Name: 
Narrative Attachment 21: 
City and Neighborhood Maps

Name of Lead Applicant: 
City of Milwaukee

Name of File: 
Att21CityAndNeighborhoodMaps
LEGEND

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

Parks
Freeway
Water
Street
Railroad

See Conceptual Site Plan Attachment 39
Attachment 21F: Job Centers and Public Transportation

Westlawn Neighborhood

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

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

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

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

E: HIRE Center, 2338 N. 27th St.
Attachment 21F: Bicycle-Friendly Routes

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

Westlawn Neighborhood
Narrative Attachment 22: Photographs

Name of Lead Applicant: City of Milwaukee

Name of File: Att22Photographs
Food market across the street from Westlawn; Before 2010, police were trying to shut down for drug and gang activity. (60th St. & Silver Spring Dr.)

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

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

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

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

Same location reopened with new signage and facade (6234 W. Silver Spring. Dr.).
Boarded up house with 2 broken windows (5640-5642 N. 62nd St.).

Current occupied and repaired home. (5640-5642 N. 62nd St.).

Abandoned housing in poor condition (5641-5643 N. 61st St.).

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

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

Same home after repair. (5641-5643 N. 61st St.).
Before revitalization, the Eastern half of Westlawn had barracks-style buildings disconnected to the surrounding area.

The development of Westlawn Gardens reconnected the streets to the larger neighborhood, provided a variety of housing styles reflective of the community, as well as pedestrian and bicycle amenities and resident features such as individual porches, pocket parks and community gardens.
Before revitalization, obsolete and deficient features resulted in frequent flooding and no longer provided residents with a positive environment.

Development of Westlawn Gardens allowed HACM to create water runoff features such as bioswales and a retention pond. In addition, residents also have two new playgrounds, innovative “healthy” features that make living with asthma and other disabilities easier, and ground source heat pumps, among other amenities.
Name:  
Narrative Attachment 23:  
Location of Housing  
Documentation/Map

Name of Lead Applicant:  
City of Milwaukee

Name of File:  
Att23LocationOfHousingDocMap
Name:  
**Narrative Attachment 24: Neighborhood Investment Map**

Name of Lead Applicant:  
City of Milwaukee

Name of File:  
Att24NeighInvestmentMap
ATTACHMENT 24
CITY AND NEIGHBORHOOD MAPS | NEIGHBORHOOD INVESTMENT

LEGEND
- Eligible Neighborhood
- Westlawn Housing Development
- Westlawn Gardens
- Business Improvement District (BID)
- Healthy Neighborhoods
- Facade Grant Program
- Neighborhood Investment / CCI

Dept. of Public Works Investment
- Planned Street Resurfacing
- Planned Water Main Upgrades
- Recent Water Main Upgrades
- Parks
- Freeway
- Street
- Railroad

NEIGHBORHOOD IMPROVEMENTS
+ City of Milwaukee (DCD) - $4.4M
+ Friends of Housing Corporation - $530K
+ Milwaukee County - $19.1M
+ Northwest Community Dev't Corp. - $7M
+ Redevelopment Authority - $15K
+ Wisc. Women's Business Initiative Corp. - $120K

CRITICAL COMMUNITY IMPROVEMENTS (CCI)
City of Milwaukee (DCD)
+ Retail facade grants - $50K + $300K (CNI)
Milwaukee Econ. Dev't Corp.
+ Grocery store/public market - $1.92M

AREA-WIDE CCI
City of Milwaukee (DCD)
+ Foreclosure / home assist. - $2.3M + $180K (CNI)
+ Healthy Neighborhoods $700K
Havenwoods Econ. Dev't Corp.
+ Healthy Neighborhoods $60K
Milwaukee Econ. Dev't Corp.
+ Mixed use retail space $2.2M (incl. CNI)
Wisc. Women's Business Initiative Corp.
+ Area-wide investment - $500K + $1M (CNI)
Milwaukee Econ. Dev't Corp.
+ Area-wide investment - $2.06M

Prepared by the Department of City Development Planning Division, 5 February 2015
Source: City of Milwaukee Information & Technology Management Division; Housing Authority of the City of Milwaukee; US Census Bureau
Narrative Attachment 25: Site Control for Target and Replacement Housing Sites to be Developed by the Housing Implementation Entity

Name of Lead Applicant: City of Milwaukee

Name of File: Att25SiteControl
February 9, 2015

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

Dear Secretary Castro:

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

Sincerely,

Tony P{érez, Secretary-Executive Director
Housing Authority of the City of Milwaukee
February 3, 2015

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

Dear Secretary Castro:

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

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

Sincerely,

Tom Barrett  
Mayor
Narrative Attachment 26:
Capacity – Lead Applicant Documentation

Name of Lead Applicant:
City of Milwaukee

Name of File:
Att26CapLeadApplicantDoc

N/A
Name:
Narrative Attachment 27: Capacity – Neighborhood Implementation Entity Documentation

