring Neighborhood Center to Recruit Employees. Carmen will commit to hiring each year at least one employee trained at SSNC as part of the Transform Milwaukee Jobs Program. Depending on skills, the employees would work as office staff, paraprofessionals who support classroom instruction, or computer technicians.

6. Choice Neighborhood Advisory Committee and Related Efforts. The Head of Schools will work with the Choice Neighborhoods Advisory Committee throughout the term of the grant and beyond. In addition, the Head of Schools will work to raise local and national philanthropic support for programs to improve academic achievement in all schools within the Choice Neighborhood, and serve to bring attention to the Choice Neighborhood program to the broader Milwaukee community through a variety of forums. This commitment is estimated for five years at \$13,000 [5 x 2% of 130,000 (salary and benefits)]. The Carmen Northwest Campus Principal will work collaboratively with the three K-5 school principals in the Choice Neighborhood and MPS leadership to develop a true K-12 quality educational continuum for residents, including shared program planning and professional development and student activities. This commitment is estimated for five years at \$25,000 [5 x 5% of 100,000].

Carmen Middle/High School of Science and Technology, Northwest Campus, is completely committed to being one of the core educational partners in the Westlawn Choice Neighborhood Transformation Plan and will provide the above-mentioned human and fiscal resources in order to have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Patricia J. Hoben, Ph.D.
Head of Schools



Department of Public Works
Infrastructure Services Division

Ghassan Korban
Commissioner of Public Works

Preston Cole
Director of Operations

Jeffrey S. Polenske
City Engineer

February 4, 2015

Mr. Antonio Perez
Secretary-Executive Director
Housing Authority
809 North Broadway, 3rd floor
Milwaukee, WI 53202

Dear Mr. Perez:

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

The City of Milwaukee Department of Public Works (DPW) firmly commits to providing \$7.957 million in dedicated funds over the life of the FY2014/FY2015 Choice Neighborhoods Implementation Grant for the Westlawn Transformation Plan for the following public infrastructure improvements in the Westlawn neighborhood:

| | |
|--|--------------------|
| 1) Resurface North 60 th Street (Florist to Mill) | \$3,054,000 |
| 2) Reconstruct North 76 th Street (Grantosa to Florist) | \$3,598,000 |
| 3) Water main replacement North 69 th Street (Silver Spring to Florist) | \$ 575,000 |
| 4) Water main replacement North 57 th Street (Thurston to 570 feet north) | \$ 125,000 |
| 5) Water main replacement North Strathmore Avenue (Herbert to Sheridan) | \$ 215,000 |
| 6) Water main replacement West Herbert Avenue (Strathmore to Tallmadge) | \$ 210,000 |
| 7) Water main replacement West Kathryn Avenue (Strathmore to 72 nd) | <u>\$ 180,000</u> |
| TOTAL | \$7,957,000 |

In addition, during the past 36 months, the City of Milwaukee DPW has already invested \$2.179 million for the following infrastructure improvements in anticipation of the catalytic redevelopment of the Westlawn neighborhood.

| | |
|---|--------------------|
| 1) Water main replacement North 65 th Street (Villard to Lawn), 2013 | \$ 250,000 |
| 2) Water main replacement West Carmen Avenue (62 nd to 63 rd), 2014 | \$ 104,500 |
| 3) Water main replacement North 60 th Street (Silver Spring to Douglas) 2014, 2015 | \$1,600,000 |
| 4) Water main replacement West Bobolink Avenue (60 th to 61 st), 2014 | \$ 90,000 |
| 5) Water main replacement West Custer Avenue (44 th to 45 th), 2014 | <u>\$ 135,000</u> |
| TOTAL | \$2,179,500 |



Mr. Antonio Perez

February 4, 2015

Page 2

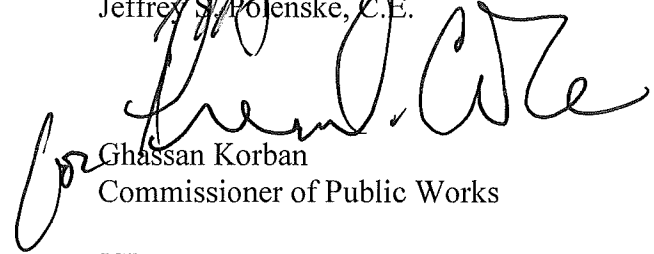
DPW's investment in public infrastructure will compliment and promote redevelopment efforts in the Westlawn neighborhood and contribute to the goals and outcomes you have described in your application your Transformation Plan.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request.

Very truly yours,



Jeffrey S. Polenske, C.E.



Ghassan Korban
Commissioner of Public Works

JSP: ns



HAVENWOODS

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

Havenwoods Economic Development Corporation firmly commits to providing \$60,00.00 in dedicated funds over the life of the FY2014/FY2015 Choice Neighborhoods Implementation Grant for the Westlawn Transformation Plan for the Healthy Neighborhood Initiative to address four components of strategic neighborhood revitalization: stabilizing the residential real estate values (\$10,000.00), increasing social engagement (\$ 5,000), neighborhood beautification (façade grant programs for commercial buildings and commercial landscaping) (\$40,000.00), and neighborhood promotion and image in the Westlawn neighborhood(\$5,000.). The Havenwoods community is also home to Business Improvement District #31, which has an annual budget of \$177,000. Included in BID #31 is a \$4 million expansion of the Asian Public Market that will be completed in 2015 and will house 100 entrepreneurs, grocery stores, medical clinic, pharmacy, and large banquet hall for community meetings. These neighborhood and commercial investments will contribute to the goals and outcomes in your 2014/2015 Choice Neighborhoods application.

We look forward to working with you and hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your request.

Sincerely,



Stephanie Harling
Executive Director



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett,

The Redevelopment Authority of the City of Milwaukee (RACM) is expressing our strong support of the Housing Authority of the City of Milwaukee's application for the FY 2014/2015 Choice Neighborhoods Initiative Implementation grant that would assist in transforming the Westlawn neighborhood.

RACM is a real estate and financing authority created by state statute in 1958 and operating under supervision of the City of Milwaukee. RACM's mission includes eliminating blighting conditions that inhibit neighborhood reinvestment and accomplishes this through (1) preparing and implementing comprehensive plans, (2) assembling real estate for hundreds of residential, commercial, and industrial developments, (3) issuing bonds and providing loans, and (4) assessing and remediating environmental issues. Historically, RACM has assisted the Housing Authority on various projects that have involved many of these tools and commits to providing these same services in supporting the Housing Authority in redevelopment of the Westlawn neighborhood. In fact, RACM firmly commits to preparing and implementing a redevelopment plan (valued at \$15,000) and conducting 5 Phase I Environmental Site Assessments (valued at \$10,000) to support the Westlawn Transformation Plan.

RACM is proud to state that our partnership with the Housing Authority has thrived over several decades and will continue as RACM works with the Housing Authority to revitalize the Westlawn neighborhood through the implementation of the Choice Neighborhoods Initiative.

Sincerely,

David P. Misky
Assistant Executive Director-Secretary
**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



DEPARTMENT OF TRANSPORTATION
Milwaukee County

Brian Dranzik • Director
• Highway Commissioner

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

Milwaukee County and the Milwaukee County Transit System provide over 151,000 trips daily and 44 million trips annually to residents throughout Milwaukee County. As a comprehensive transit system serving all residents of Milwaukee County, transit services are easily accessible and connect all residents to employment, vital services and recreational needs.

During the past 36 months, Milwaukee County spent \$19.1 million on the expansion of its public transportation services to provide improved access to jobs for residents of the City of Milwaukee, including the residents of the Westlawn neighborhood. We were aware of your Westlawn Transformation Plan when we expanded this service, which will support the catalytic redevelopment of the Westlawn neighborhood. This expanded bus services, which started after February 6, 2012, has and will contribute to the goals and outcomes you have described in your application.

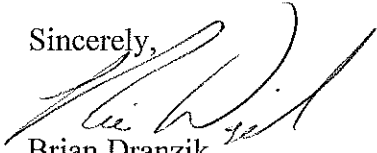
MILWAUKEE COUNTY – TECHNOLOGY RESEARCH CENTER (TIC BLDG) 10437 INNOVATION DRIVE 5th Floor
WAUWATOSA, WI 53226

PHONE NUMBERS: Director's Office 414-257-5992 Transportation Services 414-257-5900

FAX NUMBERS: Director's Office 414-257-5990 Transportation Services 414-257-5950

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Dranzik". The signature is fluid and cursive, with a large initial "B" and "D".

Brian Dranzik
Director of Transportation
Milwaukee County



Paula A. Kiely
Director

February 5, 2015

The Honorable Tom Barrett
Mayor, City of Milwaukee
City Hall Room 201
200 East Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing in support of the Housing Authority of the City of Milwaukee's FY 2014/2015 Choice Neighborhoods Implementation Initiative grant application for the transformation of the Westlawn neighborhood. This neighborhood is bounded by 43rd street (east), and 76th Street (west), Mill Road Avenue (north), and Villard Avenue (south).

The Milwaukee Public Library, whose mission is to help people read, learn and connect as an anchor institution that helps build healthy families and vibrant neighborhoods, is firmly committed to supporting this community. In 2014, MPL invested \$275,000 to bring library access to this community in partnership with HACM. Together we added an Express Library to the Westlawn Housing Development. In addition to our initial investment, we anticipate investing an additional \$47,904 annually for staffing based on .1 FTE at \$7,984/year through December 2020.

We look forward to increasing access to library materials for residents of the Westlawn neighborhood and the larger community.

Sincerely,

A handwritten signature in black ink that reads "Paula A. Kiely". The signature is fluid and cursive, with a large initial "P" and "K".

Paula A. Kiely
Director



Paula A. Kiely
Director

February 5, 2015

The Honorable Tom Barrett
Mayor, City of Milwaukee
City Hall Room 201
200 East Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett,

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

The Milwaukee Public Library provides library services to all city of Milwaukee residents as well as others in the region. Twelve branch library locations and an Express vending library supplement the services and library collections housed in the Central Library headquarters in downtown Milwaukee. The Library's service program emphasizes the needs of children aged 0 – 5, followed by the needs of school age children. Services for teens and adults build on these programs. Additionally, the Library's strategic plan calls for targeting services and programs to three market segments, all of which include families who have low educational levels and incomes. Residents who live in the Westlawn Housing Development fall into the target audience.

This will confirm that the Milwaukee Public Library spent \$275,000 on the development of an Express Library at the Westlawn Housing Development after February 6, 2012 in anticipation of the catalytic redevelopment of the Westlawn neighborhood.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to our request.

Sincerely,

A handwritten signature in black ink that reads "Paula A. Kiely". The signature is fluid and cursive, with a large initial "P".

Paula A. Kiely
Director



February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the transformation of the Westlawn neighborhood.

The Greater Milwaukee Committee comprises 200 passionate CEOs who work together to make Milwaukee the best place to live, learn, work and play. Often working with community partners, such as the City of Milwaukee, we create new ideas and implement solutions in education, economic development and effective government.

During the past 36 months, the GMC has invested considerable staff time and resources in exploring the possibility of a Purpose Built Community at Westlawn in anticipation of the catalytic redevelopment of the Westlawn neighborhood. Our exploration of the Purpose Built model shows that it will contribute to the goals and outcomes you have described in your application. The value of our investment is \$52,100, which includes \$1,500 of travel expenses, 150 hours of staff time, and 50 hours from our members who serve as business executive volunteers in this effort.

We will continue with the exploration of a Purpose Built model throughout the term of the grant with the goal of working with Purpose Built Communities to create a separate 501c3 for the neighborhood while working in tandem with the local community, per the Purpose Built model.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to your FY 2014/2015 Choice Neighborhoods Implementation grant application for the Westlawn neighborhood.

Warm Regards,

A handwritten signature in black ink that reads "Julia H. Taylor". The signature is written in a cursive, flowing style.

Julia Taylor



5500 W. Silver Spring Dr.
Milwaukee WI 53218
Phone: (414) 527-1546
Fax: (262) 439-6141
www.growingpower.org

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Farmer, Founder and CEO of Growing Power, Inc., I am pleased to provide this letter of commitment in support of your FY2014/2015 Choice Neighborhoods Implementation grant application for the Transformation of the Westlawn neighborhood.

Growing Power is a non-profit organization that focuses on the development of sustainable community food systems through which high-quality, safe, affordable food is made accessible to diverse communities everywhere. Located five blocks east of the Westlawn public housing development, Growing Power has established a Community Food Center that supports sustainable food-producing systems that are used for demonstration, production and hands-on learning. Our mission is to support people from diverse backgrounds, and the environment in which they live, by improving their food security, promoting social justice and sustainability, and building community around food sovereignty. We implement this mission by providing hands-on training, on-the-ground demonstration, outreach and technical assistance, to help people grow, process, market, and distribute food in a sustainable manner.

As you know, Westlawn is currently a “food desert” with low-income residents having few healthy food choices among the nearby stores and restaurants. For the past sixteen years, our Community Food Center has offered the public and nearby Westlawn residents access to healthy, locally grown and affordable food. We have also provided job training, leadership development, and skill-building in urban sustainable agriculture to countless youth from and around Westlawn who have participated in our youth programs, such as the Growing Power Youth Corps.

Leverage

Growing Power firmly commits to providing \$52,500 (\$10,500/year x 5 years) for compost and education/training programs for the original or new residents living in the targeted Westlawn Housing Development over the life of the FY2014/FY2015 Choice Neighborhoods Implementation Grant. Additional detail about the compost and education/training programs to support the Westlawn Transformation Plan is provided below.

1. Coordinating and managing the Westlawn community gardens that will be used by residents. Growing Power will provide training and education for residents on sustainable food production and healthy nutrition. Growing Power will use nutrient rich, microbial compost it has generated over the past year for the garden installations. (25 yards of compost x \$200 per yard = \$5,000/year, or \$25,000 for the five-year grant period)
2. Operating the pre-cooked pilot food waste collection system. Growing Power will educate residents on how to separate their trash in order to collect home-generated pre-cooked food waste for composting, which will add nutrients and fertilizer to the garden. Growing Power will oversee all waste collection and management as it pertains to this program (500 hours per year for the compost team x \$10.00 average waste rate = \$5,000/year, or \$25,000 for the five-year grant period)
3. Growing Power offers daily, hands-on education tours of its urban farm facility which demonstrate how food can be intensively yet sustainably grown in dense, urban areas. The nearly 3-acre farm consists of six A-frame green houses and eighteen hoop-houses supporting year-round agricultural production, a laying hen flock (500+), dairy goats, millions of worms, over 100,000 fish in twenty aquaponic systems throughout the facility, and countless varieties of micro-greens and vegetables growing throughout the urban farm year-round. Growing Power will promote and provide these educational tours to Westlawn residents (estimated 50 resident participants per year x \$10 per tour = \$500/year, or \$2,500 for the five-year grant period)

In addition to this \$52,500 commitment, Growing Power has already invested the following: At the 55th Street campus: \$40,000 to raze two old houses; \$42,000 to add 6 hoop houses; \$30,000 to restore hoop house 6; \$150,000 to restore the main structure of greenhouses; At the Carleton campus: (41st and Silver Spring Dr.) \$224,000 to install 32 hoop houses in anticipation of the catalytic redevelopment of the Westlawn neighborhood. These investments, which started after February 6, 2012, have and will contribute to the goals and outcomes you have described in your application.

Growing Power strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Will Allen
Farmer, Founder & CEO



6937 WEST MILL ROAD
MILWAUKEE, WI 53218-1225

(414) 353-4200 • FAX (414) 353-0286
coatings@hentzen.com

February 5, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

This will confirm our commitment to expand our Mill Road facilities this year to include a 10,000 s.f. office at a cost of \$1,500,000 (\$150/sf). Within the next 3 years we need to add another 40,000 s.f. production and warehouse space for \$6,000,000 (\$150/sf). These improvements in the Westlawn neighborhood will contribute to the community and economic development goals and outcomes you have described in your FY 2014/2015 Choice Neighborhoods application.

We hope that the U.S. Department of Housing and Urban Development will give favorable consideration to our request.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steven A. Hentzen", is written over a light blue circular stamp.

Steven A. Hentzen





February 4, 2015

Mayor Tom Barrett
City Hall
200 East Wells St.
Milwaukee, WI 53202

Education • Lending • Coaching
Entrepreneurship
Financial Impact

Greater Milwaukee
1533 N. RiverCenter Drive
Milwaukee, WI 53212
Phone: 414.263.5450

South Central
2300 S. Park Street, Suite 103
Madison, WI 53713
Phone: 608.257.5450

Southeast
600 52nd Street, Suite 130
Kenosha, WI 53140
Phone: 262.925.2850

245 Main Street, Suite 102
Racine, WI 53403
Phone 262.898.5000

info@wwbic.com
wwbic.com

Dear Mayor Barrett:

As President/CVO of WWBIC (The Wisconsin Women's Business Initiative Corporation), I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

WWBIC is proud of our strong, long-term partnership with the Housing Authority of the City of Milwaukee (HACM) to provide necessary resources and tools to residents of Milwaukee.

There has truly been a need for assistance in this neighborhood. Since 2012, WWBIC have served 248 individuals, including 35 business owners, through numerous one-on-one counseling sessions and 25 group training sessions. This assistance has supported the creation or retention of 105 jobs in the community! We have provided financial assistance as well, financing four loans totaling \$120,000 in the past three years.

The need for services in this area continues to grow. In 2014, WWBIC served twice as many business owners as we had served in 2012. We remain fully committed to providing our services to individuals residing in the Choice Transformational neighborhood, who are truly at the heart of WWBIC's mission.

WWBIC strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in transforming the Westlawn community's housing, people and neighborhood.

Sincerely,

Wendy K. Baumann
President/CVO

we energies



231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

tel 414.221.3651
thelma.sias@we-energies.com

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E Wells Street
Room 201
Milwaukee, WI 53202

Thelma A. Sias
Vice President - Local Affairs

Dear Mayor Barrett:

We Energies is pleased to provide its strong endorsement for the Housing Authority of the City of Milwaukee's FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood. The budgetary estimate for the cost to rebuild the natural gas and electric distribution systems based on your current conceptual plan is \$1,100,000. Of that total, We Energies firmly commits to invest \$989,000 for infrastructure made up of \$319,000 (electric credit dollars) and \$670,000 (gas credit dollars). The estimates include infrastructure improvements to replace the current electrical and gas distribution system from 64th to 68th Street in the Westlawn Housing Development to support the change from a master meter to individual meters and resident-paid utilities. This commitment is an example of the public-private partnership, which exists between the Housing Authority of the City of Milwaukee and We Energies.

In addition to improving the infrastructure in the Westlawn Housing Development, We Energies has recently (after Feb. 6, 2012) completed infrastructure upgrades and continues to replace facilities within the Westlawn neighborhood. These replacements and upgrades have included a \$1.3 million electric project in the McGovern Park area, the largest park in the Westlawn neighborhood, a \$1.7 million electric project along Lincoln Creek which runs throughout the neighborhood area and a \$1.8 million gas project on West Silver Spring area which directly borders the Westlawn Housing Development. These improvements will provide additional community assets and amenities to encourage a positive environment for citizens in the area.

We Energies is proud to support the Housing Authority of the City of Milwaukee's goal of improving the Westlawn Housing Development and Neighborhood. It is our hope that your proposal will be given every consideration for funding.

