

Attachment 22: Collateral Resources

Milwaukee, WI

Milwaukee_WI_Attachment_22.pdf

Attachment 22: *Collateral Investment Resources*

List any funds or services that will be used for Collateral Investments only, as described in the NOFA. For each resource you list, attach a letter verifying the value of the collateral investment by the appropriate official (not the PHA). Collateral investment resources cannot be counted as match and cannot be listed on Attachments 19, 20, or 21.

Source of Collateral Investment Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
<u>Allied Churches Teaching Self-Empc</u>	<u>\$ 1,000,000.00</u>	<u>169</u>	<u>\$</u>
<u>The Brewery</u>	<u>22,000,000.00</u>	<u>170</u>	<u></u>
<u>City of Milw- Dept. of City Development</u>	<u>34,656,991.00</u>	<u>171</u>	<u></u>
<u>City of Milw- Redevelopment Authority</u>	<u>750,000.00</u>	<u>172</u>	<u></u>
<u>Friends of Housing Corporation</u>	<u>250,000.00</u>	<u>173</u>	<u></u>
<u>Gorman & Company</u>	<u>19,300,000.00</u>	<u>174-75</u>	<u></u>
<u>Milwaukee Public Schools</u>	<u>7,000,000.00</u>	<u>176</u>	<u></u>
<u>Neighborhood Improvement Devt. Corp.</u>	<u>2,000,000.00</u>	<u>177</u>	<u></u>
<u>Select Milwaukee</u>	<u>125,000.00</u>	<u>178</u>	<u></u>
<u>Wisc. Dept. of Transportation</u>	<u>810,000,000.00</u>	<u>179</u>	<u></u>
<u>City of Milw-Health Department</u>	<u>1,242,500.00</u>	<u>180</u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
Page Total	\$ 898,324,491.00		\$

Page 1 of 1



Allied Churches Teaching Self Empowerment

1445 N. 24th Street Milwaukee, WI 53205
Phone: 1-414-933-2215 Fax: 1-414-933-1956
E-mail: actsmain@sbcglobal.net

May 28th, 2008

Mr. Antonio Pérez, Secretary – Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53201

Dear Mr. Pérez:

Allied Churches Teaching Self-Empowerment (ACTS) is pleased to support the Housing Authority of the City of Milwaukee's (HACM) proposal for a 2008 HOPE VI grant from the U.S. Department of Housing & Urban Development to revitalize scattered sites housing. Since ACTS began its housing program in 1992, we have assisted 70 to 90 families each year become owner occupants of single family and duplex homes in Milwaukee. In addition, ACTS assists homeowners with small and large home improvement projects.

Two of our three service areas overlap with HACM's Scattered Sites neighborhood. One neighborhood in which we concentrate runs from Holton Ave. to 20th Street, Capital Dr. to North Ave. Another service area runs from 12th St. to 43rd St., North Ave. to I-94. Annually the two offices servicing these areas produce 35 owner occupant families and assist with 10 rehab projects in these neighborhoods. This activity generates over \$1 Million of investments in these neighborhoods annually. Over the past several years, ACTS has promoted home ownership opportunities around HOPE VI developments and Milwaukee Habitat for Humanity's new homes. Working in collaboration, we have found that our three agencies can serve as a true catalyst for any neighborhood by rejuvenating the housing stock and bringing in more homeowners. ACTS understands that awarding of this grant will help to revitalize an area of Milwaukee that is strongly in need of such assistance. We plan to continue our work and are excited about the additional opportunities that your proposed Scattered Sites HOPE VI redevelopment project will bring to our neighborhoods.

If you have any questions, please contact Carl Quindel, our Executive Director, at 414-933-2215. Thank you for the opportunity to partner with HACM, and we look forward to continue successes.