Name of Lead Applicant:
City of Milwaukee

Name of File:
Att27CapNeighImplementEntityDoc
Recent Developments in the Menomonee Valley

For additional project information visit Milwaukee.gov/MenomoneeValley
### Attachment 27. Menomonee Valley

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

1. Beerline B Apts. - 140 units ($25.5 mil.)
2. Trostel Square - 126 units ($18 mil.)
3. The Crescent - 16 units ($5.2 mil.)
4. Commerce Bluff - 24 units ($6.5 mil.)
5. Brewers Point - 106 units ($N/A)
6. The Edge I - 73 units ($N/A)
7. Riverhomes West - 20 units ($N/A)
8. Riverhomes - 22 units ($13 mil.)
9. Park Terrace Bluff Homes - 16 units ($N/A)
10. Park Terrace Row Houses - 21 units ($N/A)
11. Union Point - 72 units ($8.5 mil.)
12. River Crest - 40 units ($10 mil.)
13. Highbridge - 27 units
14. Riverbridge - 117 units
15. Beerline Rivercourt - 24 units ($7.2 mil.)

**Hope VI Developments**

A. Townhomes at Carver Park
B. Hillside Terrace

Prepared by the Department of City Development, 14 August 2013
Source: City of Milwaukee Information and Technology Management Division
Name:
Narrative Attachment 28: Capacity – Housing Implementation Entity Documentation

Name of Lead Applicant:
City of Milwaukee

Name of File:
Att28CapHsgImplementEntityDoc
January 21, 2015

Antonio Perez

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

Dear Antonio:

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

Carver Park Tax Credit Limited Partnership (Carver Park)

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

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

Lapham Park LLC

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

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

Measurable Results.
Westlawn Renaissance LLC

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

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

Sincerely,

Glen Weyenberg, CPA
Principal
SVA Certified Public Accountants, S.C.
P: 608.826.2005
weyenbergg@sva.com
### Balance Sheets - as of December 31, 2013

<table>
<thead>
<tr>
<th></th>
<th>Carver Park Tax Credit LP</th>
<th>Lapham Park LLC</th>
<th>Westlawn Renaissance LLC</th>
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</thead>
<tbody>
<tr>
<td><strong>ASSETS</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cash and cash equivalents</td>
<td>18</td>
<td>349,699</td>
<td>712,078</td>
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<tr>
<td>Restricted cash</td>
<td>721,815</td>
<td>811,848</td>
<td>886,261</td>
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<tr>
<td>Accounts receivable</td>
<td>6,989</td>
<td>23,425</td>
<td>44,073</td>
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<tr>
<td>Prepaid expenses</td>
<td>21,637</td>
<td>58,820</td>
<td>54,896</td>
</tr>
<tr>
<td>Rental property, net</td>
<td>10,227,040</td>
<td>30,866,166</td>
<td>71,834,340</td>
</tr>
<tr>
<td>Tax credit fees, net</td>
<td>0</td>
<td>62,689</td>
<td>647,275</td>
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<tr>
<td>Financing fees, net</td>
<td>2,589</td>
<td>62,735</td>
<td>15,558</td>
</tr>
<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>10,980,088</td>
<td>32,235,382</td>
<td>74,194,481</td>
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### LIABILITIES AND PARTNER/MEMBERS' EQUITY

<table>
<thead>
<tr>
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<th>Carver Park Tax Credit LP</th>
<th>Lapham Park LLC</th>
<th>Westlawn Renaissance LLC</th>
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<tr>
<td><strong>LIABILITIES</strong></td>
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<tr>
<td>Mortgage notes payable</td>
<td>8,142,205</td>
<td>27,928,957</td>
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<td>Accounts payable</td>
<td>60,212</td>
<td>828,308</td>
<td>725,569</td>
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<td>Construction payables</td>
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<td>72,601</td>
<td>541,785</td>
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<td>Development fee payable</td>
<td>0</td>
<td>3,009,701</td>
<td>8,345,451</td>
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<tr>
<td>Accrued interest</td>
<td>3,848,102</td>
<td>250,437</td>
<td>1,000,134</td>
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<tr>
<td>Accrued real estate taxes</td>
<td>0</td>
<td>0</td>
<td>139,836</td>
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<tr>
<td>Accrued expenses</td>
<td>58,306</td>
<td>70,752</td>
<td>150,000</td>
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<tr>
<td>Prepaid rents</td>
<td>1,735</td>
<td>12,416</td>
<td>5,884</td>
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<tr>
<td>Tenants' security deposits payable</td>
<td>62,824</td>
<td>79,204</td>
<td>164,657</td>
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<tr>
<td><strong>Total liabilities</strong></td>
<td>12,173,384</td>
<td>32,252,376</td>
<td>64,790,357</td>
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**PARTNERS/MEMBERS' EQUITY**