Sincerely,

A handwritten signature in cursive script that reads "Thelma A. Sias".

Thelma A. Sias
Vice President – Local Affairs



P.O. Box 772
Milwaukee, WI 53201-0772
414.463.3371 FAX: 414.463.4668

Board of Directors

Nacarci Feaster
Business Representative
Laborer's Union -Local 113 Retired

Margaret Henningsen
Executive Director
Women's Fund of Greater
Milwaukee

Roger W. Rouse
Owner, Precision Consulting Inc

Chris Goller
Regional President Wisconsin
Market
PNC Financial Services

Angela McKenzie
Administrative Law Judge

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

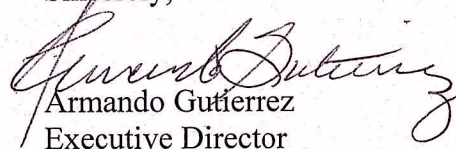
I am writing to express my strong support for your FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood.

During the past 36 months, Friends of Housing has invested \$206,170.00 in the Westlawn neighborhood in anticipation of the catalytic redevelopment of the Westlawn neighborhood. These investments, which started after February 6, 2012, include \$68,000 for security cameras, \$31,170 for the express library shelter, with an additional \$16100 for landscaping around the library, \$3900 for enhanced signage and \$87,000 for increased security staffing at Westlawn Gardens. These investments have and will contribute to the goals and outcomes you have described in your FY 2014/2015 Choice Neighborhoods application.

In addition to these past commitments, we firmly commit to providing \$530,000 in dedicated funds over the life of the FY2014/FY2015 Choice Neighborhoods Implementation Grant, through Sept. 30, 2021, to construct two new affordable homes in the Westlawn neighborhood in support of your Westlawn Transformation Plan.

We look forward to our continuing partnership and hope that the U.S. Department of Housing and Urban Development will give favorable consideration to our request.

Sincerely,


Armando Gutierrez
Executive Director



Mayor Tom Barrett
City of Milwaukee
200 East Wells
Milwaukee, WI 53202

February 6, 2015

Dear Mayor Barrett:

Thank you for your request for information regarding the costs of the KaBOOM! playspace built on **September 29, 2012** with **Humana Foundation**. KaBOOM! is a non-profit organization that leads communities through the community-build process of building playgrounds. The value of the community-build process is intrinsic and cannot have a monetary value associated to it. We'd like to think that your new playspace and the experience with us was priceless! But we understand the reality of the need for this information for insurance or accounting purposes. Following is a breakdown of project costs.

Summary of Playground Equipment, Surfacing, Tools, Materials, Site Prep and Supplies Costs:

- Playground Equipment Costs, including shipping = \$53,305.00
- Surfacing Costs, including Shipping = \$3,294.00
- Cost of Tools and Materials for Installation of the Playspace and Beautification Projects = \$18,859.04

1. **Subtotal of Playground, Surfacing, Materials, Tools, and Supplies Needed for Project—\$75,458.04**
2. **In Kind Donations**—Your planning committee should be able to create a list of in-kind donations and their value. Only items that would have added cost to your budget if they had not been donated should be calculated.
3. **Cost of Project to Your Organization**—The community partner contribution was **\$8,500** but it is included in the Playground Equipment Costs listed above. You likely incurred costs beyond the community partner contribution. You should include these costs separately here.
4. **Estimated Cost of Labor**—To determine the cost of the labor using the volunteer hours, determine the average number of hours a volunteer worked, multiply that by the total number of volunteers, and multiply that by \$22.55. (*According to the Independent Sector – http://www.independentsector.org/volunteer_time?s=volunteer%20time – the estimated dollar value of volunteer time is \$22.55 per hour for 2013. The value of volunteer time is based on the average hourly earnings of all production and non-supervisory workers on private non-farm payrolls as determined by the Bureau of Labor Statistics.*)

Total Cost of Playground Project = The sum of: 1) Subtotal of Playground, Surfacing, Materials, Tools, and Supplies; 2) Cost of In Kind Donations ; 3) Cost of Project to Summit; 4) Estimated Cost of Labor.

Not included in the figures above is the long-term benefit of the Intangibles associated with the KaBOOM! community-build planning experience and process or the costs related to KaBOOM! involvement, i.e. management fees, travel, conference calls lines, manuals, etc. These costs are covered by **Humana Foundation** the funding partner for your project.

It was a pleasure to partner with you throughout the designing, planning, and building process. We hope that the children are enjoying the new play space. Please let me know if you have any additional questions.

With regards,

Gerry Megas
Chief Financial Officer
KaBOOM!

Wisconsin Housing and
Economic Development Authority
201 West Washington Avenue
Suite 700 | P.O. Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099



February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

RE: HUD Choice Neighborhoods Application

Dear Mayor Barrett:

WHEDA has a long history of commitment to providing unique financing tools to assist in the development and redevelopment of housing in Milwaukee – including the Westlawn neighborhood.

In April of 2012, Governor Walker and WHEDA announced a \$100 million investment goal over two years, to be leveraged by another \$100 million in public and private financing, resulting in \$200 million in identifiable projects and program initiatives in the Transform Milwaukee Area. A portion of the Westlawn neighborhood overlaps the Transform Milwaukee area.

The most obvious example of WHEDA's investment in the Westlawn neighborhood was the allocation of \$7.67 million of annual Low Income Housing Tax Credits to Westlawn Revitalization. That 10-year credit allocation of more than \$76 million allowed the first phase of the Westlawn Revitalization – completed in 2012 – to generate nearly \$71 million of equity for the \$78 million development.

Not all of WHEDA's investments have been on such a dramatic scale. Within the past two years, WHEDA has made three loans (totaling \$2.06 million) to a Milwaukee property owner who is active in the Westlawn neighborhood. Those loan proceeds allowed him to purchase and rehabilitate 55 rental units in 26 buildings.

We look forward to making further investments to support the redevelopment of the Westlawn neighborhood.



Sincerely,

A handwritten signature in black ink that reads "Sean O'Brien". The signature is written in a cursive style with a large, looped "S" and "B".

Sean O'Brien
Director- Commercial Lending
WHEDA

Name:

**Narrative Attachment 54:
Evidence of Low-Income Housing
Tax Credit Allocation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att54EvidenceLIHTCAAllocation

Wisconsin Housing and
Economic Development Authority
201 West Washington Avenue
Suite 700 | P.O. Box 1728
Madison, Wisconsin 53701-1728

T 608.266.7884 | 800.334.6873
F 608.267.1099



February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

RE: HUD Choice Neighborhoods Application

Dear Mayor Barrett:

WHEDA is very interested in providing continued support and possible financing for the second phase of the Westlawn Housing Development. The initial results of the first phase are certainly very impressive; we believe that your efforts to complete the second phase will offer a complete transformation of the Westlawn neighborhood area.

I can confirm that WHEDA allocates volume-cap, tax-exempt bond authority via a non-competitive process. As you know, there are certain minimum requirements (approval of the market, for example) that would need to be achieved prior to issuance of the bonding authority. Your application for tax-exempt bond authority may be submitted at any time during a calendar year, between January 1st and October 31st. At this time, WHEDA has a significant tax-exempt bond, volume cap ceiling – which should be adequate to accommodate the second phase of Westlawn’s redevelopment.

I can also confirm that WHEDA’s allocation of four-percent LIHTC is awarded on a non-competitive basis. Much like the allocation of tax-exempt bond authority, applications for four-percent LIHTCs are required to meet minimum threshold requirements (for items such as market demand and financial feasibility), and attain the minimum required score for LIHTC applications. Four-percent LIHTC applications can be submitted at any time during the year. WHEDA will provide 4% tax credits in the amount of \$1,762,523 in 2017, \$2,946,147 in 2018, and \$2,070,163 in 2019 contingent upon the following: (1) the City of Milwaukee’s receipt of the FY 2014/2015 Choice Neighborhoods grant application, (2) the submission of the required LIHTC allocation application that meets the 4% allocation threshold requirements of the then-current Qualified Allocation Plan for each project, and (3) the receipt of WHEDA’s loan committee approval of the volume-cap issuance for each project.



WHEDA

WHEDA fully supports your efforts in obtaining a HUD Choice Neighborhood award to assist in the completion of the Westlawn development. If we can provide any additional support or information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Sean O'Brien". The signature is written in a cursive style with a large, stylized "S" and "O".

Sean O'Brien
Director- Commercial Lending
WHEDA

Name:

**Narrative Attachment 55:
Housing Leverage Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att55HsgLevDocumentation

Attachment 55: *Housing Development Resources*

List all funds that will be used for Housing Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

| Source of Housing Development Resource | Dollar Value of Resource | Page # of Commitment Document | HUD Use Only Amount Approved |
|--|--------------------------|-------------------------------|------------------------------|
| Global Green | \$ 22,000.00 | 174 | \$ |
| WE Energies | 989,000.00 | 175 | |
| RACM | 10,000.00 | 176 | |
| Dept of City Development | 275,000.00 | 177-178 | |
| PNC Bank | 64,398,918.00 | 179-185 | |
| PNC Bank | 30,000,000.00 | 186-190 | |
| CDGA | 1,500,000.00 | 191 | |
| HACM | 19,571,572.00 | 192 | |
| HACM | 67,864,278.00 | 193 | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Page Total | \$ 184,630,768.00 | | \$ |



In Partnership with
Green Cross International
Mikhail S. Gorbachev
Founding President

February 9, 2015

The Honorable Tom Barrett
Mayor, City of Milwaukee
City Hall Room 201
200 East Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

I am writing in support of the Housing Authority of the City of Milwaukee's FY 2014/2015 Choice Neighborhoods Implementation Initiative grant application for the transformation of the Westlawn neighborhood.

Global Green Global Green USA with the US Green Building Council provided technical assistance to the Housing Authority of the City of Milwaukee through funding from the U.S. EPA's Office of Sustainable Communities Building Blocks for Sustainable Communities Grant Program. The purpose of this technical assistance was to develop recommendations for high levels of environmental, economic, and social sustainability using the LEED for Neighborhood Development (LEED-ND) rating system that the Housing Authority will incorporate in its transformation plan for the redevelopment of Westlawn. This grant was provided in anticipation of the catalytic redevelopment of the Westlawn neighborhood and started after February 6, 2012. This technical assistance is valued at approximately \$22,000, which reflects 145 hours of staff time at an average of \$150 per hour.

It was certainly a pleasure to work with you and the residents, and we wish you continued success in providing affordable and sustainable housing in the Milwaukee community.

Sincerely,

A handwritten signature in black ink that reads "Tim Bevin".

Tim Bevin
Green Urbanism Program Associate
tbevins@globalgreen.org | 310.581.2700 x110

we energies



231 W. Michigan St.
Milwaukee, WI 53203
www.we-energies.com

tel 414.221.3651
thelma.sias@we-energies.com

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E Wells Street
Room 201
Milwaukee, WI 53202

Thelma A. Sias
Vice President - Local Affairs

Dear Mayor Barrett:

We Energies is pleased to provide its strong endorsement for the Housing Authority of the City of Milwaukee's FY2014/2015 Choice Neighborhoods Initiative Implementation grant application for the Transformation of the Westlawn neighborhood. The budgetary estimate for the cost to rebuild the natural gas and electric distribution systems based on your current conceptual plan is \$1,100,000. Of that total, We Energies firmly commits to invest \$989,000 for infrastructure made up of \$319,000 (electric credit dollars) and \$670,000 (gas credit dollars). The estimates include infrastructure improvements to replace the current electrical and gas distribution system from 64th to 68th Street in the Westlawn Housing Development to support the change from a master meter to individual meters and resident-paid utilities. This commitment is an example of the public-private partnership, which exists between the Housing Authority of the City of Milwaukee and We Energies.

In addition to improving the infrastructure in the Westlawn Housing Development, We Energies has recently (after Feb. 6, 2012) completed infrastructure upgrades and continues to replace facilities within the Westlawn neighborhood. These replacements and upgrades have included a \$1.3 million electric project in the McGovern Park area, the largest park in the Westlawn neighborhood, a \$1.7 million electric project along Lincoln Creek which runs throughout the neighborhood area and a \$1.8 million gas project on West Silver Spring area which directly borders the Westlawn Housing Development. These improvements will provide additional community assets and amenities to encourage a positive environment for citizens in the area.

We Energies is proud to support the Housing Authority of the City of Milwaukee's goal of improving the Westlawn Housing Development and Neighborhood. It is our hope that your proposal will be given every consideration for funding.

Sincerely,

A handwritten signature in cursive script that reads "Thelma A. Sias".

Thelma A. Sias
Vice President – Local Affairs



Department of City Development

City Plan Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett,

The Redevelopment Authority of the City of Milwaukee (RACM) is expressing our strong support of the Housing Authority of the City of Milwaukee's application for the FY 2014/2015 Choice Neighborhoods Initiative Implementation grant that would assist in transforming the Westlawn neighborhood.

RACM is a real estate and financing authority created by state statute in 1958 and operating under supervision of the City of Milwaukee. RACM's mission includes eliminating blighting conditions that inhibit neighborhood reinvestment and accomplishes this through (1) preparing and implementing comprehensive plans, (2) assembling real estate for hundreds of residential, commercial, and industrial developments, (3) issuing bonds and providing loans, and (4) assessing and remediating environmental issues. Historically, RACM has assisted the Housing Authority on various projects that have involved many of these tools and commits to providing these same services in supporting the Housing Authority in redevelopment of the Westlawn neighborhood. In fact, RACM firmly commits to preparing and implementing a redevelopment plan (valued at \$15,000) and conducting 5 Phase I Environmental Site Assessments (valued at \$10,000) to support the Westlawn Transformation Plan.

RACM is proud to state that our partnership with the Housing Authority has thrived over several decades and will continue as RACM works with the Housing Authority to revitalize the Westlawn neighborhood through the implementation of the Choice Neighborhoods Initiative.

Sincerely,

David P. Misky
Assistant Executive Director-Secretary
**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells St.
Milwaukee, WI 53202

Dear Mayor Barrett:

We are writing this letter to express our strong support for your FY2014 Choice Neighborhoods Initiative Implementation grant application for the revitalization of the Westlawn neighborhood.

City government is engaged in a number of housing and neighborhood redevelopment activities that will support the Westlawn neighborhood. The City of Milwaukee places a strong emphasis on clustering and targeting resources – and working with partners in a “collective impact” approach to maximize the effects of its investment.

The Choice Neighborhood Target area will be supported by these efforts:

Healthy Neighborhoods

Working with the Greater Milwaukee Foundation, the City is investing in neighborhoods through the Healthy Neighborhoods Initiative. The Healthy Neighborhoods Initiative is a partnership between the City of Milwaukee, the Greater Milwaukee Foundation and participating neighborhoods to promote positive images of City neighborhoods, improve their physical conditions and housing stock, and build residents’ capacity to impact positive change in their neighborhoods. Two of the City’s eight Healthy Neighborhoods are located within the boundaries of the Choice Neighborhoods target area. The City’s firm commitment of funding for the Healthy Neighborhoods for the next three years is \$450,000. This funding will match the financial commitment of the Greater Milwaukee Foundation to support the Initiative and will be supplemented by City funded housing rehabilitation loan programs marketed within the Healthy Neighborhoods.

Strong Neighborhood Initiative

The City’s Strong Neighborhood Initiative is the City’s comprehensive effort to address all impacts of the tax foreclosure issue and stabilize City neighborhoods. The initiative includes activities around foreclosure prevention, blight elimination, neighborhood revitalization and vacant lot renewal.

We would work closely in the Choice Neighborhoods Transformation neighborhood to coordinate these activities in a systematic manner to support your neighborhood stabilization and revitalization goals. Our resources would be deployed to provide incentives for the purchase of City-owned tax foreclosed properties for homeownership and responsible rental property ownership; to transform vacant lots into neighborhood assets; eliminate blight through targeted demolition activities, and provide low interest loans to existing homeowners for essential home repairs. Our firm commitment of funding for the next three years for these efforts is \$2.3 million.

Other

The City of Milwaukee's City-Wide Facade Program will establish The Silver Spring Facade Cluster program in an effort to enhance the storefronts along the Silver Spring neighborhood commercial corridor. The Silver Spring Cluster Program will focus on the commercial corridor along Silver Spring Drive from North 51st to 76th Streets. The City of Milwaukee firmly commits \$50,000 for a pilot program to provide matching funds to commercial property/business owners located in the Westlawn neighborhood.

The City of Milwaukee will waive various fees, such as footing and foundation permits, building permits, erosion control and occupancy permits for the Housing Authority of the City of Milwaukee (HACM). The value of these fees, based on the prior development of the eastern half of Westlawn, is \$275,000.

In summary, the City is engaged in a number of major development efforts in the Westlawn neighborhood, and the City and its partners will be making significant investments in the area over the next five years. Your proposed plan for Westlawn will strengthen and support these efforts.

We consider the City's co-applicant, Housing Authority of the City of Milwaukee, to be the strongest of partners in our work to improve our neighborhoods and the quality of life for our citizens. We hope that the U. S. Department of Housing and Urban Development will give favorable consideration to your application.

Sincerely,



Rocky Marcoux
Commissioner



February 2, 2015

Via Email

Mr. Antonio M. Perez
Secretary-Executive Director
Housing Authority of the City of Milwaukee
650 Reservoir Avenue
Milwaukee Wisconsin 53212

**Re: Westlawn Housing Development Phase II, LLC, Westlawn Housing Development Phase III, LLC and Westlawn Housing Development Phase IV, LLC (the "Partnership")
Westlawn Housing Development Phases II, III and IV (the "Property")**

Dear Mr. Perez:

I am pleased to provide you with PNC Bank’s (the “Investor”) commitment to make an equity investment in your Partnership, subject to receipt of a HUD Choice Neighborhoods grant. This firm commitment outlines certain terms and conditions that would be the basis of a partnership agreement (the “Partnership Agreement”), to be entered into among the general partner(s) listed below, an equity fund sponsored by PNC Bank, National Association (“PNC”), as the limited partner (the “Limited Partner”) and a corporation affiliated with PNC as the special limited partner (the Special Limited Partner”).

