When we begin work on a new development project, we begin with its heart, the people it will impact – residents, project partners, investors, and the surrounding community.

We develop buildings and spaces that add value to the community by creating both social and financial dividends.

A SUCCESSFUL NON-PROFIT DEVELOPMENT TEAM WITH EXTENSIVE EXPERIENCE

The Housing Authority of the City of Milwaukee (HACM) is an internationally-recognized, non-profit developer of housing; schools; community centers; mixed-income, mixed-use neighborhoods, and other essential neighborhood assets. Our professional in-house team has over 40 years’ experience managing development projects that have ranged in size from $50,000 to over $82 million and that have led the way towards a healthier, more sustainable future.
As one of Wisconsin’s largest affordable housing providers, HACM understands the challenges faced by those in the affordable housing industry. Our innovative solutions produce high quality housing and other community assets that stand the test of time and meet financial goals.

**HACM DEVELOPMENT SERVICES CAN ASSIST YOU WITH:**

- HUD Mixed-Finance Development, including Section 202, Public Housing, Low-Income Housing Tax Credit Financing
- Assessment of Redevelopment Options to Maximize Cash Flow
- Financial Structuring and Leveraging
- Procurement and Contracting
- Relocation Planning
- Preparation of Mixed-Finance Documents
- New Construction
- Community and Supportive Services
- Bond Financing, Including the Capacity to Issue Bonds
- Strategic Public/Private Partnerships
- Sustainable Design That Supports the Bottom Line
- Universal Building Design That Exceeds Accessibility Standards

A WORLD LEADER IN DEVELOPING HEALTHY, SUSTAINABLE COMMUNITIES

HACM’s Westlawn Gardens was the world’s highest-rated LEED ND neighborhood in 2013 (LEED ND Stage 3 Silver (v2009)), and it features Milwaukee’s first home certified as LEED for Homes Platinum by the U.S. Green Building Council.
AWARDS & HONORS

- World Leadership Award in Affordable Housing, World Leadership Forum
- Congress for New Urbanism Award
- Charles L. Edson Tax Credit Excellence Award
- National League of Cities Award of Municipal Excellence
- Kennedy School of Government Innovations in American Government Award
- Sierra Club Award for Best Neighborhood
- American Planning Association National Social Advocacy Award

CONTACT US TO LEARN HOW WE CAN ASSIST WITH YOUR NEXT DEVELOPMENT PROJECT

Housing Authority of the City of Milwaukee

DEVELOPMENT SERVICES

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INNOVATIVE HOUSING AND NEIGHBORHOOD SOLUTIONS SINCE 1944