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<tr>
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<tr>
<td></td>
<td>(1,193,296)</td>
<td>(16,994)</td>
<td>9,404,124</td>
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**TOTAL LIABILITIES AND PARTNERS/MEMBERS' EQUITY**

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<tr>
<td></td>
<td>10,980,088</td>
<td>32,235,382</td>
<td>74,194,481</td>
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</tbody>
</table>
### Income Statements

<table>
<thead>
<tr>
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<th>Carver Park Tax Credit LP</th>
<th>Lapham Park LLC</th>
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<tbody>
<tr>
<td></td>
<td>Year ended December 31, 2013</td>
<td>Year ended December 31, 2013</td>
<td>Year ended December 31, 2013</td>
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<tr>
<td><strong>Revenue:</strong></td>
<td></td>
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<tr>
<td>Rental income</td>
<td>740,218</td>
<td>959,519</td>
<td>1,946,738</td>
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<tr>
<td>Operating subsidies</td>
<td>141,299</td>
<td>283,052</td>
<td>198,016</td>
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<tr>
<td>Vacancies and concessions</td>
<td>(46,968)</td>
<td>(52,197)</td>
<td>(159,506)</td>
</tr>
<tr>
<td>Other revenue</td>
<td>13,223</td>
<td>29,084</td>
<td>41,731</td>
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<tr>
<td><strong>Total revenue</strong></td>
<td>847,772</td>
<td>1,219,458</td>
<td>2,026,979</td>
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<tr>
<td><strong>Rental expenses:</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Administrative</td>
<td>175,043</td>
<td>219,145</td>
<td>413,822</td>
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<tr>
<td>Utilities</td>
<td>117,584</td>
<td>218,980</td>
<td>258,682</td>
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<tr>
<td>Operating and maintenance</td>
<td>338,906</td>
<td>391,307</td>
<td>566,748</td>
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<tr>
<td>Taxes and Insurance</td>
<td>87,615</td>
<td>152,169</td>
<td>259,121</td>
</tr>
<tr>
<td><strong>Total rental expenses</strong></td>
<td>719,148</td>
<td>981,601</td>
<td>1,468,373</td>
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<tr>
<td>Net rental income</td>
<td>128,624</td>
<td>237,857</td>
<td>528,606</td>
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<tr>
<td><strong>Financial income (expense):</strong></td>
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<td></td>
</tr>
<tr>
<td>Interest income</td>
<td>2,167</td>
<td>1,060</td>
<td>1,100</td>
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<tr>
<td>Interest expense</td>
<td>(456,765)</td>
<td>(727,079)</td>
<td>(1,516,815)</td>
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<tr>
<td><strong>Total financial income (expense)</strong></td>
<td>(454,698)</td>
<td>(726,019)</td>
<td>(1,515,715)</td>
</tr>
<tr>
<td><strong>Loss before other expenses</strong></td>
<td>(325,974)</td>
<td>(488,162)</td>
<td>(987,109)</td>
</tr>
<tr>
<td><strong>Other expenses:</strong></td>
<td></td>
<td></td>
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<tr>
<td>Depreciation</td>
<td>633,468</td>
<td>820,274</td>
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<tr>
<td>Amortization</td>
<td>0</td>
<td>4,659</td>
<td>49,759</td>
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<td>Asset management fees</td>
<td>6,510</td>
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<td>Authority oversight fee</td>
<td>0</td>
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<td>Company management fee</td>
<td>0</td>
<td>30,150</td>
<td>37,500</td>
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<td><strong>Total other expenses</strong></td>
<td>639,978</td>
<td>895,685</td>
<td>2,202,178</td>
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<tr>
<td><strong>Net loss</strong></td>
<td>(965,952)</td>
<td>(1,383,847)</td>
<td>(3,189,287)</td>
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</table>
### Capacity of Housing Implementation Entity - HACM’s Last Eight Completed Projects

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Westlawn Gardens</td>
<td>AHP</td>
<td>X X X</td>
<td>250</td>
<td>9/10/2010</td>
<td>12/31/2012</td>
<td>&lt;60%AMI</td>
<td>F &amp; E</td>
</tr>
<tr>
<td>Lapham Park Highrise</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Olga Village</td>
<td></td>
<td></td>
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<tr>
<td>2008 Scattered Sites Hope VI</td>
<td></td>
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<tr>
<td>Convent Hill</td>
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</tr>
<tr>
<td>Highland Park</td>
<td></td>
<td></td>
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<tr>
<td>Cherry Court</td>
<td></td>
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</tr>
<tr>
<td>Townhomes at Carver Park</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>

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

Page 76
Name: Narrative Attachment 29: Capacity – People Implementation Entity Documentation

Name of Lead Applicant: City of Milwaukee

Name of File: Att29CapPeopleImplEntityDoc

N/A
Name:
Narrative Attachment 30: Capacity – Principal Education Partner Documentation

Name of Lead Applicant:
City of Milwaukee

Name of File:
Att30CapPrincipalEducPartnerDoc

N/A