Based on the information you provided to us, we have prepared this commitment letter with the following terms and assumptions:

1. PARTNERSHIP TAX CREDITS

Annual Forecasted Tax Credit:

| | |
|-----------|-------------|
| Phase II | \$1,762,523 |
| Phase III | \$2,946,147 |
| Phase IV | \$2,070,163 |

2. CAPITAL CONTRIBUTIONS TO THE GENERAL PARTNER

- A. The Investment Limited Partner will purchase 99.99% of the forecasted tax credits at a rate of \$0.95 per allocated tax credit dollar credit (the “Investment Limited Partner’s Capital Contribution”), assuming the foregoing material assumptions are accurate and subject to the terms set forth in this letter and the Partnership Agreement to be entered into prior to payment of any installment below. The total Capital Contribution will be rounded to the nearest dollar and is expected to be \$64,398,918 (\$16,743,970 for Phase II; \$27,988,397 for Phase III; \$19,666,551 for Phase IV) payable in installments. Each installment is due within five (5) business days of the Investment Limited Partner’s receipt and approval of documentation evidencing the satisfaction of the installment’s and all previous installments’ conditions as follows:

| Phase | II | III | IV |
|--|--------------|--------------|--------------|
| 1) \$9,659,838 or 15% - the “First Installment” paid prior to or simultaneously with the closing of construction financing. | \$2,511,596 | \$4,198,260 | \$2,949,983 |
| 2) \$45,079,243 or 70% - the “Second Installment” paid upon construction completion. | \$11,720,779 | \$19,591,878 | \$13,766,586 |
| 3) \$6,439,892 or 10% - the “Third Installment” paid upon 95% physical occupancy, 100% initial tax credit occupancy, cost certification, permanent loan commencement or conversion, or property stabilization. | \$1,674,397 | \$2,798,840 | \$1,966,655 |
| 4) \$3,219,946 or 5% - the “Final Installment” paid upon receipt of IRS Forms 8609. | \$837,199 | \$1,399,420 | \$983,328 |
| Totals | \$16,743,970 | \$27,988,397 | \$19,666,551 |

B. The Capital Contribution shall be applied by the Partnership first to direct development costs, then to the payment of the development fee (the “Development Fee”). To the extent the Capital Contribution or net cash flow is not sufficient to pay the full Development Fee within ten years of the construction completion date, the General Partner shall be obligated to contribute capital to the Partnership to enable it to pay the remaining balance.

3. DISTRIBUTION OF NET CASH FLOW

- A. Net cash flow, generated by the Property after payment of operating expenses, debt service and replacement reserve deposits, shall be distributed within 45 days of the end of the fiscal year, prior to the first full year of operations, 100% to the General Partner, and beginning in the first full year of operations, as follows:
- i) To the Investment Limited Partner \$75 per unit as a cumulative annual investor services fee, increasing 3% annually;
 - ii) To the Investment Limited Partner as reimbursement for any debts or liabilities owed to the Investment Limited Partner;
 - iii) To the developer as payment of the Development Fee until payment in full of the Development Fee;
 - iv) To the General Partner \$150 per unit, as a cumulative annual partnership management fee, increasing 3% annually;
 - v) To the Investment Limited Partner, to the extent that any Partnership taxable income is allocated to the Investment Limited Partner in any year, cash flow equal to 40% of the taxable income;
 - vi) To the General Partner as reimbursement for operating deficit loans made to the Partnership and owed to the General Partner;

- vii) Finally, any remaining net cash flow shall be distributed 90% to the General Partner and 10% to the Investment Limited Partner.

4. DISTRIBUTION OF NET CASH PROCEEDS UPON SALE OR REFINANCING

- A. The net cash proceeds upon sale or refinancing shall be distributed in the following order:
 - i) To the payment of all debts and liabilities of the Partnership, excluding those owed to Partners, and to the establishment of any required reserves;
 - ii) To the payment of any debts and liabilities owed to the Investment Limited Partner;
 - iii) To the payment of any fees, debts, and liabilities owed to the General Partner and any unpaid partnership management fees for such year;
 - iv) The balance, 90% to the General Partner, and 10% to the Investment Limited Partner.
- B. For a period of one year after the expiration of the initial compliance period, the General Partner may commence marketing the Property or may have the option to purchase the Investment Limited Partner's interest for a purchase price equal the fair market value of the Investment Limited Partner's interest. Fair market value shall be determined in accordance with the Partnership Agreement.

At any time after the year following the initial compliance period, PNC and the General Partner may commence marketing the Property. If PNC receives a bona fide offer to purchase the Property, PNC will forward a copy of the offer to the General Partner. If the General Partner chooses to refuse the offer, the General Partner will purchase the Investment Limited Partner's interest for a purchase price equal to the net proceeds pursuant to Section 5 if the offer had been accepted.

5. DISTRIBUTION OF BENEFITS

Profits, losses and tax credits will be allocated 99.99% to the Investment Limited Partner based on the percentage of limited partner interest to be acquired. In the first year of operations when the net cash flow is allocated 100% to the General Partner, any taxable income will be allocated to the General Partner in the same proportion as the net cash flow distribution.

6. GENERAL PARTNER OBLIGATIONS

A. Construction Completion Obligations

The General Partner and the Developer shall guarantee lien-free construction completion of all improvements substantially in accordance with the approved plans and specifications. The General Partner and the Developer shall fund any development cost overruns through permanent loan(s) commencement/conversion and such overruns will not be reimbursed by the Partnership.

The General Partner shall provide copies of each draw request, change orders and all supporting documentation to the Investment Limited Partner simultaneously with submission to the construction lender. The Investment Limited Partner shall have the right to approve change orders in excess of \$25,000. If the general contractor is not an affiliate of the General Partner, the

construction contract shall be a fixed price contract and the general contractor shall be bonded in a manner satisfactory to the Investment Limited Partner.

B. Operating Deficit Guaranty and Operating Reserve Account

The General Partner shall guarantee the funding of any operating deficits for operating or fixed costs for 60 months following the later of the break-even operations or permanent mortgage loan commencement or conversion in a maximum amount to subject to the Investment Limited Partner's due diligence review. The partnership may also establish an operating reserve if the projections change.

C. Replacement Reserve Account

The Partnership shall deposit monthly into a replacement reserve account no less than \$300 per unit occupied at conversion (the "Replacement Reserve Account"). The Replacement Reserve Account shall be used to fund the replacement of major capital improvements, and disbursements shall require annual notification of anticipated expenditures and prior written approval of unanticipated expenditures.

D. Tax Credit Adjustments

- i) If the annual actual tax credits allocated on the Carryover Allocation or Form(s) 8609 is less than the forecasted tax credits stated in Section 1, then the Capital Contribution shall be reduced in an amount equal to the total tax credit shortfall to the Investment Limited Partner multiplied by the price paid for the tax credits.
- ii) If the annual actual tax credits allocated on Form(s) 8609 is greater than the forecasted tax credits stated in Section 1 (the "Additional Credit"), then the Capital Contribution shall be increased in an amount equal to the Additional Tax Credit multiplied by the price paid for the tax credits, and paid pro rata over the remaining Installments. This adjustment combined with all other upward adjustments shall be limited to 10% of the Capital Contribution.
- iii) For each additional \$1.00 of tax credit delivered in the first years beyond the amount projected in this letter, the ILP shall pay an additional equity amount per tax credit dollar to be determined by Investment Limited Partner during due diligence. The additional capital shall be paid pro rata over the remaining Installments.
- iv) If the amount of actual tax credit in any year after construction completion is less than the amount of forecasted tax credit in Section 2 (except for reasons stated in item 6(D)(i) above), the Capital Contribution shall be reduced by an amount equal to the tax credit shortfall amount multiplied by the price paid for the tax credits, plus the amount of any recapture, interest or penalty (a "Reduction Amount").
- v) If any Reduction Amount cannot be paid from the Capital Contribution, the General Partner shall pay the Reduction Amount. Reduction Amounts not paid upon demand shall accrue interest at the prime rate as published in the Wall Street Journal plus 2%.

E. Net Worth and Guarantee Requirements

All obligations of the General Partner shall be guaranteed by person(s) or entities ("Guarantor(s)") acceptable to the Investment Limited Partner and with sufficient net worth and liquidity.

7. CONDITIONS

A. Property

The Property will be a new construction development located in Milwaukee, Milwaukee County, Wisconsin.

B. Tax Credit Allocation

The Partnership may elect to defer the use of tax credits for any individual building which is not 100% tax credit qualified by December 31 of the year in which it is placed in service, at the Investment Limited Partner's discretion. It is assumed that IRS form 8609 will be issued subsequent to the anticipated placed-in-service deadline.

C. Tax Credit Occupancy

The Partnership must comply with the 40/60 minimum set-aside test (a minimum of 40% of the units must be rented to tenants with incomes less than 60% of area median, adjusted for family size).

D. Construction and Permanent Financing

The General Partner shall provide to PNC for its review and approval, copies of the loan commitments and loan documents for all financing sources, which are assumed to be from qualified commercial lenders and qualify for the 4% tax credit applicable percentage.

E. Property Management Agent

- i) The General Partner shall provide or cause the Property management agent to provide management reports to the Investment Limited Partner in a timely manner concerning operations, occupancy and other information essential to the management of the Property.
- ii) Upon the occurrence of certain events, including any material violations, negligence or misconduct or inadequate reporting, the Special Limited Partner will have the option to replace the Property management agent. All Property management agreements will include a termination clause allowing either the General Partner or the Property management agent to terminate the agreement by giving a 30-day advance written notice to the other party.

F. Repurchase Obligations

The Investment Limited Partner shall not be required to advance any unpaid Installments and the General Partner may be required to repurchase the Investment Limited Partner's interest for the invested amount. Conditions for repurchase shall include: construction completion, break-even operations or permanent loan closing(s)/conversion(s) are not achieved or other tax credit compliance conditions are not met in a reasonable time period.

G. Insurance Obligations

The Partnership will provide the following insurance policies: i) an extended ALTA owner's title insurance policy in an amount not less than the permanent mortgage(s), the General Partner's and Investment Limited Partner's capital contributions, with all standard exceptions deleted or approved and with Fairways, non-imputation and other requested endorsements; ii) commercial general liability insurance in the minimum amount of \$5,000,000 naming the Investment Limited Partner as named insured party of which not more than \$2,000,000 is through an umbrella policy;

(iii) builder's risk insurance through construction completion, and all risk or fire and extended coverage and, if necessary, earthquake, hurricane and flood insurance, all policies in a minimum amount equal to full replacement value; (iv) workers' compensation as required under state law; (v) business interruption insurance coverage equal to one full year's gross rental income or as acceptable to the Investment Limited Partner; and (vi) any other insurance as may be necessary or customary.

H. Accountant's Obligations

The General Partner shall provide or cause the Partnership's accountant to provide the following annual reports: i) federal and state tax returns for the previous year (including all supporting documentation necessary to verify the calculation of the tax credit) by February 28th and ii) annual audited Partnership financial statements (including all supporting documentation) by March 1st. Any delays beyond the designated due date may result in a \$100 per day penalty to the Partnership. The Partnership Accountant shall review and approve the basis and benefits calculations prior to the payment of the First Installment.

I. General Partner Removal

The Partnership Agreement shall contain provisions for the removal of the General Partner with cause.

8. DUE DILIGENCE PERIOD

The General Partner grants the Investment Limited Partner the exclusive right to acquire the Partnership interest commencing on the date of the initial execution of this commitment letter and terminating 60 days after receipt of the documents necessary to complete the due diligence review.

Our agreement to make the investment described in this commitment letter is subject to the accuracy of the information you have provided to us and our mutual agreement on the terms of the closing documents and review of customary due diligence.

This commitment letter does not expire before February 28, 2016.

During the due diligence period, PNC will conduct a due diligence review and negotiate with the General Partner, in good faith, any open terms of this commitment letter. The due diligence period will commence upon receipt by PNC of all Property and Partnership documents identified in the syndication binder. The due diligence review will include, without limitation, the verification of factual representations made by the General Partner, a review of the Property and Partnership documents, a site visit and an evaluation of the following: the experience and expertise of the General Partner, general contractor, architect and Property management agent; Property area market; an appraisal of the Property; the construction schedule; the total development budget; the residual potential of the Property and capital account analysis; Phase I environmental assessment and all subsequent reports and other relevant factors. PNC may also commission consultants to perform market analysis, construction, insurance and environmental reviews. The Partnership Agreement and the other transaction and financing documents contemplated herein shall be executed upon approval of the Acquisition Review Committee of PNC and the General Partner.

Should you have any questions, please do not hesitate to call (312) 338-8296. We look forward to working with you on this and future transactions.

Sincerely,

PNC BANK, N.A.

PHASE II, LLC



PHASE III, LLC

PHASE IV, LLC

By: _____
Todd Krumwiede
Vice President

Agreed and Accepted:

WESTLAWN HOUSING DEVELOPMENT

WESTLAWN HOUSING DEVELOPMENT

WESTLAWN HOUSING DEVELOPMENT

By: _____


Date: 2/04/2015



February 2, 2015

Via Email

Mr. Antonio M. Perez
Secretary-Executive Director
Housing Authority of the City of Milwaukee
650 Reservoir Avenue
Milwaukee Wisconsin 53212

**Re: Westlawn Housing Development Phase II, LLC, Westlawn Housing Development Phase III, LLC, Westlawn Housing Development Phase IV, LLC, and Westlawn Housing Development Phase V, LLC (the "Partnership")
Westlawn Housing Development Phases II, III, IV and V (the "Property")**

Dear Mr. Perez:

I am pleased to provide you with PNC Bank's (the "Lender") firm commitment to purchase Bridge Bonds and provide permanent loans (the "Credit Facility") for the Westlawn Housing Development Phases II, III, IV and V development, detailed below, located in Milwaukee, Milwaukee County, Wisconsin, under the following terms and conditions:

_____ Borrower Westlawn Housing Development Phase II, LLC, Westlawn Housing Development Phase III, LLC, Westlawn Housing Development Phase IV, LLC and Westlawn Housing Development Phase V, LLC, each a Wisconsin limited partnership (the "Borrower"). The Credit Facilities shall be full recourse to the Borrower until conversion to the Term Loan. The Bridge Bonds shall be full recourse until repayment.

_____ Guarantor(s) Guarantees of completion and repayment during the development period shall be provided by persons or entities acceptable to the Lender. A limited recourse guaranty covering typical carve outs and environmental issues will be required during the permanent stage.

Credit Facility

Phase II - Construction/Term Loan: \$4,000,000 Bridge Bonds: \$21,500,000 for total construction period financing of \$25,500,000 and permanent financing of \$4,000,000.

Phase III – Construction/Term Loan: \$8,000,000 Bridge Bonds: \$35,500,000 for total construction period financing of \$43,500,000 and permanent financing of \$8,000,000.

Phase IV – Construction/Term Loan: \$5,500,000 Bridge Bonds: \$25,000,000 for total construction period financing of \$30,500,000 and permanent financing of \$5,500,000.

Phase V – Construction/Term Loan: \$12,500,000

Term of Loan

The Construction Loan period will be two years. Upon satisfaction of all of the conditions for converting the construction loan to the Term Loan provided by Lender the Term Loan will be 15 years, except for Phase V which will be 10 years. The Term Loan will be based on an amortization of up to thirty (30) years. The Bridge Bonds will have a term of twenty-four (24) months.

The Bridge Bonds and the Construction Loans will have one six (6) month extension period, subject to approval by PNC, provided that for such extension: (i) no Event of Default has occurred; (ii) the Funding Agreement with the Investor limited partner remains in place and (iii) the extension fee is paid.

Interest Rates

Interest during the term of the Construction Loans and Bridge Bonds shall accrue at the 1-month LIBOR plus 250 basis points. The current estimated rate is 2.65%.

Term Loan: The interest rate and terms for the Term Loans will be finalized prior to closing.

Commitment Fees
(Paid at Closing)

| | |
|--------------------|-------|
| Construction Loan: | 1.00% |
| Term Loan: | 1.00% |
| Bridge Bonds: | 0.50% |

Collateral

The Credit Facilities shall be secured by a first priority fee mortgage on the land associated with the Project and all improvements to be constructed thereon. First priority assignment of leases, rents and income from the Project. First priority perfected assignment of the construction contract, subcontracts, architectural agreements, plans and specifications, permits and all other construction-related documents. First priority perfected security interest in all other assets of the Borrower related to the Project.

The Bridge Bonds shall be secured by a Funding Agreement providing for a date certain repayment of the Bridge Bonds and an assignment of capital contributions from the investment limited partner or other cash sources, if required. In addition to the Funding Agreement, the Bridge Bonds shall be secured by: a) a second priority perfected assignments of the construction contract, subcontracts, architectural agreements, plans and specifications, permits and all other construction-related documents (b) a second priority perfected security interest in all other assets of the Borrower related to the Project, and c) a mortgage on the property, if required by PNC.

Environmental
Indemnity

The Borrower, Guarantor and other persons or entities specified by Lender shall indemnify and hold the Lender harmless from all liability and costs relating to the environmental condition of the Project and the presence thereon of hazardous materials.

Appraisal Reports
and Debt Service
Coverage

Lender must receive an appraisal report ("Appraisal Report") satisfactory to it in all respects within 90 days prior to the Construction Loan closing date. The Appraisal Report will be ordered by Lender from an appraisal firm selected by Lender which has either the "M.A.I." designation or is State Certified. The maximum loan-to-value based upon achievable restricted rents is 90%, except for Phase V which will be 65%, and the debt service coverage ratios shall be consistent with Lender's policies.

Subordinated Debt

Subordinated debt will be allowed subject to advance written consent of the Lender. All secondary financing shall be subordinate in all respects to the Lender's loans.

Conversion
Requirements

Before converting to the Term Loan, the Project shall achieve and maintain at a minimum 90% physical occupancy and an annualized 1.20 to 1 debt service coverage on the first mortgage debt for a period of 90 consecutive days, except for Phase V which will be 1.25 to 1. Lender may, if necessary, reduce the amount of the Term Loan to that level which produces the required debt service coverage in the event stabilized net operating income is less than projected. The costs of updated third party reports, including an updated appraisal, if required, shall be borne by the Borrower.

Representation
Warranties, and
Documentation

Standard representations and warranties, terms and conditions, and loan documents as are typical in this type of financing as may be required by Lender. Borrower will make usual representations and warranties in connection with each advance including, but not limited to, corporate existence, compliance with laws, enforceability, true title to properties, environmental protection, no material litigation, ERISA compliance, insurance, absence of default and absence of material adverse change, and availability of low income housing tax credits.

Closing

The Loan Documents and the other transaction and financing documents contemplated herein shall be executed upon receipt and review of customary due diligence and approval of the Acquisition Review Committee of PNC and the General Partner.

Loan Call Protection

The executed loan documents will contain prepayment lockout, yield maintenance and/or prepayment penalties.

Assignment

Borrower may not assign this commitment or any interest therein without the consent of the Lender.

Expiration

This firm commitment shall expire automatically the earlier of February 28, 2016 or when the Borrower is informed that it did not receive the HUD Choice Neighborhoods grant.

Lender's obligation to provide the requested financing is based on the fact that no information submitted to Lender in connection with the Credit Facilities shall prove to be false or misleading in any material

respect, and that no bankruptcy, insolvency, receivership, or any other debtor's relief proceedings shall be commenced by or against the Borrower.

Thank you for the opportunity to be of service to you. Should you have any questions, please do not hesitate to contact me.

Sincerely,

PNC BANK, N.A.

PHASE II, LLC

PHASE III, LLC

PHASE IV, LLC



By: _____
Todd Krumweide
Vice President

Agreed and Accepted:

WESTLAWN HOUSING DEVELOPMENT

WESTLAWN HOUSING DEVELOPMENT

WESTLAWN HOUSING DEVELOPMENT

By: _____


Date: 2/04/2015



Department of Administration
Community Development Grants Administration

Tom Barrett
Mayor

Sharon Robinson
Director of Administration

Steven L. Mahan
Community Block Grant Director

February 4, 2015

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

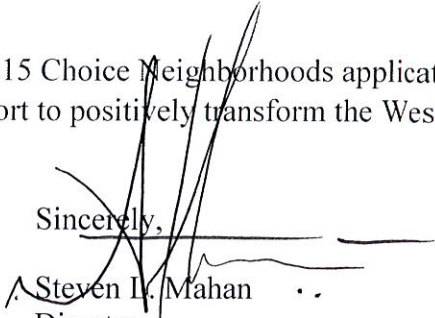
Dear Secretary Castro:

As the appropriate local official with the necessary authority for the City of Milwaukee, I am firmly committing \$1,500,000 of Community Development Block Grant (CDBG) funds to support the activities in the FY 2014/2015 Choice Neighborhoods Implementation Initiatives grant application for the Westlawn neighborhood. These dedicated funds are to be used over the life of the Westlawn Choice Neighborhoods Implementation grant period. This \$1,500,000 commitment is 10% of Milwaukee's current Block Grant allocation. These funds are payable over 5 years, at \$300,000 beginning in 2015, and are contingent on the award of a \$30 million FY2014/2015 Choice Neighborhoods grant and an actual CDBG annual allocation of \$14,986,505.