Sincerely,

Rev. Dennis J. Lewis, President of ACTS

*ACTS Community Development/Corporate &
Business Development*

THE BREWERY

A Joseph J. Zilber Historic Redevelopment

*Officers of
Brewery Project LLC*

Joseph J. Zilber,
Chairman of the Board
and Owner

John W. Kersey,
President

Thomas G. Bernacchi,
Vice President

Stephan J. Chevalier,
Vice President

Daniel J. McCarthy,
Vice President

Michael P. Mervis,
Vice President

James B. Young,
Vice President &
General Counsel

Construction Officers

Donald A. Mantz,
President
KM Development Corp.
Supervising Executive

James C. Theusch,
Executive Vice President
KM Development Corp.
Director of Construction

Kevin Mantz,
Architect
KM Development Corp.
Director of Design

Gary Condon,
Project Superintendent

May 27, 2008

Mr. Tony Pérez
Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

Dear Mr. Pérez,

It is my pleasure to write a letter of support for your 2008 HOPE VI application to continue the revitalization of your Scattered Sites housing. This letter is to indicate our firm commitment of approximately \$22,000,000 for work that is currently underway or will be completed by April 1, 2013 to redevelop the former Pabst Brewery site. It is anticipated that the 22 acre site will be converted into a multiple-use, urban neighborhood featuring entertainment, retail, office and residential uses. Total investment in the Brewery should exceed \$250,000,000. We believe these investments will substantially enhance the Scattered Sites neighborhood. We will proceed with our plans regardless of whether or not the Housing Authority obtains another HOPE VI grant.

Brewery Project LLC and all of Zilber Ltd. is extremely supportive of the Housing Authority's plans to revitalize Scattered Sites housing. We believe that it will complement the activities we plan for the former Pabst Brewery site. We hope you are successful in obtaining this HOPE VI grant.

Sincerely,



John W. Kersey



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

November 2, 2007

Mr. Tony Pérez, Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202-3617

Dear Mr. Pérez:

I am writing to express our strong support for your HOPE VI grant application to continue the revitalization of Scattered Sites housing units. Your proposed revitalization is consistent with the Milwaukee Renewal Community/Enterprise Community Initiative. The revitalization of Scattered Sites is a critical component of this initiative, which is designed to spur employment and economic development.

The Department of City Development is responsible for business development, real estate development, planning, and permitting. We have firmly committed \$34,656,991 for projects that are currently underway or will be completed by October 1, 2010. These projects include the Eaton Targeted Investment Neighborhood (TIN), the Metcalfe Housing Tax Incremental District (TID), the redevelopment of the Tower Automotive site, the Riverworks Business Improvement District (BID), the Villard Avenue BID, the DRS redevelopment TID, the 30th Street Industrial Corridor BID, the Atkinson/Capitol/Teutonia BID, Bronzeville TID, Bishop's Creek redevelopment and the Park East TID. We will proceed with these activities regardless of whether or not the Housing Authority receives another HOPE VI grant.

Your revitalization of Scattered Sites is consistent with the City's housing and neighborhood development strategy. This strategy emphasizes the importance of clustering development activities, using coordinated planning in efforts to rebuild and revitalize neighborhoods, and leveraging resources.

We welcome the opportunity to continue working with you to leverage additional housing and economic development resources that will improve our community.

Sincerely,

Rocky Marcoux
Commissioner



Department of City Development

City Plan Commission
Historic Preservation Commission
Neighborhood Improvement
Development Corporation
Redevelopment Authority

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

May 27, 2008

Mr. Tony Pérez
Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

Dear Mr. Pérez,

The Redevelopment Authority of the City of Milwaukee (RACM) supports your 2008 HOPE VI application to the U.S. Department of Housing and Urban Development to continue the revitalization of Scattered Sites housing in the City of Milwaukee. Your revitalization of scattered sites has enhanced the neighborhood by providing additional economic opportunities, increased homeownership, and spurred outside investment by other organizations and businesses.

Over the past three years, the RACM has conducted over \$650,000 of environmental site investigation and remediation within your Scattered Sites neighborhood. Further, we have firmly committed at least \$750,000 for additional environmental work that will be completed in the Scattered Sites neighborhood by April 1, 2013. This environmental work will directly enhance your Scattered Sites neighborhood, but will occur whether or not the Housing Authority receives another HOPE VI grant.

We will continue to work with you to revitalize this important neighborhood through the HOPE VI program.