The Community Development Grants Administration is responsible for applying for, recommending the allocation of, and overseeing the effective use of local, State and Federal funds for programs in targeted central city neighborhoods. Financial support assists lower income families and removes blight from Milwaukee's neighborhoods. The City of Milwaukee's Westlawn Transformation Plan is consistent with the City's and CDGA's Consolidated Plan to improve Milwaukee neighborhoods by improving housing stock, eliminating poverty by supporting job creation and business expansion efforts, address various issues facing youth, and promoting neighborhood residents/stakeholder involvement to help improve area social conditions, safety, physical appearance and living environment.

I strongly support this FY 2014/2015 Choice Neighborhoods application and believe that it will provide a strong, cohesive effort to positively transform the Westlawn neighborhood.

Sincerely,


Steven L. Mahan
Director



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

I hereby certify that the Housing Authority of the City of Milwaukee is firmly committing \$19,571,572 million of deferred developer fees to support the development of housing.

Sincerely,

Antonio M. Pérez
Secretary-Executive Director

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



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

I hereby certify that the Housing Authority of the City of Milwaukee is firmly committing \$67,864,278 of federal funds to support the housing development in our FY 2014/2015 Choice Neighborhoods Application.

| | |
|-------------------|---------------------|
| Land loan | \$ 3,154,988 |
| CFP/RHF (current) | \$12,469,501 |
| CFP/RHF (future) | \$24,531,350 |
| Program Income | \$ 2,500,000 |
| COCC Reserves | <u>\$25,208,439</u> |
| Total | \$67,864,278 |

Sincerely,

Antonio M. Pérez
Secretary-Executive Director

Housing Management
809 N. Broadway, 3rd Floor
Milwaukee, WI 53202
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Rent Assistance
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Milwaukee, WI 53210
(414) 286-5650 Voice
(414) 286-5094 Fax
(414) 286-5645 TDD



Name:

**Narrative Attachment 56:
Supportive Services Sustainability**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att56SupportiveSvcsSustain

Attachment 56: Supportive Services Sustainability

OMB Approval No. 2577-0269

(exp. 1/31/2015)

List all funds or services that have been committed only to sustain your supportive services beyond the grant term. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

| Source of Resource | Dollar Value of Resource | Page # of Commitment Document | HUD Use Only Amount Approved |
|----------------------------------|--------------------------|-------------------------------|------------------------------|
| Silver Spring Neighborhood Cente | \$ 415,000.00 | 195-197 | \$ _____ |
| HACM | 535,000.00 | 198 | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |
| Page Total | \$ 950,000.00 | | \$ 0.00 |



January 28, 2015

5460 North 64th Street
Milwaukee, WI 53218

Phone 414.463.7950
Fax 414.463.4858

www.ssnc-milw.org

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Heidi Furlong

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- Diana Goldstein
- William Heller, Jr.
- Nancy Laskin
- Phoebe Lewis
- Victor Nohl
- Elaine Schreiber
- Steven Smith
- Father Allen Sommer
- Rymund Wurlitzer (dec.)

EXECUTIVE DIRECTOR

Anthony McHenry



Mayor Tom Barrett
City Hall
200 E. Wells Street | Room 201
Milwaukee, WI 53202

Dear Mayor Barrett,

As the Executive Director of Silver Spring Neighborhood Center (Silver Spring), I am pleased to provide this letter of commitment in support of your FY2015 application to the U.S. Department of Housing and Urban Development for the Choice Neighborhood Implementation funding to transform the Westlawn Housing Development and the surrounding community.

Silver Spring was founded as a "settlement house" in 1958 to serve families living in the Westlawn public housing development and surrounding community. During its 56 year history as a nonprofit organization, it has grown from a 3,000 square foot afterschool program to a 50,000 square foot community center that is committed to strengthening and enriching the community by offering a comprehensive range of health and human services. The Silver Spring model combines prevention focused health and social services, recreation, early childhood education, afterschool education and programming, adult education, employment readiness training and placement, tax preparations, community organizing, emergency services (i.e. food pantry), advocacy and other support services. Today, Silver Spring serves more than 8,000 individuals annually and has partnerships with well over 40 agencies and institutions that bring their expertise and resources to Silver Spring. Below you will find Silver Spring's commitment to new leverage opportunities and existing leverage for the Westlawn Housing Development and the Choice Neighborhood:

New Leverage

Silver Spring firmly commits to providing the following new activities for the current and new residents living in the targeted Westlawn development in support of the "People Component" of the proposed Transformation Plan during the five year grant period:

1. **Child Development:** Silver Spring currently has 82 children enrolled in its Elaine Schreiber Child Development Center (Schreiber Center) program but has the capacity to serve 168. Silver Spring commits to the following: (1) continuing to provide a comprehensive, high quality, results-oriented early childhood education program utilizing best practices during the grant period; (2) partnering with the Housing Authority of the City of Milwaukee (HACM) to fulfill families' current early child development needs prior to and during relocation as well as during post revitalization; (3) performing outreach to and enrolling current and future Westlawn families and other non-public housing families in the revitalized Choice Neighborhood around and including Westlawn and (4) enrolling, tracking and supporting attendance for children 0-5 years old in the Schreiber Center program.

Through this new and expanded program outreach effort, we commit to serve a minimum of 50 additional children from the targeted Westlawn development. The value of this commitment for new activities is \$1,570,000 (about \$6,280 annually per slot for 50 slots set aside for residents of the targeted Westlawn development for five years).

2. **Adult Education Program:** Silver Spring commits to providing enhanced and expanded outreach for our adult education program to the current and new families in the Westlawn development. Silver Spring also commits to working closely with the HACM Case Manager on tracking outcomes for the adult education program. We estimate this commitment for new activities related to expanded outreach will take 5% of the Adult Education Coordinator/Lead Instructor's time for five years, which is calculated to be 5% time per year x \$58,000 (salary + benefits) x 5 years, or \$14,500.
3. **Youth Financial Literacy:** Silver Spring also commits to offering financial literacy training for youth from the targeted Westlawn development by partnering with Assets Builders of America, which will offer trainings and workshops valued at \$3,500 per year for four years (\$3500/year x 4 years) for a total of \$14,000.
4. **Computer Training:** Additionally, Silver Spring will offer new computer literacy programs designed to provide skill-based education for youth in the targeted Westlawn development to enhance employment opportunities upon graduation. This new project will consist of 10% of the Youth Director's time with an estimated value of 10% x \$50,000 (salary + benefits) x 5 years = \$25,000.
5. **Employment Program:** Since 2010, Silver Spring has implemented the Transform Milwaukee Jobs Program (formerly known as the Transitional Jobs Program), which is funded by the State of Wisconsin Department of Children and Families. The average cost per participant in training and wages in the program was \$6,849. On average, about eight participants per year lived in the Choice Neighborhood during the course of the program. Using the existing model from the Transitional Jobs program, the Transform Milwaukee Jobs Program provides job training and to help Milwaukee's hard to employee individuals secure permanent employment at companies in the surrounding area. Silver Spring anticipates serving approximately eight participants per year from the targeted Westlawn Development. This translates to \$273,960 in leveraged funds.
6. **Choice Neighborhood Advisory Committee:** As a key partner and stakeholder, Silver Spring is excited to work collaboratively with the Westlawn Choice Neighborhoods Advisory Committee—both throughout the Choice Neighborhood implementation grant period and beyond. This commitment is valued at \$11,000, which is 2% of the Executive Director's time (salary + benefits) for five years.

Silver Spring commits to providing the above services to Westlawn residents—an estimated \$1,908,460 value over the five year grant period. Additionally, Silver Spring commits \$415,000 in cash payable to HACM over the next five years or \$83,000 per year to provide funding for the Endowment Trust Fund for the Choice Neighborhood. We are particularly interested in improvements that will create new program space for Silver Spring activities and site improvements that will help attract quality businesses to the community.

Existing Leverage

Silver Spring is committed to providing the following existing activities for current and new Westlawn Housing Development residents to support the "people component" of the proposed Transformation Plan during the five year grant period:

1. **GED/Adult Basic Skills:** Silver Spring's Adult Education Program serves about 225 learners per year and offers GED and Adult Basic Skills 25 hours per week. The average cost per student to attend adult education classes is \$605. On average, 40 students who live in the Westlawn development attend adult education classes each year. Silver Spring will continually offer education classes to Westlawn residents. This existing commitment amounts to \$24,200 each year (40 students x \$605/student) and at least \$121,000 over the five year grant period in leveraged funds (\$24,200/year x 5 years).

2. **Celebrating Families:** Silver Spring received a grant from Wisconsin's Department of Health and Human Services Behavioral Health Division to provide an evidence-based program to support families affected by alcohol and drug abuse. The program was funded for \$50,000 for calendar year 2014, and funding is expected to continue for the next five years. About half of the participants will come from the Westlawn development. Therefore, the total commitment from Silver Spring is estimated to be approximately \$125,000 for the five year grant period ($\$50,000 \times 50\%$ participation from Westlawn residents $\times 5$ years).
3. **Youth Social Development Afterschool and Summer Programming:** Since its foundation in 1958, Silver Spring has been serving youth. We offer a wide variety of social development programming, afterschool educational programming, recreational and cultural arts programming, financial literacy, leadership development and sports and competitive elite basketball and track teams for boys and girls. Additionally, we provide a variety of prevention programming, including teen pregnancy, ATODA (Alcohol Tobacco & Other Drug Addiction) prevention, violence prevention and pregnancy prevention. Each year we serve about 3,000 youth attend these programs. A variety of funding sources and contributors support these programs with \$1,026,358 each year; the average cost per year per youth is \$342. Approximately 1,320 (44%) of the youth who participate in our programs live in the Choice Neighborhood, and 660 from the Westlawn development and an additional 660 from the surrounding neighborhood. This amounts to a total existing leverage related to the targeted Westlawn development of $\$342/\text{youth}/\text{year} \times 660 \text{ youth} \times 5 \text{ years} = \$1,128,600$ and for leverage related to the Choice Neighborhood of $\$342/\text{youth}/\text{year} \times 1,320 \text{ youth} \times 5 \text{ years} = \$2,257,200$. Thus, the total leverage is \$2,257,200 for the five year grant period.
4. **Child Development:** Silver Spring currently has 63 children who live in the Choice Neighborhood enrolled full-time in its Elaine Schreiber Child Development Center (Schreiber Center) program, including 34 who are current Westlawn residents. Silver Spring will continue to provide a comprehensive, high quality, results-oriented early childhood education program utilizing best practices during the grant period to an average of 55 existing children from the Choice Neighborhood. The average value of a child care slot is \$6,280 per year. Thus, the total existing leverage for this commitment is equivalent to \$1,978,200 for the 5 year period ($\$6,280/\text{slot} \times 63 \text{ slots} \times 5 \text{ years}$ (Westlawn residents = $34 \times \$6,280/\text{slot} \times 5 \text{ years} = \$1,067,600$).
5. **Community Food Bank:** Silver Spring operates a Community Food Bank to supply emergency food to low-income residents who live in three zip codes – 53218, 53209 and 53225. The Food Bank is open four days per week for 2-3 hours per day. It is staffed by a .5FTE Food Bank Coordinator and several subsidized out of school youth workers as well as volunteers. The cost to pay staff who run the Community Food Bank and to cover occupancy expenses is \$22,250 annually ($\$22,250 \text{ total costs per year} \times 20\% \times 5 \text{ years}$) is committed as leverage funds for the Westlawn development residents and an additional \$5,562 ($\$22,250 \text{ total costs per year} \times 5\% \times 5 \text{ years}$) is committed as leveraged funds for the remainder of the Choice Neighborhood.

Thus, Silver Spring firmly commits to providing the above existing services to the residents living in the Choice Neighborhood and estimates the value of these existing services for the five year grant to be \$2,464,450 for Westlawn development residents and \$2,044,762 for the other residents in the Choice Neighborhood or a total of \$4,509,212.

Silver Spring enthusiastically supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will truly have a transformation impact on this community's housing, people and neighborhood.

Sincerely,



Anthony McHenry
Executive Director



HOUSING AUTHORITY OF THE
CITY OF MILWAUKEE

Tom Barrett
Mayor

Antonio M. Perez
Secretary-Executive Director

Board of Commissioners

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Milwaukee, WI 53202

Dear Mayor Barrett:

I hereby certify that the Housing Authority of the City of Milwaukee is firmly committing \$535,000 of non-federal funds to support the Endowment Fund in our FY 2014/2015 Choice Neighborhoods application.

Sincerely,

Antonio M. Pérez
Secretary-Executive Director

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



Name:

**Narrative Attachment 57:
People Leverage Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att57PeopleLevDocumentation

Attachment 57: People Resources

OMB Approval No. 2577-0269
(exp. 1/31/2015)

List all funds or services that will be used for the People component of your Transformation Plan only. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

| Source of People Resource | Total Dollar Value of Resource | Amount that is a New Resource | Amount that is an Existing Resource | Page # of Commitment Document | HUD Use Only | |
|---|--------------------------------|-------------------------------|-------------------------------------|-------------------------------|------------------------------|-----------------------------------|
| | | | | | Amount Approved-New Resource | Amount Approved-Existing Resource |
| City of Milwaukee Health Dept | \$ 2,000.00 | \$ | \$ 2000 | 222-223 | \$ | |
| Carmen Schools | 203,500.00 | 116000 | 87500 | 224-226 | | |
| Day Care Services for Children | 525,000.00 | 529200 | | 227-228 | | |
| Growing Power | 52,500.00 | | 52500 | 229-230 | | |
| Impact Planning Council | 35,000.00 | 10000 | 25000 | 231-232 | | |
| Milw. Area Workforce Funding Alliance | 500,000.00 | 500000 | | 233-234 | | |
| Milw. Area Workforce Invest. Board | 221,750.00 | 131750 | 90000 | 235-236 | | |
| Milw. Community Service Corps | 527,537.00 | 527537 | | 237-238 | | |
| Milwaukee Health Services | 8,131.00 | 8131 | | 239-240 | | |
| Milwaukee Job Corps | 63,000.00 | 63000 | | 241-242 | | |
| Milwaukee Public Schools | 21,811.00 | 21811 | | 243 | | |
| Silver Spring Neighborhood Center | 4,372,910.00 | 1908460 | 2464450 | 244-246 | | |
| Univ of Wis. Milwaukee College of Nur | 2,042,150.00 | 16500 | 2025650 | 247-248 | | |
| Westlawn Partnership for Healthier Envi | 122,120.00 | | 122120 | 249-250 | | |
| Wisc. Auto and Truck Dealers Assn. | 172,500.00 | 172500 | | 251-253 | | |
| WRTP/Big Step | 140,000.00 | 20000 | 120000 | 254-255 | | |
| Wisc. Womens Business Init Corp | 203,042.00 | 203042 | | 256-257 | | |
| Page Total | \$ 9,212,951.00 | \$ 4,227,931.00 | \$ 4,989,220.00 | \$ | \$ | \$ |

Page 1 of 1

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|-------------------------------------|----------------------------------|------------------------------|--|---|--|--|
| City of Milwaukee-Health Department | \$2,000 | n/a | Two annual Presentations on enrollment in Medicaid and Foodshare, Two annual Presentations on infant safe sleep and the home visiting program other information and education programs and materials | 75 | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--|----------------------------------|------------------------------|--|---|--|---|
| Carmen Schools of Science and Technology | \$87,500 | | Recruitment of students from Westlawn development and neighborhood | 100 | 100 | <p>Children are proficient in core academic subjects; Youth graduate from high school, college and career ready.</p> <ul style="list-style-type: none"> • Number and % of students at or above grade level according to state math and English language arts assessments in at least the grades required by the ESEA (3rd through 8th grade and once in high school) • Number and % of youth that graduate from high school. |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--|----------------------------------|------------------------------|---|---|--|---|
| Carmen Schools of Science and Technology | | \$62,500 | Collaboration of Community Engagement staff with the Neighborhood K-5 Elementary schools to create a joint marketing program to improve the pipeline of quality education options in the Choice Neighborhood. | 200 | 200 | <p>Children are proficient in core academic subjects; Youth graduate from high school, college and career ready.</p> <ul style="list-style-type: none"> • Number and % of students at or above grade level according to state math and English language arts assessments in at least the grades required by the ESEA (3rd through 8th grade and once in high school) • Number and % of youth that graduate from high school. |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--|----------------------------------|------------------------------|---|---|--|---|
| Carmen Schools of Science and Technology | | \$15,500 | Job skills training including staffing in new Makerspace facility (woodworking and electronics shops) . | 50 | 50 | <p>Children are proficient in core academic subjects; Youth graduate from high school, college and career ready.</p> <ul style="list-style-type: none"> • Number and % of students at or above grade level according to state math and English language arts assessments in at least the grades required by the ESEA (3rd through 8th grade and once in high school) • Number and % of youth that graduate from high school. |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount-Existing | Leverage Amount – New | Brief Service Description | Number of Public and/or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--|---------------------------------|------------------------------|---|--|--|---|
| Carmen Schools of Science and Technology | | \$38,000 | Head of Schools to work with Choice Neighborhoods Education committee and to raise local and national philanthropic support for educational programs in Choice Neighborhood, and for Principal to work collaboratively with the three K-5 elementary schools to coordinate and collaborate to develop a true educational continuum. | 400 | 400 | <p>Children are proficient in core academic subjects; Youth graduate from high school, college and career ready.</p> <ul style="list-style-type: none"> • Number and % of students at or above grade level according to state math and English language arts assessments in at least the grades required by the ESEA (3rd through 8th grade and once in high school) <p>Number and % of youth that graduate from high school.</p> |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount-Existing | Leverage Amount – New | Brief Service Description | Number of Public and/or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--------------------------------------|--------------------------|-----------------------|--|--|---|--|
| Day Care Services for Children, Inc. | N/A | \$525,000 | Assist HACM families with early childhood education before, during and after relocation; outreach; involvement in the Task Force | 25 slots per year for Westlawn children – 125 over the course of five years. | N/A | <p>Children enter kindergarten ready to learn.</p> <ul style="list-style-type: none"> • Number and % of children in kindergarten assessed as developmentally ready at the beginning of the school year • Number of children age 0-5 enrolled in a high quality early learning program |
| Day Care Services for Children, Inc. | N/A | \$4,200 | Involvement of the Executive Director in the Education subcommittee | N/A | N/A | <p>Children enter kindergarten ready to learn.</p> <ul style="list-style-type: none"> • Number and % of children in kindergarten assessed as developmentally ready at the beginning of the school year • Number of children age 0-5 enrolled in a high quality early learning program |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---------------|----------------------------------|------------------------------|---|---|--|--|
| Growing Power | \$25,000 | N/A | Cost of compost annually for the Westlawn Community Garden | 80 | 20 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| Growing Power | \$25,000 | N/A | Piloting the waste food collection system including collection of waste | 394 | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| Growing Power | 2,500 | N/A | Educational tours to Westlawn residents; facilitating training for youth and adults | 250 (50 per year) | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount-Existing | Leverage Amount – New | Brief Service Description | Number of Public and/or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---|---------------------------------|------------------------------|---|--|--|--|
| IMPACT Planning Council | \$25,000 | N/A | Contribution of hours towards the design, implementation and dissemination of the research and evaluation | Not specified | Not specified | All outcomes and metrics |
| IMPACT Planning Council | | \$10,000 | New method of resident engagement to increase resident voice and representation in the identification of needed services | Not specified | Not specified | All outcomes and metrics |
| Milwaukee Area Workforce Funding Alliance | N/A | \$500,000 | Cash investment towards Workforce Development Services (assessment, job readiness, work supports, job training and job placement) for targeted resident and neighborhood residents, coordinating efforts with Silver Spring Neighborhood Center and Havenwoods Business District. | 300 | 200 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---|----------------------------------|------------------------------|---|---|--|--|
| Milwaukee Area Workforce Investment Board (MAWIB) | | \$8,500 | Job readiness training (4 per year x 5 years) | 400 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Area Workforce Investment Board (MAWIB) | | \$8,750 | Resume writing workshops (4 per year x 5 years) | 400 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Area Workforce Investment Board (MAWIB) | | \$1,100 | Youth enrichment programming; | 100 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---|---------------------------|-----------------------|--|--|---|--|
| Milwaukee Area Workforce Investment Board (MAWIB) | | \$113,400 | Youthbuild education and training (cost of training) | 21 slots | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Area Workforce Investment Board (MAWIB) | \$10,000 | | WIA case management | 10 clients per year x 5 years | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Area Workforce Investment Board (MAWIB) | \$75,000 | | Summer youth employment | 10 slots per year x 5 years | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---|----------------------------------|------------------------------|--|---|--|--|
| Milwaukee Area Workforce Investment Board (MAWIB) | \$5,000 | | Work on People Subcommittee/Task force | N/A | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Community Service Corps | N/A | \$150,800 | Host employer for Transitional Jobs program | 20 slots (4 per year x 5 years) | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Community Service Corps | N/A | \$249,500 | Value of education/training in green jobs/construction | 10 slots per year x 5 years = 50 slots | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---|----------------------------------|------------------------------|--|---|--|--|
| Milwaukee Community Service Corps | N/A | \$127,237 | Training wages in for hands-on training | 10 slots per year x 5 years = 50 slots | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Milwaukee Health Services, Inc. (Federally Qualified Health Center) | N/A | \$8,131 | Expanded outreach and promotion of the Center as a Medical Home to Westlawn residents. | 80 | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| Milwaukee Job Corps Center | N/A | \$21,000 | Enhanced outreach in the Westlawn target area; provide tutoring and mentoring services to facilitate academic success. | 100 | N/A | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|----------------------------|----------------------------------|------------------------------|--|---|--|--|
| Milwaukee Job Corps Center | N/A | \$42,000 | Provision of service learning projects in the Westlawn Community | 100 | N/A | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--------------------------|---------------------------|-----------------------|--|--|---|---|
| Milwaukee Public Schools | N/A | \$21,811 | MPS School Principals will commit staff time to coordinate efforts among the three direct MPS schools serving the CNI area and the HACM Case managers. | 336 | 1794 | <p>Children are proficient in core academic subjects; Youth graduate from high school, college and career ready.</p> <ul style="list-style-type: none"> • Number and % of students at or above grade level according to state math and English language arts assessments in at least the grades required by the ESEA (3rd through 8th grade and once in high school) • Number and % of youth that graduate from high school. |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount-Existing | Leverage Amount – New | Brief Service Description | Number of Public and/or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|-----------------------------------|--------------------------|-----------------------|--|---|---|--|
| Silver Spring Neighborhood Center | | \$1,570,000 | New and expanded program outreach for Early Childhood Education Program. | 50 slots x 5 years = 250 | 0 | <p>Children enter kindergarten ready to learn.</p> <ul style="list-style-type: none"> • Number and % of children in kindergarten assessed as developmentally ready at the beginning of the school year • Number of children age 0-5 enrolled in a high quality early learning program |
| Silver Spring Neighborhood Center | | \$14,500 | Enhanced and expanded outreach for adult education program for current and new residents of Westlawn | 10/year x 5 years = 50 | 0 | <p>Households are economically stable and self-sufficient</p> <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount-Existing | Leverage Amount – New | Brief Service Description | Number of Public and/or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|-----------------------------------|---------------------------------|------------------------------|--|--|--|---|
| Silver Spring Neighborhood Center | | \$14,000 | Youth financial literacy training | 50/year x 4 years = 200 | 0 | <p>Children are proficient in core academic subjects; Youth graduate from high school, college and career ready.</p> <ul style="list-style-type: none"> • Number and % of students at or above grade level according to state math and English language arts assessments in at least the grades required by the ESEA (3rd through 8th grade and once in high school) <p>Number and % of youth that graduate from high school.</p> |
| Silver Spring Neighborhood Center | | \$25,000 | New computer literacy training programs to provide skill-based education for youth | 20/year x 5 years = 100 | 0 | <p>Households are economically stable and self-sufficient</p> <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|-----------------------------------|----------------------------------|------------------------------|---|---|--|--|
| Silver Spring Neighborhood Center | | \$273,960 | Transform Milwaukee jobs training program | 8 per year x 5 years = 40 total | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Silver Spring Neighborhood Center | | \$11,000 | Executive Director to serve on Committees for Choice neighborhood | N/A | N/A | N/A |
| Silver Spring Neighborhood Center | \$121,000 | | Provide GED/Adult basic education for students already in program | 40/year x 5 years = 200 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|-----------------------------------|----------------------------------|------------------------------|---|---|--|---|
| Silver Spring Neighborhood Center | \$125,000 | | Celebrating Families program to support families affected by alcohol and drug abuse | 20 /year x 5 years = 100 | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| Silver Spring Neighborhood Center | \$1,128,600 | | Youth social development afterschool programming | 660 | 660 | Positive Youth development |
| Silver Spring Neighborhood Center | \$1,067,600 | | Youth in current Early Childhood education program | 34 slots | 29 slots | Children enter kindergarten ready to learn. <ul style="list-style-type: none"> • Number and % of children in kindergarten assessed as developmentally ready at the beginning of the school year • Number of children age 0-5 enrolled in a high quality early learning program |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|-----------------------------------|----------------------------------|------------------------------|---|---|--|--|
| Silver Spring Neighborhood Center | \$22,250 | | Community Food Bank | 200 | 50 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| UW-Milwaukee College of Nursing | | \$6,000 | Two health promotion activities based on individual and Family self-management theory focused on chronic disease prevention | 300 | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| UW-Milwaukee College of Nursing | | \$10,500 | Ecological model nurse case management services for 15 residents suffering from chronic diseases | 15/year x 5 years = 75 | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--|----------------------------------|------------------------------|---|---|--|--|
| UW-Milwaukee College of Nursing | \$2,025,650 | | Provide health promotion education and outreach, primary health care, health info and referral, nurse case management and care coordination | 4,000 visits annually by clients | 0 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| Westlawn Partnership for a Healthier Environment | 122120 | | Bicycle maintenance repair and training; implementation of “Biking for Health” program | 150 | 90 | Children, youth and adults that are physically and mentally healthy: <ul style="list-style-type: none"> • Number and % who have a “medical home” • Number and % who have health insurance |
| The Foundation of the Wisconsin Automobile and Truck Dealers Association | N/A | \$172,500 | Greenskills Training program including scholarship matching, tool costs, tutoring and case management | 50 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|--|---------------------------|-----------------------|--|--|---|--|
| Wisconsin Regional Training Partnership/Big Step | | \$20,000 | Outreach and placement of 25 qualified individuals on career pathways through the Mayor’s Manufacturing Partnership Initiative | 20 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Wisconsin Regional Training Partnership/Big Step | \$75,000 | | Job training, including apprenticeship readiness training | 15 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |
| Wisconsin Regional Training Partnership/Big Step | \$45,000 | | Section 3 assistance including job fairs, linking residents with contractors, etc. | 30 | 0 | Households are economically stable and self-sufficient <ul style="list-style-type: none"> • Number and % of working-age adults working full and part-time • Average earned income of HUD-assisted households, excluding elderly or disabled |

PEOPLE LEVERAGE CHART

| Agency | Leverage Amount- Existing | Leverage Amount – New | Brief Service Description | Number of Public and/ or Assisted Housing Residents Served, if any | Number of Other Neigh. Residents Served, if any | Specific Outcome and Associated Metric to Which the Resource Contributes |
|---|----------------------------------|------------------------------|---|---|--|---|
| Wisconsin Women’s Business Initiative Corporation | N/A | \$203,042 | Financial literacy training (Make Your Money Talk) and Independent Development Account (IDA) Program. | 300 | N/A | Households are economically stable and self sufficient. <ul style="list-style-type: none"> • Number of residents who complete financial literacy training • Number of residents who open an Individual Development Account (IDA) |
| Total | \$4,989,220 | \$4,227,931 | | | | |



Tom Barrett
Mayor

Bevan K. Baker, FACHE
Commissioner of Health

Health Department Office of the Commissioner

www.milwaukee.gov/health

Frank P. Zeidler Municipal Building, 841 North Broadway, 3rd Floor, Milwaukee, WI 53202-3653 phone (414) 286-3521 fax (414) 286-5990

February 6, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells St.
Milwaukee, WI 53202

Dear Mayor Barrett:

As Commissioner of the City of Milwaukee Health Department (MHD), I am pleased to provide a letter of support for the City of Milwaukee's 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood.

For over twenty-five years, MHD has served the Westlawn neighborhood by delivering vital public health services at our Northwest Health Center. The services offered to residents of Westlawn and the surrounding neighborhood from this location include:

- Promoting the health and well-being of nutritionally at risk pregnant, breastfeeding, and postpartum women and children through our Women, Infants, and Children's Supplemental Nutrition Program (WIC)
- Providing breast and cervical cancer screenings through our Milwaukee Breast and Cervical Cancer Screening Program (MBCCAP)
- Providing assistance with enrollment in Medicaid, private insurance through the federal Marketplace, and Wisconsin's Foodshare program through our Community Healthcare Access Program (CHAP)
- Providing teen and adult males with the capacity to make health a priority and to make healthy life decisions through our Men's Health Program.

Further, MHD will continue our annual investment support of the Westlawn Neighborhood Transformation Plan in the following amounts:

- WIC Program - \$532,032
- MBCCAP - \$159,577
- CHAP - \$227,811
- Men's Health - \$150,000

Over the 5 year grant period, a total MHD investment of \$5.3 million will support service delivery to residents of the Westlawn Neighborhood.



In addition, the MHD will also provide services expressly targeted to the residents in the Westlawn Neighborhood. Specifically, MHD commits to providing:

- Two annual presentations to Westlawn Neighborhood residents from the Men's Health program promoting our services and providing health education to residents
- Two annual presentations to the Westlawn Neighborhood Council on enrollment opportunities from our CHAP program
- Two annual presentations to Westlawn Neighborhood residents on providing education on infant safe sleep and MHD home visiting programs
- Literature and brochures concerning all programs offered by MHD out of the Northwest Health Center

Over the five year grant period, these programs will create a leverage of approximately \$2,000.

Finally, MHD firmly commits to continuing to provide these and additional public health services to the residents of the Westlawn Neighborhood as a part of the Westlawn Choice Neighborhood Transformation Plan. MHD believes this plan will have a significant impact in transforming the Westlawn community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bevan K. Baker', written over a circular stamp or seal.

Bevan K. Baker, FACHE
Commissioner of Health

Carmen

SCHOOLS OF
Science & Technology

February 2, 2015

Mayor Tom Barrett
City of Milwaukee
City Hall
200 E. Wells Street, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Founder and Head of Schools, Carmen Schools of Science and Technology (Carmen Schools), I am pleased to provide this letter of commitment supporting the City of Milwaukee's 2014 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood. Carmen Schools of Science and Technology operates two public secondary schools under charters from the Milwaukee Public Schools (MPS). The schools provide a rigorous college preparatory curriculum with an emphasis on science and engineering and a focus on developing career readiness. Students are admitted on a completely non-selective basis and are drawn from the neighborhoods surrounding the campuses.

Establishing schools as a vital component of central city neighborhoods to help promote neighborhood revitalization and economic development has been a key element of our expansion strategy as one of Milwaukee's highest performing charter school networks. A central focus of the Carmen Schools mission is to build neighborhood stability by using our campuses as central anchors for gathering, connecting, and tapping into neighborhood resources.

Carmen High School of Science and Technology, the Carmen Schools' first campus, opened in 2007 as an MPS-authorized charter high school on Milwaukee's south side. Carmen South now serves 350 students in grades 9-12; 98 percent are Latino and 90 percent are low-income. Students in the Carmen South Campus Class of 2014 attended college in fall 2014 at a rate of 82%, the highest of all 32 MPS high schools. By comparison, 39% of all MPS graduating seniors and 68% of all Wisconsin graduates enrolled in college last Fall. U.S. News and World Reports ranked Carmen in the top ten in its listing of the "Best High Schools in Wisconsin" in both 2013 and 2014.

Carmen Middle/High School of Science and Technology, Northwest Campus, opened in the proposed Choice Neighborhood in August 2013 under an MPS charter. Carmen Schools leased the 180,000 square foot MPS building that had until June 2013 housed the lowest performing secondary school in the state of Wisconsin. The current enrollment in the facility under the Carmen Northwest Campus leadership is 350 students in grades 6, 7, 9 and 10, with the following demographics: 90% low-income, 78% African American, 15% Hispanic, 5% white and 2% Asian. Carmen Northwest Campus will add new 6th grade and 9th grade cohorts each year until the school serves 800 students in grades 6-12. Academic achievement tests in the school's first year show student growth at rates well above average, and comparable to the original Carmen campus. School-wide MAP assessment growth for Math at Carmen Northwest was

228% of that projected, compared to 124% for MPS. School-wide MAP assessment growth for Reading was 199% of that projected, compared to 117% for MPS for the same grade levels. Carmen Northwest students in grades 8 and 9 Fall to Spring growth rates on the ACT EXPLORE exam were double those projected by ACT for one academic year.

The planning for Carmen's new Northwest Campus began in early 2012 with a team that met regularly over a year and a half and included leaders from Carmen Schools as well as representatives from the Westlawn Housing Development Resident Council, the Housing Authority of the City of Milwaukee, the Havenwoods Economic Development Corporation, the Silver Spring Neighborhood Center, parents from the neighborhood, and the principal from Kluge Elementary School, also in the proposed Choice Neighborhood. Since the school opened in Fall 2013, these neighborhood organizations have continued to grow their partnerships with Carmen Schools and the representatives have remained members of the Carmen Northwest Campus School Improvement Committee, which oversees and reviews progress toward goals in the school's annual education program plan.

Existing Leverage

Carmen Schools of Science and Technology firmly commits to continue to provide the following existing activities in support of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development and homes in the proposed Choice Neighborhood:

1. School Facility Furnishings, Equipment, and Renovations. Since opening in August 2013, Carmen Schools of Science and Technology has raised and expended \$810,450 for the Carmen Northwest Campus for the following costs: \$130,986 for building improvements; \$82,968 for building furnishings; \$596,496 for equipment, technology and instructional materials for a state-of-the-art college preparatory high school. An additional \$400,000 will be expended in the same categories prior to the start of the five-year grant period.

2. Recruitment of Students from Westlawn Housing Development and the Proposed Choice Neighborhood. Since opening in August 2013, the Carmen Northwest Campus has had a full-time admissions and neighborhood marketing director on staff to enroll students to the new school. At least 50% of the director's time is devoted to middle and high school student recruitment efforts in the immediate neighborhood, including visits to schools in the proposed Choice Neighborhood, door-to-door canvassing at Westlawn Housing and surrounding neighborhood and related efforts. This is an annual leverage of \$17,500 [0.5 x 1 years x \$35,000 (salary and taxes)] and projected total leverage of \$87,500 for the five-year term of the grant.

3. Involvement of Head of Schools in Promoting the Choice Neighborhood Concept. The Head of Schools has participated in and initiated numerous meetings with community leaders, politicians, Carmen Schools board members, and philanthropists aimed at developing and promoting the concept of a Choice Neighborhood in the Westlawn area, including Carmen's role as one of the core educational anchors in the neighborhood.

New Leverage

Carmen Schools of Science and Technology firmly commits to providing the following newly generated activities in support of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development and proposed Choice Neighborhood:

1. School Facility Furnishings, Equipment, and Renovations. Carmen commits to expending an additional \$1 million for building renovations, furnishings, equipment, technology and instructional materials to establish the Northwest Campus as the state-of-the-art college preparatory high school in the Choice Neighborhood. Half of the committed funds have been raised to date.

2. Recruitment of Residents of Westlawn and Homes in the Choice Neighborhood to Carmen Northwest Campus and to K-5 Schools in the Choice Neighborhood. As an independent charter school network, Carmen Schools has developed successful strategies for marketing its campuses as neighborhood schools with a clear mission, vision and rigorous academic program. The elementary schools in the proposed

Choice Neighborhood have only recently begun to recruit independently of the larger MPS system, targeting nearby neighborhood residents. Carmen will commit its community engagement staff person to work 25% time in collaboration with the three K-5 schools in the Choice Neighborhood to create and implement a joint marketing strategy to promote the value of attending preK through 12th grades in the neighborhood. Over the five-year term of the grant this amounts to \$62,500 in leveraged funds [0.25 x \$50,000 (salary and benefits) x 5 years].

3. Family Events and Athletics for Westlawn and Choice Neighborhood Residents. Carmen will offer its newly renovated full-size gym, dance studio and workout rooms one night per week and at least one weekend per month of adult and family recreation time for Westlawn residents (minimum of two hours per session).

4. Job Skills Training for Westlawn and Choice Neighborhood Residents. Carmen commits to opening its new Makerspace facility (especially the woodworking and electronics shops) to residents to assist in jobs skills training at least one evening per week (2 hours) and two Saturdays per month (4 hours) and summer workshops (average 12 hours x 3 per summer). The leveraged funds are for the Makerspace staff persons. Over the five-year term this amounts to a total of \$15,500 [5 x 124 hours x \$25 per hour (average wage plus taxes)].

5. Collaboration with Silver Spring Neighborhood Center to Recruit Employees. Carmen will commit to hiring each year at least one employee trained at SSNC as part of the Transform Milwaukee Jobs Program. Depending on skills, the employees would work as office staff, paraprofessionals who support classroom instruction, or computer technicians.

6. Choice Neighborhood Advisory Committee and Related Efforts. The Head of Schools will work with the Choice Neighborhoods Advisory Committee throughout the term of the grant and beyond. In addition, the Head of Schools will work to raise local and national philanthropic support for programs to improve academic achievement in all schools within the Choice Neighborhood, and serve to bring attention to the Choice Neighborhood program to the broader Milwaukee community through a variety of forums. This commitment is estimated for five years at \$13,000 [5 x 2% of 130,000 (salary and benefits)]. The Carmen Northwest Campus Principal will work collaboratively with the three K-5 school principals in the Choice Neighborhood and MPS leadership to develop a true K-12 quality educational continuum for residents, including shared program planning and professional development and student activities. This commitment is estimated for five years at \$25,000 [5 x 5% of 100,000].