Sincerely,

David P. Misky
Assistant Executive Director-Secretary

**REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE**



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

Margaret Henningsen
Vice President, Mortgage Lender
Legacy Bank

Roger W. Rouse
Owner, Precision Consulting Inc

Chris Goller
Vice President
US Bank

Freida Webb
Community Representative

May 27, 2008

Mr. Tony Pérez, Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

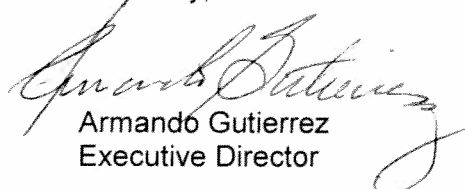
Dear Mr. Pérez:

It is my pleasure to write a letter of commitment for your HOPE VI application to continue the revitalization of Scattered Sites. I want to confirm that we have spent \$440,000.00 remodeling homes in your Scattered Sites neighborhood during the past three years in anticipation of your HOPE VI grant. Additionally, we have firmly committed \$250,000.00 for projects that are underway or will be completed by April 1, 2013. These projects include the renovation and rehabilitation of homes in the Scattered Sites neighborhood. These improvements will substantially enhance the Scattered Sites neighborhood and will be completed regardless of whether the Housing Authority receives a HOPE VI grant.

Friends of Housing Corporation is a 501 (c) (3) nonprofit organization that has been working closely with the Housing Authority on neighborhood revitalization and is also designated as a Community Housing Development Organization (CHDO) by the City of Milwaukee. Already we are working to improve neighborhoods in several parts of the city, including the Scattered Sites neighborhood.

We are extremely supportive of your revitalization plan, which will complement our improvements, and hope that you are successful in obtaining this HOPE VI grant.

Sincerely,


Armando Gutierrez
Executive Director



May 28, 2008

Mr. Tony Pérez
Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N Broadway
Milwaukee, WI 53202

Dear Mr. Pérez,

Gorman & Company is a recognized leader in the development and management of housing in the State of Wisconsin. It has been active in the Milwaukee market for over a decade, developing a number of affordable and market rate housing developments including several in close partnership with the City of Milwaukee.

During the past three years Gorman & Company has invested \$61.2 million in the Scattered Sites neighborhood in anticipation of your 2008 HOPE VI Scattered Sites application. This investment includes the following:

- \$14.9 million major rehabilitation of Lindsay Commons (formerly London Square), a 115-unit Section 8 development at 20" and Galena
- \$10.7 million adaptive reuse and new construction of Dr. Wesley Scott Senior Living Community, an 80-unit senior Section 42 development in Metcalfe Park
- \$16.3 million adaptive reuse of a former hospital to Historic Lofts on Kilbourn, a 97-unit workforce housing Section 42 development

and we have firm commitments for the following developments under construction that will be April 1, 2013, all of which will directly enhance the new HOPE VI community but will occur whether or not a HOPE VI revitalization grant is awarded to you and Scattered Sites are revitalized:

- \$2.2 million development of Metcalfe Park Homes Owner Initiative, a lease-purchase 30-unit single family development done in partnership with the Milwaukee Urban League

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT
Milwaukee
310 West Vliet Street, Milwaukee, WI 53212
Madison
200 North Main Street • Oregon, Wisconsin 53575
608.835.5502 • 608.835.5510 facsimile

- \$17.1 million rehabilitation of Windsor Court, a 239-unit Section 8 family development

We are strongly supportive of your application and believe it complements our efforts in the area. We appreciate our relationship to create a stronger Milwaukee and wish you continuing success in your efforts.

Best


Christopher J. Laurent
Market President, Wisconsin

C: Bobbi Marsells, Housing Authority of the City of Milwaukee

GORMAN & COMPANY, INC.
REAL ESTATE DEVELOPMENT
Milwaukee
310 West Vliet Street, Milwaukee, WI 53212
Madison
200 North Main Street • Oregon, Wisconsin 53575
608.835.5502 • 608.835.5510 facsimile



OFFICE OF THE SUPERINTENDENT
5225 West Vliet Street
P O Box 2181
Milwaukee, Wisconsin 53201-2181
Phone: 414.475.8002
Fax: 414.475.8585

June 5, 2008

Mr. Tony Pérez
Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway Street
Milwaukee, WI 53202

Dear Mr. Pérez:

Milwaukee Public Schools is pleased to support the Housing Authority of the City of Milwaukee's 2008 HOPE VI application for the continued revitalization of your scattered sites. We have worked with the Housing Authority on several cooperative and successful projects that have enhanced the lives of the children attending our schools and the community as a whole.