Carmen Middle/High School of Science and Technology, Northwest Campus, is completely committed to being one of the core educational partners in the Westlawn Choice Neighborhood Transformation Plan and will provide the above-mentioned human and fiscal resources in order to have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Patricia J. Hoben, Ph.D.
Head of Schools

January 30, 2015



**Mayor Tom Barrett
City Hall
2000 East Wells Street
Room 201
Milwaukee, WI 53202**

Dear Mr. Barrett:

As Executive Director of Day Care Services for Children, Inc., I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for the Choice Neighborhood Initiative Grant to transform Westlawn.

Day Care Services for Children, Inc. has a forty-six year history of partnership with the Housing Authority of the City of Milwaukee (HACM), including a current site in the Parklawn development close to Westlawn. Day Care Services for Children currently has two locations in the city of Milwaukee, including one on the north side and one on the south side, providing quality early childhood educational services. We understand that the residents of Westlawn will be in need of early childhood education services prior to and during the relocation and post-revitalization as well. We believe our sites in different areas of the city will be a good resource for your Westlawn residents during their relocation.

New Leverage:

Day Care Services for Children, Inc. firmly commits to providing the following programs and activities during the five-year grant period to serve residents of Westlawn eligible for services:

Early Childhood Program: Day Care Services for Children, Inc. (DCSC) commits to enhanced services and outreach to Westlawn families as follows: 1) Partnering with HACM to fulfill the needs of families for early childhood education prior to relocation, during relocation, and post revitalization; 2) Performing increased and enhanced outreach to and enrolling current and future families in the revitalized Westlawn; 3) Enrolling, tracking and supporting the attendance of families in the program that have children ages 0-5 in the DCSC Early Education Program, and relaying those outcomes to HACM. We believe this commitment is valued at approximately \$525,000 (average cost per slot \$4,200 per year times 25 slots set aside for children of Westlawn families times five years).

Day Care Services for Children, Inc. is committed to working with the Housing Authority Task Force for Westlawn as a community partner through the Choice Neighborhood Initiative Grant. We estimate this commitment to be valued at \$4,200 (20 hours per year of the DCSC Executive Director at \$42/hour for five years).

Day Care Services for Children, Inc. firmly commits to providing the above newly generated services to the residents of Westlawn and estimates the value of these services for the five year period of the grant to be \$529,200.

Day Care Services for Children, Inc. strongly supports this Choice Neighborhood Initiative for the Westlawn Community and we believe that it will not only revitalize the physical development of Westlawn but also help to improve the quality of life, education, and self-sufficiency of the residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edward Konkol".

Edward Konkol

**Day Care Services for Children, Inc.
Executive Director**



5500 W. Silver Spring Dr.
Milwaukee WI 53218
Phone: (414) 527-1546
Fax: (262) 439-6141
www.growingpower.org

February 9, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Farmer, Founder and CEO of Growing Power, Inc., I am pleased to provide this letter of commitment in support of your FY2014/2015 Choice Neighborhoods Implementation grant application for the Transformation of the Westlawn neighborhood.

Growing Power is a non-profit organization that focuses on the development of sustainable community food systems through which high-quality, safe, affordable food is made accessible to diverse communities everywhere. Located five blocks east of the Westlawn public housing development, Growing Power has established a Community Food Center that supports sustainable food-producing systems that are used for demonstration, production and hands-on learning. Our mission is to support people from diverse backgrounds, and the environment in which they live, by improving their food security, promoting social justice and sustainability, and building community around food sovereignty. We implement this mission by providing hands-on training, on-the-ground demonstration, outreach and technical assistance, to help people grow, process, market, and distribute food in a sustainable manner.

As you know, Westlawn is currently a “food desert” with low-income residents having few healthy food choices among the nearby stores and restaurants. For the past sixteen years, our Community Food Center has offered the public and nearby Westlawn residents access to healthy, locally grown and affordable food. We have also provided job training, leadership development, and skill-building in urban sustainable agriculture to countless youth from and around Westlawn who have participated in our youth programs, such as the Growing Power Youth Corps.

Leverage

Growing Power firmly commits to providing \$52,500 (\$10,500/year x 5 years) for compost and education/training programs for the original or new residents living in the targeted Westlawn Housing Development over the life of the FY2014/FY2015 Choice Neighborhoods Implementation Grant. Additional detail about the compost and education/training programs to support the Westlawn Transformation Plan is provided below.

1. Coordinating and managing the Westlawn community gardens that will be used by residents. Growing Power will provide training and education for residents on sustainable food production and healthy nutrition. Growing Power will use nutrient rich, microbial compost it has generated over the past year for the garden installations. (25 yards of compost x \$200 per yard = \$5,000/year, or \$25,000 for the five-year grant period)
2. Operating the pre-cooked pilot food waste collection system. Growing Power will educate residents on how to separate their trash in order to collect home-generated pre-cooked food waste for composting, which will add nutrients and fertilizer to the garden. Growing Power will oversee all waste collection and management as it pertains to this program (500 hours per year for the compost team x \$10.00 average waste rate = \$5,000/year, or \$25,000 for the five-year grant period)
3. Growing Power offers daily, hands-on education tours of its urban farm facility which demonstrate how food can be intensively yet sustainably grown in dense, urban areas. The nearly 3-acre farm consists of six A-frame green houses and eighteen hoop-houses supporting year-round agricultural production, a laying hen flock (500+), dairy goats, millions of worms, over 100,000 fish in twenty aquaponic systems throughout the facility, and countless varieties of micro-greens and vegetables growing throughout the urban farm year-round. Growing Power will promote and provide these educational tours to Westlawn residents (estimated 50 resident participants per year x \$10 per tour = \$500/year, or \$2,500 for the five-year grant period)

In addition to this \$52,500 commitment, Growing Power has already invested the following: At the 55th Street campus: \$40,000 to raze two old houses; \$42,000 to add 6 hoop houses; \$30,000 to restore hoop house 6; \$150,000 to restore the main structure of greenhouses; At the Carleton campus: (41st and Silver Spring Dr.) \$224,000 to install 32 hoop houses in anticipation of the catalytic redevelopment of the Westlawn neighborhood. These investments, which started after February 6, 2012, have and will contribute to the goals and outcomes you have described in your application.

Growing Power strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Will Allen
Farmer, Founder & CEO



BOARD OF DIRECTORS

January 29, 2015

Keith Anderson
Board Chairperson
Engberg Anderson Design Partnership

Mayor Tom Barrett
City Hall
200 East Wells, Room 201
Milwaukee, WI 53202

Caroline V. Krider
1st Vice Chairperson
U.S. Bank National Association

Marjorie A. Cage, PhD
2nd Vice Chairperson
Community Volunteer

Dear Mayor Barrett:

Kim M. Dougherty
Treasurer
Children's Hospital and Health System

I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

James A. Baxter
Van Briesen & Roper, SC

William B. Coleman
Coleman & Williams, Ltd.

Claudia Guzman
University of Wisconsin Milwaukee

Randall C. Harlan
EnterForce, Inc.

Laura J. Hauschild
Northwestern Mutual

IMPACT is a 501(c)(3) organization with a mission to change lives for good. IMPACT's family of services helps restore the health and productivity of individuals, organizations and workplaces leading to an improved quality of life for the entire community. IMPACT has established productive collaborative relationships with leading businesses, funders, community stakeholders and other non-profit organizations; playing a critical role in preventing solvable problems from escalating into crises by helping people and organizations make connections that generate answers.

Karen Ordians
Children's Health Alliance of Wisconsin

Jill Ritterbusch
City of Milwaukee Health Department*

Chris Schmidt
Johnson Controls, Inc.

Roger C. Sherman
Community Volunteer

Filippa C. Weber
Harley-Davidson*

*Retired

6737 W. Washington Street
Suite 2225
Milwaukee WI 53214
phone (414) 256-4808
fax (414) 771-4808
www.impactinc.org

| IMPACT 'S FAMILY OF SERVICES | | | | |
|---------------------------------------|--------------|--------------------------------|------------------|---------------------------|
| NEW IMPACT Planning Council | IMPACT 2-1-1 | IMPACT Alcohol & Drug Services | IMPACT Awareness | IMPACT Workplace Services |

IMPACT Planning Council is a part of IMPACT's family of services and provides planning, evaluation and research services for other nonprofits, foundations and government. It has been operating in Southeastern Wisconsin since 1966, and has an 18 year history of working successfully with the City of Milwaukee on projects similar to the proposed Choice Neighborhood Implementation project. Specifically, the Planning Council has served as the external evaluation partner for the Housing Authority's HOPE VI Scattered Sites project, as well as HOPE VI projects at Hillside, Parklawn, Carver Park and Highland Park family housing developments. The Planning Council has also worked collaboratively on the Drug Elimination grant programs and HUD's Family Self-sufficiency program. Most recently, we have completed a mixed method analysis of the Housing Authority's education initiative, and assessed resident use of, and satisfaction with, employment and financial services. Importantly, IMPACT Planning Council has been involved in facilitating and evaluating collective impact efforts at the neighborhood level and has always assured that the voice of residents is included in the planning and assessment.

LIVE UNITED



Our family of services helps restore the health and productivity of individuals, organizations and workplaces leading to an improved quality of life for our entire community.
 IMPACT 2-1-1 | IMPACT Alcohol & Drug Abuse Services | IMPACT Workplace Services | IMPACT Planning Council | IMPACT Awareness

Existing Leverage

IMPACT Planning Council commits to providing resident engagement through focus groups, listening sessions and interviews, and reporting results at resident meetings in support of the “People” component of the proposed Transformation Plan during the five-year grant period.

To serve those original or new residents living in the targeted Westlawn housing development IMPACT will contribute the equivalent of over 40 hours additional hours annually to the design, implementation and dissemination of the research and evaluation findings. The total leveraged value over the five year grant period for existing services is \$25,000 (41.66 hours at \$120 an hour per year equals \$5,000 multiplied by the 5 year grant period.)

New Leverage

In addition to existing efforts to secure resident input and the existing leveraged amount of \$25,000, IMPACT Planning Council commits to undertaking a new method of resident engagement which, in a pilot application, yielded a high rate of return on resident assessment of services. This methodology will be expanded to include residents in the targeted Westlawn development, thereby increasing resident voice and representation in the ongoing identification of needed services. To this end, the Planning Council will contribute an additional 83.33 hours of evaluation services over the course of the five year grant period. The total new leveraged value over the five year grant period is \$10,000 (16.66 hours at \$120 an hour per year equals \$2,000 multiplied by the 5 year grant period.)

IMPACT commits to providing the above services to the residents of the Westlawn development and estimates the **value of these services for the five year grant to be \$35,000 as calculated above (\$25,000 for existing leverage and \$10,000 for newly generated leverage).**

IMPACT Planning Council strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community’s housing, people and neighborhood.

Sincerely,



Michael G. Davis
President and CEO

Earl Buford
Milwaukee Area Workforce
Investment Board

Charlie Corrigan
JP Morgan Chase & Co.

Kathryn Dunn
Greater Milwaukee Foundation

Gilbert Llanas
Community Volunteer

Steven L. Mahan
City of Milwaukee
Community Development
Grants Administration

Mary Anne Martiny
The Harley Davidson Foundation

Antonio Perez
Housing Authority
City of Milwaukee

Shannon Reed
United Way of Greater Milwaukee

Teig Whaley-Smith
Milwaukee County
Economic Development

Jerry Roberts
Bader Philanthropies
WFA Board President

Clare Reardon
Interim Program Manager

Mayor Tom Barrett
City Hall
200 East Wells Street, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett,

As Board President of the Milwaukee Area Workforce Funding Alliance, I am pleased to provide this letter of commitment in support of the Choice Neighborhood proposal to develop sustainability in the Westlawn Neighborhood.

Milwaukee Area Workforce Funding Alliance (WFA) is a consortium of 25 private and public funders, aligning and pooling their resources to address employment issues for low-income, low-skilled Milwaukee residents.

As a funding collaborative that pools and aligns resources, we recognize the value of leveraging our investments for more efficient and effective outcomes in our community.

Together we align approximately \$16 million annually into workforce partnerships, which are employer-driven and sector-based. The partnerships are led by nonprofit organizations providing financial counseling and coaching, access to public and private work supports, pre-employment services and training programs, and placement and retention services.

WFA is committed to fund new services during the Choice Neighborhood grant period to serve the residents of the targeted development.

Housing Authority of City of Milwaukee has a history of success with supporting resident and neighborhood employment and services. WFA intends to build on this effective record by targeting resources to this area.

WFA will invest \$100,000 in cash annually toward workforce development services to a minimum of *100 new clients annually*. This support will be directed toward coordinated efforts with Silver Spring Neighborhood Center and Havenwoods Business District.

Milwaukee Area Workforce Funding Alliance commits to fund the services of assessment, job readiness, work supports, and training and job placement to the residents of the targeted development. WFA estimates the cash value of these contributions for the five-year grant to be \$500,000.

Please contact us if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Roberts", with a long horizontal flourish extending to the right.

Jerry Roberts
Board President, Milwaukee Area Workforce Funding Alliance
Bader Philanthropies
414-224-6464



February 3, 2015

Mayor Tom Barrett
City of Milwaukee
200 E. Wells Street
Room 201
Milwaukee, WI 53202

Dear Mayor Barrett,

As President and CEO of the Milwaukee Area Workforce Investment Board (MAWIB), I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood. MAWIB, as the local administrative entity for the Workforce Investment Act, works in partnership with local leaders in government, education, private industry, philanthropy and labor to develop, facilitate and lead initiatives that respond to our local workforce needs. We also have a strong commitment to those most economically disadvantaged to gain the skills needed to access jobs in our community.

MAWIB commits to providing the following generated services and activities during the grant period to serve those original and new residents of the Westlawn Choice Neighborhood.

New Leverage

The MAWIB commits to providing the following activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original and new residents of Westlawn that are eligible for community and supportive services:

1. Job Readiness Training provided by MAWIB Job Readiness Preparation staff- \$50 per hour x 2 staff x 4 hours x 4 sessions x 5 years plus supplies \$100 annually ---for a total of \$8,500.
2. Resume writing workshops provided by MAWIB staff---\$50 per hour x 2 staff x 4 hours x 4 sessions x 5 years plus supplies \$150 annually---for a total of \$8,750.
3. Coordinating with Westlawn to provide up to 20 Westlawn youth (ages 14-21) with summer enrichment activities, staff assistance \$50 x 1 staff for 4 hours x 5 years plus \$100 annually for supplies and activity cost-for a total of \$1,100.
4. YouthBuild: Education, occupational skills training in construction and manufacturing, youth leadership development, career exploration and planning, post program support, and community service learning opportunities - 21 slots over 2 years, for a total of \$113,400.
*x *2700/slots/yr*

Existing Leverage

The MAWIB commits to providing the following existing activities on support of the People component of the Proposed Transformation Plan during the five-year grant period to serve



those original and new residents of Westlawn that are eligible for community and supportive services:

1. The WIA case management will coordinate with Westlawn and HACM Choice Neighborhood to provide access to job training and supportive services for those residents eligible for WIA services: MAWIB –MAWIB commits to having its WIA Case Managers work closely with the Westlawn Choice Neighborhood Case Manager to coordinate job training and supportive services for those Westlawn residents eligible for WIA services. We have estimated the value of this commitment at 10 hours of the Case Manager per client per year x \$20/ hour salary x benefit rate x an estimated 10 clients x 5 years, or \$10,000 total.
2. Summer Youth Employment: MAWIB commits to setting aside 10 slots for their Summer Youth Employment program specifically for youth from the targeted Choice Neighborhood, for the five year grant period. The Youth Employment program runs eight weeks during the summer. The program is dedicated to training that reinforces soft employment skills such as interpersonal communications, resume writing, exposure to various career track choices and other elements that produce a well-rounded youth employment. It also provides a work experience at either a community organization or private employer. The cost of an average slot for a youth employee is about \$1,500 per year and so we calculate the value of this commitment at \$1,500 x 10 slots x 5 years or \$75,000 total.
3. Community Task Force: The MAWIB commits to working with the Task Force set up for the Westlawn Choice neighborhood as a community services partner through the Choice Neighborhoods grant. We estimate this commitment to be valued at \$5,000 (20 hours per year of time of a MAWIB staff person at \$50 per hour for five years)

The MAWIB firmly commits to providing the above services to the residents of the Westlawn Choice Neighborhood and estimates the value of these services for the five year grant to be \$221,750 as calculated above: \$90,000 for existing leverage and \$131,750 for newly generated leverage.

The MAWIB strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it has a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Earl Buford
President & CEO
Milwaukee Area Workforce Investment Board



January 22, 2015

Mayor Tom Barrett
City Hall
200 E. Wells St. Room 201
Milwaukee, WI 53202

Dear Mr. Barrett:

As Executive Director of Milwaukee Community Service Corps (MCSC), I am pleased to provide this letter of commitment in support of your 2013 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

With two decades of experience in preparing young adults for careers in the trades and manufacturing, MCSC serves as one of the few places in Milwaukee and Wisconsin where all disadvantaged young person can build a work history, solid employment skills, and a bridge to a self-sustaining future. MCSC resides in the HACM Hillside Community where we have a seasonal contract with them to perform their landscaping needs. We are also contracted to pick up recycling from high-rises.

New Leverage

MCSC firmly commits to providing the following newly generated activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

- 1. Special Outreach to Westlawn neighborhood families and youth:** MCSC commits to forming a partnership with Silver Spring Neighborhood Center and other neighborhood CBO's. This relationship will allow us to recruit individuals for our six month vocational training program, where they will have the opportunity to earn a number of nationally recognized certificates and on the job paid training. MCSC averages about 6 hours per week on our partnership with other CBO's. Over the 5 year period, this will accumulate to about 780 hours.
- 2. Silver Spring Neighborhood Center Transitional Jobs Program Host Employer:** MCSC is partner with Silver Spring Neighborhood Center's Transitional Jobs Program to host their participants at our job site where they will be working on our jobs sites doing: landscaping, housing rehabilitation, beach clean-up, and recycling. The value of hosting at least 4 of their transitional Jobs participants for a 6 month period per year would be \$30,160 (\$7.25 multiplied by 40 hours, multiplied by 26 weeks, multiplied by 4 slots). Therefore, the total leveraged value over 5 years will be \$150,800.
- 3. Training/Education Slots Committed for Westlawn Neighborhood families:** MCSC hereby commits to set aside 10 slots annually for interested Westlawn neighborhood young adults ages 18-28. This will provide them with the opportunity of education in the green jobs/construction field valued at \$4,990 per trainee based on our 2015 budget. In addition to education, each trainee will have the opportunity to earn wages on non-education days. This value is \$2,544.75 (\$7.25 per hour x 19.5 hours per week x 18 weeks). In addition to the earning wages on these days, our trainees gain hands-on experience with industry professionals. This experience is priceless. Therefore, the total leveraged value over 5 years will be \$376,737.50 (10 slots multiplied by \$4,990 per person, plus the earned wages of \$2544.75, multiplied by 5 years).

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Janet Tallberg
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Paul Westphal
Robert W. Baird

George Leutermann
Executive Director

Existing Leverage

MCSC firmly commits to providing the following existing activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

1. **Outreach to Westlawn neighborhood families and youth:** MCSC currently serves individuals in the Westlawn neighborhood through our sixth month training program. This includes financial literacy courses, soft skills training, courses that will prepare individuals for apprenticeships and/or post-secondary education as well as employment. If a participant stays with our program for the full 6 months, it values at \$8,571.50 per individual.
2. **Community Service:** We are an on-call agency for various projects in the Westlawn community. Some of these projects have been recycling program, litter clean-up, and property maintenance.

MCSC firmly commits to providing the above services to the residents of the Westlawn development and estimates the value of these services for the five year grant to be \$592,659 as calculated above (\$8,571.50 for existing leverage and \$584,087.50 for newly generated leverage).

MCSC strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



George Leutermann
Executive Director



Mission: To provide accessible, quality, primary and related health care services to Milwaukee residents, with our continuing emphasis on medically underserved families and individuals.

January 28, 2015

Mayor Tom Barrett
City Hall
200 East Wells Street Room 201
Milwaukee, Wisconsin 53202

Dear Mayor Barrett:

As President and Chief Executive Officer of Milwaukee Health Services, Inc., I am pleased to provide this letter of commitment in support of your 2014 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood.

Milwaukee Health Services, Inc. (MHSI) is a Federally Qualified Health Center (FQHC) that operates from two (2) sites: the MLK Heritage Health Center at 2555 N. Martin Luther King Drive and the Isaac Cogs Heritage Health Connection at 8200 W. Silver Spring Drive. MHSI offers a range of primary health care services including physician, dental, behavioral, benefit determination, and pharmacy. As an FQHC, we service everyone regardless of income, or third party coverage, and seek to provide high quality care in accessible locations and at convenient times. Our two sites primarily target the residents of Milwaukee's north side, but we service patients from all over the county.

Thus, we want to confirm that Westlawn, which is located only 14 blocks from our Isaac Cogs Heritage Health clinic, is in our focus area. In addition, we want to confirm our commitment to working with the Housing Authority and its staff and partners to collaborate on health strategies related to your Westlawn transformation plan. We believe that the strategies that we can be most effective with include assisting those residents without a primary care medical home to become a patient at the Isaac Cogs Heritage Health Center, and to continue ongoing clinic services for those already connected to MHSI (your resident survey indicated that over 6% of residents currently already use the clinic). We also would like to provide some health promotion and education and information programs geared towards the residents of Westlawn during the grant period.

New Leverage

MHSI firmly commits to providing the following new activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

"Your Health Is Our Business"

EST. 1989

**Martin Luther King
Heritage Health Center
ADMINISTRATION**
2555 North MLK Drive
Milwaukee, WI 53212
(414) 267-2022
(414) 372-7420 fax

**Isaac Cogs Heritage
Health Center**
8200 West Silver
Spring Drive
Milwaukee, WI 53218
(414) 760-3900

www.mhsi.org

1. Expanded outreach to Westlawn residents: It is our understanding that one of the major health strategies described in your grant is to outreach to persons that do not currently have a medical home and connect them to a quality medical home. Considering that MHSI serves all regardless of third party coverage, we believe that MHSI would be a good medical home for those Westlawn residents that do not have one currently. Our staff will work closely with your case managers to reach out to these residents and will do outreach and promotion to residents of Westlawn at Resident Council meetings and through mailings/flyers. We estimate that this commitment will entail 8 hours of staff time per month x \$16.94/hour (salary and benefits) x 60 months of the grant, or \$8,131 total leverage.

Milwaukee Health Services, Inc. strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Tito Izard, M.D.
President/Chief Executive Officer

TI/gnv



MILWAUKEE JOB CORPS CENTER

6665 North 60th St.
Milwaukee, WI 53223
Telephone: 414.616.5700
Facsimile: 414.353.5919

January 21, 2015

Mayor Tom Barrett
City Hall
200 E. Wells Street Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Center Director of the Milwaukee Job Corps Center, I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing and Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

The Milwaukee Job Corps Center is part of a national education and job training program administered by the U.S. Department of Labor and located within 1 mile of the Westlawn Housing Development. Job Corps provides a free training program for eligible young people between the ages of 16-24 that qualify as low income. The center provides technical training in three career pathways:

- Health Care: Certified Nursing Assistant and Medical Office Support
- Manufacturing: Manufacturing Technology, Materials Handling and Distribution and Welding
- Construction: Cement Masonry

Job Corps works with each student to facilitate successful career placement following the completion of the training program. The Housing Authority of the City of Milwaukee (HACM) played an intricate role in the successful launch of the Milwaukee Job Corps Center. The HACM has provided support and resources to promote local recruitment and to provide hands-on training experiences for our career technical trades.

MINACT Incorporated was awarded a two year contract from July 1, 2010 – June 30, 2012 to operate the Milwaukee Job Corps Center, with the possibility of three additional option years (currently in option year 3). The approximate annual operation cost is 9 million dollars per year.

New Leverage

The Milwaukee Job Corps Center commits to providing the following newly generated activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original and new residents of Westlawn that are eligible for community and supportive services:

Operated by MINACT Incorporated under contract with the U.S. Department of Labor
An Equal Opportunity Employer

- Education
 - Work with the Housing Authority to promote the Milwaukee Job Corps as a viable option for eligible young adults between the ages of 16-24 that qualify as low income in the Westlawn community.
 - Work with the Westlawn community to provide supportive services, such as tutoring and mentoring, to facilitate the academic success of participants in the Westlawn community.
 - 120 hours of service - \$35.00 per hour – Estimated 5 year cost - \$21,000
- Service Learning
 - Work with the Westlawn community to provide service learning projects such as urban gardening and miscellaneous service community projects.
 - 240 hours of service - \$35.00 per hour – Estimated 5 year cost - \$42,000

The Milwaukee Job Corps Center firmly commits to providing the above services to the residents of the Westlawn development and estimates the value of these services for the five year grant to be \$63,000 as calculated above.

The Milwaukee Job Corps Center strongly supports this Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Respectfully Submitted,



James E. Roberts, Jr.
Center Director

Operated by MINACT Incorporated under contract with the U.S. Department of Labor
An Equal Opportunity Employer



**MILWAUKEE
PUBLIC SCHOOLS**

OFFICE OF THE SUPERINTENDENT
5225 West Vliet Street
P O Box 2181
Milwaukee, Wisconsin 53201-2181
Phone: 414.475.8001
Fax: 414.475.8585

February 2, 2015

Mayor Tom Barrett
Milwaukee City Hall
200 East Wells Street, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Superintendent of Milwaukee Public Schools, I am pleased to provide this letter of commitment in support of the City of Milwaukee's application to the U.S. Department of Housing and Urban Development for the Choice Neighborhood Implementation grant, which is funding to transform the Westlawn neighborhood. We are also pleased to be the Principal Education Partner on the grant. Milwaukee Public Schools is the largest school district in Wisconsin and the 42nd largest school district in the nation. Milwaukee Public Schools educates students from diverse racial, ethnic and cultural backgrounds. The district's enrollment for the 2014-15 school year is 77,391. The student population is 86.1% non-white and the majority (54.7%) is African-American. Other ethnic groups include Hispanic (24.6%), Asian (6.0%) American Indian (0.7%), and White (13.9%). A total of 19.9% of students were identified with special education needs, and 9.2% of students have limited English proficiency. About 82% of all students in the district qualify as economically disadvantaged.

Milwaukee Public Schools and the Housing Authority of the City of Milwaukee (HACM) have similar goals for the youth of the Westlawn Choice Neighborhood. These goals are to improve access to high-quality early-childhood education programs and neighborhood schools and to create positive educational outcomes for students so that they are college- and career-ready when they graduate from high school.

Milwaukee Public Schools commits firmly to providing professional staff time from each of the three neighborhood schools in the Westlawn Choice Neighborhood (Browning Elementary, Kilbourn Elementary, and Kluge Elementary) to coordinate efforts with the HACM education specialist to discuss student issues/concerns. The district will also participate as an active member of the education subgroup of the Neighborhood Advisory Committee. We estimate that the time spent on these new activities will average a minimum of three hours per month for each school. The hourly rate is calculated using the district's part-time certificated rate of \$26.33 per hour, and a fringe benefit rate of 53.4%, for a total hourly rate of \$40.39 per hour. Thus, \$40.39/hour, times three hours per month, multiplied by 60 months for the five-year grant period for three schools equals \$21,811 in leveraged resources. The district will also assign a central services administrator to the team to ensure that grant activities support the district's educational and operational goals, and to ensure that grant activities take place on time and on budget.

Milwaukee Public Schools supports the Westlawn Choice Neighborhood Transformation Plan and we believe that it will have a significant impact in transforming the Westlawn Community's housing, people and neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darienne B. Driver'.

Darienne B. Driver, Ed.D.
Superintendent of Schools

DBD/MT/tms



January 28, 2015

5460 North 64th Street
Milwaukee, WI 53218

Phone 414.463.7950
Fax 414.463.4858

www.ssnc-milw.org

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EXECUTIVE DIRECTOR

Anthony McHenry



Mayor Tom Barrett
City Hall
200 E. Wells Street | Room 201
Milwaukee, WI 53202

Dear Mayor Barrett,

As the Executive Director of Silver Spring Neighborhood Center (Silver Spring), I am pleased to provide this letter of commitment in support of your FY2015 application to the U.S. Department of Housing and Urban Development for the Choice Neighborhood Implementation funding to transform the Westlawn Housing Development and the surrounding community.

Silver Spring was founded as a "settlement house" in 1958 to serve families living in the Westlawn public housing development and surrounding community. During its 56 year history as a nonprofit organization, it has grown from a 3,000 square foot afterschool program to a 50,000 square foot community center that is committed to strengthening and enriching the community by offering a comprehensive range of health and human services. The Silver Spring model combines prevention focused health and social services, recreation, early childhood education, afterschool education and programming, adult education, employment readiness training and placement, tax preparations, community organizing, emergency services (i.e. food pantry), advocacy and other support services. Today, Silver Spring serves more than 8,000 individuals annually and has partnerships with well over 40 agencies and institutions that bring their expertise and resources to Silver Spring. Below you will find Silver Spring's commitment to new leverage opportunities and existing leverage for the Westlawn Housing Development and the Choice Neighborhood:

New Leverage

Silver Spring firmly commits to providing the following new activities for the current and new residents living in the targeted Westlawn development in support of the "People Component" of the proposed Transformation Plan during the five year grant period:

1. **Child Development:** Silver Spring currently has 82 children enrolled in its Elaine Schreiber Child Development Center (Schreiber Center) program but has the capacity to serve 168. Silver Spring commits to the following: (1) continuing to provide a comprehensive, high quality, results-oriented early childhood education program utilizing best practices during the grant period; (2) partnering with the Housing Authority of the City of Milwaukee (HACM) to fulfill families' current early child development needs prior to and during relocation as well as during post revitalization; (3) performing outreach to and enrolling current and future Westlawn families and other non-public housing families in the revitalized Choice Neighborhood around and including Westlawn and (4) enrolling, tracking and supporting attendance for children 0-5 years old in the Schreiber Center program.

Through this new and expanded program outreach effort, we commit to serve a minimum of 50 additional children from the targeted Westlawn development. The value of this commitment for new activities is \$1,570,000 (about \$6,280 annually per slot for 50 slots set aside for residents of the targeted Westlawn development for five years).

2. **Adult Education Program:** Silver Spring commits to providing enhanced and expanded outreach for our adult education program to the current and new families in the Westlawn development. Silver Spring also commits to working closely with the HACM Case Manager on tracking outcomes for the adult education program. We estimate this commitment for new activities related to expanded outreach will take 5% of the Adult Education Coordinator/Lead Instructor's time for five years, which is calculated to be 5% time per year x \$58,000 (salary + benefits) x 5 years, or \$14,500.
3. **Youth Financial Literacy:** Silver Spring also commits to offering financial literacy training for youth from the targeted Westlawn development by partnering with Assets Builders of America, which will offer trainings and workshops valued at \$3,500 per year for four years (\$3500/year x 4 years) for a total of \$14,000.
4. **Computer Training:** Additionally, Silver Spring will offer new computer literacy programs designed to provide skill-based education for youth in the targeted Westlawn development to enhance employment opportunities upon graduation. This new project will consist of 10% of the Youth Director's time with an estimated value of 10% x \$50,000 (salary + benefits) x 5 years = \$25,000.
5. **Employment Program:** Since 2010, Silver Spring has implemented the Transform Milwaukee Jobs Program (formerly known as the Transitional Jobs Program), which is funded by the State of Wisconsin Department of Children and Families. The average cost per participant in training and wages in the program was \$6,849. On average, about eight participants per year lived in the Choice Neighborhood during the course of the program. Using the existing model from the Transitional Jobs program, the Transform Milwaukee Jobs Program provides job training and to help Milwaukee's hard to employee individuals secure permanent employment at companies in the surrounding area. Silver Spring anticipates serving approximately eight participants per year from the targeted Westlawn Development. This translates to \$273,960 in leveraged funds.
6. **Choice Neighborhood Advisory Committee:** As a key partner and stakeholder, Silver Spring is excited to work collaboratively with the Westlawn Choice Neighborhoods Advisory Committee—both throughout the Choice Neighborhood implementation grant period and beyond. This commitment is valued at \$11,000, which is 2% of the Executive Director's time (salary + benefits) for five years.

Silver Spring commits to providing the above services to Westlawn residents—an estimated \$1,908,460 value over the five year grant period. Additionally, Silver Spring commits \$415,000 in cash payable to HACM over the next five years or \$83,000 per year to provide funding for the Endowment Trust Fund for the Choice Neighborhood. We are particularly interested in improvements that will create new program space for Silver Spring activities and site improvements that will help attract quality businesses to the community.

Existing Leverage

Silver Spring is committed to providing the following existing activities for current and new Westlawn Housing Development residents to support the "people component" of the proposed Transformation Plan during the five year grant period:

1. **GED/Adult Basic Skills:** Silver Spring's Adult Education Program serves about 225 learners per year and offers GED and Adult Basic Skills 25 hours per week. The average cost per student to attend adult education classes is \$605. On average, 40 students who live in the Westlawn development attend adult education classes each year. Silver Spring will continually offer education classes to Westlawn residents. This existing commitment amounts to \$24,200 each year (40 students x \$605/student) and at least \$121,000 over the five year grant period in leveraged funds (\$24,200/year x 5 years).

2. **Celebrating Families:** Silver Spring received a grant from Wisconsin's Department of Health and Human Services Behavioral Health Division to provide an evidence-based program to support families affected by alcohol and drug abuse. The program was funded for \$50,000 for calendar year 2014, and funding is expected to continue for the next five years. About half of the participants will come from the Westlawn development. Therefore, the total commitment from Silver Spring is estimated to be approximately \$125,000 for the five year grant period ($\$50,000 \times 50\%$ participation from Westlawn residents $\times 5$ years).
3. **Youth Social Development Afterschool and Summer Programming:** Since its foundation in 1958, Silver Spring has been serving youth. We offer a wide variety of social development programming, afterschool educational programming, recreational and cultural arts programming, financial literacy, leadership development and sports and competitive elite basketball and track teams for boys and girls. Additionally, we provide a variety of prevention programming, including teen pregnancy, ATODA (Alcohol Tobacco & Other Drug Addiction) prevention, violence prevention and pregnancy prevention. Each year we serve about 3,000 youth are attend these programs. A variety of funding sources and contributors support these programs with \$1,026,358 each year; the average cost per year per youth is \$342. Approximately 1,320 (44%) of the youth who participate in our programs live in the Choice Neighborhood, and 660 from the Westlawn development and an additional 660 from the surrounding neighborhood. This amounts to a total existing leverage related to the targeted Westlawn development of $\$342/\text{youth}/\text{year} \times 660 \text{ youth} \times 5 \text{ years} = \$1,128,600$ and for leverage related to the Choice Neighborhood of $\$342/\text{youth}/\text{year} \times 1,320 \text{ youth} \times 5 \text{ years}$ or $\$2,257,200$. Thus, the total leverage is $\$2,257,200$ for the five year grant period.
4. **Child Development:** Silver Spring currently has 63 children who live in the Choice Neighborhood enrolled full-time in its Elaine Schreiber Child Development Center (Schreiber Center) program, including 34 who are current Westlawn residents. Silver Spring will continue to provide a comprehensive, high quality, results-oriented early childhood education program utilizing best practices during the grant period to an average of 55 existing children from the Choice Neighborhood. The average value of a child care slot is \$6,280 per year. Thus, the total existing leverage for this commitment is equivalent to $\$1,978,200$ for the 5 year period ($\$6,280/\text{slot} \times 63 \text{ slots} \times 5 \text{ years}$ (Westlawn residents = $34 \times \$6,280/\text{slot} \times 5 \text{ years} = \$1,067,600$).
5. **Community Food Bank:** Silver Spring operates a Community Food Bank to supply emergency food to low-income residents who live in three zip codes – 53218, 53209 and 53225. The Food Bank is open four days per week for 2-3 hours per day. It is staffed by a .5FTE Food Bank Coordinator and several subsidized out of school youth workers as well as volunteers. The cost to pay staff who run the Community Food Bank and to cover occupancy expenses is \$22,250 annually ($\$22,250 \text{ total costs per year} \times 20\% \times 5 \text{ years}$) is committed as leverage funds for the Westlawn development residents and an additional \$5,562 ($\$22,250 \text{ total costs per year} \times 5\% \times 5 \text{ years}$) is committed as leveraged funds for the remainder of the Choice Neighborhood.

Thus, Silver Spring firmly commits to providing the above existing services to the residents living in the Choice Neighborhood and estimates the value of these existing services for the five year grant to be \$2,464,450 for Westlawn development residents and \$2,044,762 for the other residents in the Choice Neighborhood or a total of \$4,509,212.

Silver Spring enthusiastically supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will truly have a transformation impact on this community's housing, people and neighborhood.

Sincerely,



Anthony McHenry
Executive Director

Bev Zabler, PhD, RN
Assistant Dean for Practice & Partnerships
Director, Institute for Urban Health Partnerships

Cunningham Hall, 757
P.O. Box 413
Milwaukee, WI
53201-0413
414 229-2683 phone
414 229-6474 fax
www.uwm.edu
zabler@uwm.edu
UPS/FedEx/Courier only:
1921 East Hartford Avenue
Milwaukee, WI 53211

January 20, 2015

Mayor Tom Barrett
City Hall, 200 East Wells Street, Room 201
Milwaukee WI 53202

Dear Mayor Barret:

As the Assistant Dean for Practice and Partnerships and the Director of the University of Wisconsin-Milwaukee (UWM) Institute for Urban Health Partnerships (IUHP), I am pleased to offer support for your 2015 application to the U.S. Department of Housing and Urban Development for Choice Implementation funding to transform the Westlawn neighborhood.

The IUHP provides oversight for the UWM Silver Spring Community Nursing Center (SS CNC), which is located in Westlawn's Silver Spring Neighborhood Center (SSNC). We have partnered with SSNC to collaboratively provide health services to Westlawn and the surrounding community for over 29 years. We appreciate the support of the Housing Authority, City of Milwaukee through those years in the allocation of space within SSNC for: outreach for health promotion programs; our efforts to expand our health services and other related initiatives that address health disparities for the low-income population in Westlawn; and our health care professional students' learning experiences.

New Leverage

The UWM IUHP firmly commits to providing the following newly generated activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development (A total of at least \$16,500 new leverage):

1. *The SS CNC staff and nursing students will provide at least two health promotion programs based on the Ryan and Sawin (2009) Individual and Family Self-management Theory focusing on chronic disease primary and secondary prevention each semester on-site at the targeted Westlawn development. Convenient access to health promotion programs may decrease the incidence of chronic diseases or complications from existing chronic diseases. The total new leveraged value for nursing student services is calculated based on the SS CNC staff nurse time supervising the project. The value of the student services is incorporated in the existing leverage calculations. For health promotion programs our customary BSN nurse fee is \$75.00/hour including presentation and preparation time, which averages 4 hours for each presentation, a total of \$300 per presentation. Over 5 years, the total leverage for at least 4 programs per year will be \$6,000.*

2. *SS CNC nursing students will provide at least 6 weeks of ecological model nurse case management services for at least 15 Westlawn residents each year who are suffering from multiple chronic diseases and lacking a health home. Nurse case management improves health outcomes (Bell-Calvin & Zabler, 2010, research poster presentation) SS CNC BSN nurses will supervise the students for a minimum of 4 hours of contact per client at a cost of \$35.00 per hour. Therefore, the total leveraged value over 5 years will be a minimum of \$10,500.*

3. *Leverage of inter-professional healthcare clinical learning opportunities at SS CNC to increase access to comprehensive healthcare for area residents through a UWM health sciences (nursing, allied health, public health, social work...) collaboration that is in process on campus. **The total leveraged value over 5 years cannot be calculated until the planning is completed. (\$0)***

Existing Leverage

The UWM IUHP firmly commits to providing the following existing activities in support of the People component of the proposed Transformation Plan during the 5-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

1. Group prenatal appointments in partnership with Columbia-St. Mary's Family Health obstetric services continue to serve pregnant families of Westlawn and the 53218 zip code. Convenient access to prenatal medical care in conjunction with SS CNC Prenatal Care Coordination nurse services will improve pregnancy and birth outcomes, including infant mortality rates. ***The leverage here is non-tangible– it is improved health care access for the residents through an innovative partnership (\$0). The medical and nursing services are mostly reimbursed through third party payer billing.***

2. SS CNC staff, along with graduate and undergraduate nursing students, provide health promotion education and outreach programs, primary health care, health information and referral services, nurse case management and care coordination for all ages, and the following specific health services:

- a) For Adults: Health Screenings, Physical Exams, Women's Health Exams, Minor Illness Checks, Prenatal Nurse Case Management, and TB Skin Testing;
- b) For Children and Teens: School Physicals, Camp Physicals, Well Child Exams, Hearing & Vision Screening, and Information for Parents.

Outreach for all of these health services will be done throughout the Westlawn Neighborhood. Health promotion and disease prevention increase wellness for a population. Early detection of diseases allows early intervention, which improves disease management and outcomes. ***This leverage is calculated based on the SS CNC staff and their IUHP oversight and support staff salaries and fringe benefits. The value of the student services is based on the number of hours of direct service provided (50% of total clinical experience time on-site) with undergraduate students pay rate as interns and graduate students at a BSN rate. The SS CNC staff is comprised of 1.6 FTE advanced practice nurses (\$162,432), 1.6 FTE BSN nurses (\$101,520), and a .875FTE administrative assistant (\$26,250), totaling approximately \$290,202 annually.***

IUHP oversight and support services are calculated on annual salaries and fringe benefits of IUHP administrators, .125 FTE, (\$19,388) and support staff, .2 FTE, (\$19,740) for a total of \$39,128 annually. About 36 undergraduate students, on-site a total of just over 6,800 hours a year (2,400 direct service hours) with services valued at \$12/hour (= \$40,800/yr), and 12 graduate students, on-site a total of about 2,800 hours (1,400 direct service hours) with services valued at \$25/hour (= \$35,000/yr), provide a total value of \$75,800/year. This total leverage is \$405,130 each year or \$2,025,650 over 5 years.

In anticipation of continued resources for providing these services, the *UWM IUHP* intends to continue, to the best of our abilities, the above existing and new services to the residents of the Westlawn Neighborhood and estimates the value of these services for the five year grant to be \$2,042,150 as calculated above (\$2,025,650 for existing leverage and \$16,500 for newly generated leverage).

The UWM IUHP strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes it will have a significant impact in transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Bev Zabler, PhD, RN



January 23, 2015

Mayor Tom Barrett
City Hall
200 E. Wells Street, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As the Project Director of the Westlawn Partnership for a Healthier Environment, I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

The Westlawn Partnership for a Healthier Environment is a group of committed individuals from 35 organizations, as well as residents of the Westlawn community, who are working together to improve the environmental health of the Westlawn neighborhood. The Partnership began in 2008 with funding from the U.S. EPA's Community Action for a Renewed Environment program. The City of Milwaukee and the Housing Authority of the City of Milwaukee (HACM) have been key members of the Westlawn Partnership since its inception. Given the high rates of asthma in the Westlawn community, the Westlawn Partnership is focused on improving indoor and outdoor air quality, in order to reduce asthma triggers.

Existing Leverage

The Westlawn Partnership for a Healthier Environment commits to providing the following existing activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original and new residents of Westlawn who are eligible for community and supportive services:

1. Bicycle maintenance repair and training to encourage healthy activity, reduce reliance on cars (to reduce CO2 emissions), and build community: 4 staff @ \$20/hour for 10 hours per month (each) = \$800 x 60 months = \$48,000 + 44% fringe (\$21,120) = \$69,120. Supplies: \$50/month x 60 months = 3,000. Total: \$72,120
2. Implement "Biking for Health: A Pilot Study of a Bicycling Intervention to Improve Physical Activity in Inactive Adults in an Urban Setting" in Westlawn, which is funded at \$50,000 by the Clinical and Translational Science Institute of Southeast Wisconsin, for 2015-2016.
3. "Fight Asthma Milwaukee-Allies Coordinates Asthma Referrals for Education and Services (CARES)" proposal is under consideration for \$450,000 by the Healthier Wisconsin Partnership Program (HWPP), for 2015-2018. This would be implemented in low-income minority communities in Milwaukee, including in Westlawn.

The Westlawn Partnership firmly commits to providing the above services to the residents of the Westlawn Choice Neighborhood and estimates the value of these services for the five year grant to be \$122,120 as calculated above. If the HWPP project is funded, that will be an additional \$450,000 of services that will be provided. Through the utilization of social media and educational videos about environmentally-friendly cleaning practices to improve indoor air quality and reduce asthma triggers in Westlawn homes and local day cares, we have reached over 10,000 people within the Westlawn community and surrounding areas. These activities have and will continue to improve the health and environment of Westlawn residents.

The Westlawn Partnership submits proposals to various funding agencies to support relevant activities on an ongoing basis, and anticipates that additional funds will be secured throughout the Choice Neighborhood funding cycle to improve the health and environment of the Westlawn community.

The Westlawn Partnership for a Healthier Environment strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Anne Dressel, PhD, CFPH
Project Director
Westlawn Partnership for a Healthier Environment
UWM College of Nursing
PO Box 413
Milwaukee, WI 53201



College of Nursing



www.watda.org

January 26, 2015

The Honorable Mayor Tom Barrett
City of Milwaukee - City Hall
200 E. Wells Street, Room 201
Milwaukee, WI 53202

Dear Mayor Barrett:

As Vice President of the Foundation of the Wisconsin Automobile and Truck Dealers Association, I am pleased to provide this letter of commitment in support of your 2014 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood.

The Foundation of WATDA was created in 1992 to assist students in continuing their technical education to establish lifelong careers in Wisconsin's transportation industry. Over the ensuing 20+ years our activities expanded to provide assistance to schools and technical colleges across the state. Milwaukee Pulaski High is one of the very first to enter this program under the AYES National certification banner. It has been a part of this program ever since.

Most recently, we partnered with the Housing Authority, MATC and the Service Corps in the Greenways/GreenSkills program to assist in recruiting and training underserved Milwaukeeans in automotive technology. At its close, this program had attracted 142 students – 114 gained employment in transportation-related fields – 14 received scholarships to continue their education and finally three have advanced in their positions at our Milwaukee area member dealerships.

Leverage

The Foundation of WATDA firmly commits to reprising the following, proven GreenSkills program activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

1. Scholarship matching grant support including all of the components used successfully in the Greenskills program including qualifications processing, professional interviewing and shared tuition awards – approximately \$2,500 (5 awards of \$500 per year during the period of this grant - to be matched by this grant for a total of 5-\$1,000 awards each year .

2. Professional tool awards this is through our Snap-on student awards program and consists of

The hand tools necessary to enter the transportation service workforce -\$160,000 calculated at up to 10 awards per year over the period of the grant.

Program Fees for Services Under this Grant

1. Embedded tutoring for introductory course students that allows them access to a qualified

Instructor for one-on-one support as needed. Cost: \$3,000 per year.

2. Case management to assist scholarship awardees with technical college entry testing, tuition fulfillment and job placement. Cost: \$1,500 per year.

The Foundation of WATDA firmly commits to providing the above services to the residents of the Westlawn development and estimates the value of these leveraged services for the five year grant to be \$172,500.

The Foundation of WATDA strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Gary R. Beier
Vice President

ROAD to the FUTURE ESTATE GIFTS

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Greater Milwaukee Foundation
Kenneth & Janet Pike Fund
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The Baird Foundation
BMO Harris Bank
Forest County Potawatomi Foundation
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Wisconsin Department of Public Instruction
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Robert Sorrentino
Max Stepheson Family
James Tessmer
Bob & Jim Tolkan Family
Dan & Mary Lynn Toycen Family
Vern E. Trecek Family
Ken & Roberta Vance
Gary & LuAnn Williams



WRTP/BIG STEP • 3841 W. Wisconsin Ave., Milwaukee, WI 53208
Office: (414) 342-9787 • Fax: (414) 342-3546 • Website: www.wrtp.org

January 21, 2015

Mayor Tom Barrett
Milwaukee City Hall
200 East Wells Street Room 201
Milwaukee WI 53202

Dear Mayor Barrett:

As President and CEO of Wisconsin Regional Training Partnership/BIG STEP (WRTP/BIG STEP I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

The **WRTP/BIG STEP** is an innovative and nationally recognized workforce development intermediary. As a nonprofit agency, **WRTP/BIG STEP** has developed comprehensive strategies and programs to prepare and connect unemployed and underserved Milwaukee County residents with family supporting careers in the Manufacturing and Construction industries, as well as emerging sectors of the private and public economy. As an intermediary, **WRTP/BIG STEP** is an integrated funding model leveraging public and private investments and partnerships in meeting the needs of the economy and connecting people with careers.

Working with industry to close the skills gap in workforce development, **WRTP/BIG STEP's Industry led, Worker Centered and Community Focused** approach substantially improves the economic strength of the entire Milwaukee community. As an industry led organization, **WRTP/BIG STEP** works with labor and management to develop training and employment programs that connect Milwaukee County residents to preparation and training opportunities linked to employment and careers. **WRTP/BIG STEP's** programs enhance the competitive position and sustainability of the regional construction and manufacturing industries, as well as the public sector and emerging sectors of the economy. Labor market data and recent news highlight the need to develop a skilled and qualified workforce in a coordinated manner in order to ensure the economic and social viability and vitality of the Milwaukee region.

In partnership with the City of Milwaukee, the Housing Authority of the City of Milwaukee will establish a Section 3 program at Westlawn to train local residents who meet Section 3 guidelines and to require hiring of certain numbers of Section 3 qualified individuals by the general construction contractor and subcontractors. This program is in collaboration with and similar to Wisconsin Housing and Economic Development Authority (WHEDA)'s Workforce Development and Utilization program. As a partner with HACM and WHEDA, **WRTP/BIG STEP** will assist in both training of residents and linking trained residents to contractors.

Page 1 of 2

WRTP/BIG STEP firmly commits to providing the following newly generated activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

- WRTP/BIG STEP is partnering with the Mayor's Manufacturing Partnership Initiative to train and place individuals from the City of Milwaukee in family supporting career pathways. Through the Center of Excellence, WRTP/BIG STEP will outreach and place 25 qualified individuals on career pathways. We have committed to 20 slots for qualified Westlawn Residents over the five year grant period. We estimate the value of this commitment at \$20,000.

WRTP/BIG STEP firmly commits to providing the following existing activities in support of the People component of the proposed Transformation Plan during the five-year grant period to serve those original or new residents living in the targeted Westlawn housing development:

- Job Training, including apprenticeship readiness training: WRTP/BIG STEP commits to training qualified Westlawn residents they identify as having interest in a construction trades career pathway. These residents will be trained with the goal to link them to a Section 3 construction career path at Westlawn or to another employer in the trades. We have committed to a minimum of 15 training slots for interested and qualified Westlawn residents over the five year grant period. We estimate the value of this commitment as \$75,000 (the average cost of training a WRTP/BIG STEP participant is \$5,000 per person x 15 participants).

Section 3 Assistance: As part of HACM's Section 3 program and WHEDA's Workforce Development and Utilization program, WRTP/BIG STEP commits to assist in linking qualified Westlawn residents who have the skills and interest in specific trades (e.g., carpentry, drywall, masonry, etc.) with contractors for the Westlawn construction. We estimate that our staff will spend 600 hours at Westlawn-specific job fairs and working with employers. This commitment is valued at \$45,000 (600 hours of staff time x \$75/hour salary/benefits/direct costs on average).

WRTP/ BIG STEP firmly commits to providing the above services to the residents of the Westlawn development and estimates the value of these services for the five year grant to be \$140,000 as calculated above (\$120,000 for existing leverage and \$20,000 for newly generated leverage).

WRTP/ BIG STEP strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Mark Kessenich
President & CEO



January 23, 2015

Mayor Tom Barrett
City Hall
200 East Wells St.
Milwaukee, WI 53202

Dear Mayor Barrett:

As President/CVO of the Wisconsin Women's Business Initiative Corporation (WWBIC), I am pleased to provide this letter of commitment in support of your 2015 application to the U.S. Department of Housing & Urban Development for Choice Neighborhood Implementation funding to transform the Westlawn neighborhood in Milwaukee.

WWBIC is an experienced, long-term partner of the Housing Authority of the City of Milwaukee in our financial capability programming. WWBIC firmly commits to providing the following new activities in support of the People component of the proposed Transformation Plan during the five-year grant period, to serve those original or new residents living in the targeted Westlawn housing development:

1. *Make your Money Talk* Financial Capability

WWBIC initially launched our Financial Capability initiative in response to urgent needs of our clients. In recent years, it has become clear that lack of financial life skills is a major barrier to success for the majority of low-income individuals, and research shows that personal and business finances are inextricably intertwined for small and micro business owners. Today WWBIC's multi-session *Make Your Money Talk* financial empowerment series - which helps individuals and families learn to budget, save, manage credit, and spend wisely - is widely available to HACM residents.

Make Your Money Talk helps clients make long-term changes in their behaviors around budgeting, saving and spending—leading to more a more financially secure future. These changes benefit the entire community.

2. Individual Development Account (IDA) Program Asset-Building Programming

A percentage of *Make Your Money Talk* graduates who income-qualify can then enroll in WWBIC's Individual Development Account (IDA) program, which allows them to save for wealth-building assets: first-time home purchase, starting or expanding a business, or returning to school for post-secondary education. Individuals can also save on behalf of a child or grandchild.

Greater Milwaukee
1533 N. RiverCenter Drive
Milwaukee, WI 53212
Phone: 414.263.5450

South Central
2300 S. Park Street, Suite 103
Madison, WI 53713
Phone: 608.257.5450

Southeast
600 52nd Street, Suite 130
Kenosha, WI 53140
Phone: 262.925.2850

245 Main Street, Suite 102
Racine, WI 53403
Phone 262.898.5000

info@wwbic.com
wwbic.com

IDA Program participants may save up to \$2,000 and receive a \$4,000 match. The resulting \$6,000 in savings may be used asset investment. One-on-one financial educational counseling helps clients create and maintain personal budgets. One dollar of the \$4,000 match comes from the federal Assets for Independence program. WWBIC raises the other dollar privately. In spite of the IDA program's success, it is very difficult to raise the private matching funds. It is an expensive program because of the intense one-on-one time spent with each client over two years. Additional funds must be raised for these program operations.

How the services will help families in the targeted neighborhood

A national evaluation of the IDA program reveals what we at WWBIC already know: low-to-moderate income individuals—frequently the “working poor”—improve their financial situations and even lift themselves from poverty through this program. They build net worth, reduce dependence on credit, improve their credit scores, develop safety reserves, and invest in wealth-building assets they can pass on to their children.

How the programs are funded

All of WWBIC's programming (including *Make Your Money Talk* and the IDA programming) is funded with a mix of public and private funds. These two programs are funded in part by an Assets for Independence Demonstration Grant. The Assets for Independence grant is matched with private funds raised by WWBIC from financial institutions, corporations, foundations, organizations both faith-based and non-faith-based, and individuals.


Dollar value of the service

Financial issues profoundly affect each family member and often hurt performance and attendance of children in school. Families in the Choice neighborhood will have access to WWBIC's many classes on entrepreneurship and small business. If the application is funded, WWBIC firmly commits to providing six multi-session *Make Your Money Talk* financial capability classroom series at the Westlawn development during the next year and six Asset Builders Classes. We project 300 attendees, 225 graduates, 75 projected IDAs to be opened and 25 people to purchase assets. We estimate the value of these services to HACM for the five-year grant to be \$203,042 for newly generated leverage. The \$203,042 breaks down as follows:

| | |
|--|--------------|
| Match funds for 75 IDAs (75 x \$2,000 each) | \$150,000.00 |
| Make Your Money Talk Series - 6 x 4 sessions = 24 session @ \$400 per class = \$7,200 x 5 per year | \$ 36,000.00 |
| Wealth Builders Classes – 6 per year @ \$500 per class = \$3,000 x 5 years | \$ 15,000.00 |
| Printing, program materials | \$ 2,042.00 |
| Total | \$203,042.00 |

WWBIC strongly supports the Westlawn Choice Neighborhood Transformation Plan and believes that it will have a significant impact in truly transforming the Westlawn community's housing, people and neighborhood.

Sincerely,



Wendy K. Baumann
President/CVO

Name:

**Narrative Attachment 58:
Preferred Sustainable Status
Certification**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att58PreferredSustainStatusCert

**U.S. Department of Housing
and Urban Development**

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to which the applicant is applying:

Name of the Preferred Sustainable Communities Status Community:

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred Sustainable Communities Status meets

the above criteria to receive bonus points:

Title:

Organization:

Signature:

Date
(mm/dd/yyyy)

Name:

**Narrative Attachment 59:
Promise Zones Engagement**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att59PromiseZonesEngagement

N/A

Name:

**Narrative Attachment 60:
Capital Fund Financing Program
(CFFP) Documentation**

Name of Lead Applicant:

City of Milwaukee

Name of File:

Att60CapFundFinancingProgDoc

N/A