The district remains committed to our Capital Plan that includes expenditures estimated at \$7,000,000 for projects that are underway and will be completed by April 1, 2013. We believe these investments will substantially enhance the Scattered Sites neighborhood. We will proceed with our plans regardless of whether or not the Housing Authority obtains another HOPE VI grant.

Sincerely,

A handwritten signature in black ink, reading 'William G. Andrekopoulos', written over a light blue horizontal line.

William G. Andrekopoulos
Superintendent of Schools

WGA/tms



NEIGHBORHOOD IMPROVEMENT DEVELOPMENT CORPORATION

In partnership with the Department of City Development, City of Milwaukee

P.O. Box 511730 ■ Milwaukee, Wisconsin 53203 ■ Fax: 286-5875 ■ Fax: 286-5447

809 North Broadway ■ Milwaukee, Wisconsin 53202 ■ Phone: 286-5608

MILWAUKEE
AT HOME IN OUR
NEIGHBORHOODS

November 5, 2007

Mr. Antonio Pérez
Secretary-Executive Director
Housing Authority of the City of Milwaukee
809 N. Broadway
Milwaukee, WI 53202

Dear Mr. Pérez:

I want to confirm our familiarity with your plan to continue the revitalization of your Scattered Sites. I wholeheartedly support your plan to complement our revitalization activities in this area.

The Neighborhood Improvement Development Corporation (NIDC) is a 501(c)(3) organization with the mission of providing quality housing for Milwaukee's low and moderate-income residents and improving the quality of life in Milwaukee's neighborhoods through homeownership. Since its inception, NIDC has developed and financed thousands of housing units in Milwaukee's neighborhoods. NIDC also possess unique experience and a track record of successfully completing the types of activities that will complement your revitalization of Scattered Sites.

During the past three years, we invested over \$3 million in the rehab of properties and construction of 125 new homes. Seven of our ten Targeted Investment Neighborhoods are in the Scattered Sites neighborhood. Between now and October 1, 2010 we have firmly committed \$2 million for improvements in your Scattered Sites neighborhood. These improvements will occur whether or not you receive a HOPE VI revitalization grant.

We are extremely supportive of your proposed plan for scattered sites housing in this neighborhood. Your project will no doubt complement other redevelopment activities that are underway or planned. I wish you good luck in securing the HOPE VI grant because of the tremendous potential your proposed project has for improving this community.

Very truly yours,

Michael Veith
Program Manager.



May 30, 2008

Mr. Antonio Pérez
Secretary – Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53201

Dear Mr. Pérez:

Select Milwaukee is pleased to support the Housing Authority of the City of Milwaukee's (HACM) proposal for a 2008 HOPE VI grant from the U.S. Department of Housing & Urban Development to revitalize scattered sites housing.

Our organization has worked with HACM for nearly two years assisting residents prepare for homeownership by providing financial guidance, credit and budget counseling and home purchase education. In addition, several residents have received a variety of purchase subsidies from Select Milwaukee.

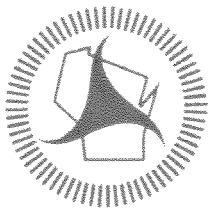
Select Milwaukee understands that an award of HOPE VI grant will significantly contribute to neighborhood revitalization where it is needed, including strengthening the affordable housing market. As part of this endeavor, we commit to providing qualified residents comprehensive pre-purchase services. These services include financial literacy training and education, credit and budget counseling, home purchase education, assistance securing low-cost mortgage financing and purchase and repair subsidies. Overall, we are firmly committing services and resources valued at \$125,000 over the five years of the grant term.

Thank you for another opportunity to partner with HACM – we look forward to continued successes.

Sincerely,

A handwritten signature in black ink, appearing to read "Ray Schmidt", with a stylized flourish at the end.

Raymond Schmidt
Executive Director



Wisconsin Department of Transportation

www.dot.wisconsin.gov

Jim Doyle
Governor

Frank J. Busalacchi
Secretary

Office of the Secretary
4802 Sheboygan Avenue, Room 120B
P O Box 7910
Madison, WI 53707-7910

Telephone: 608-266-1113
FAX: 608-266-9912
E-mail: sec.exec@dot.state.wi.us

May 28, 2008

Antonio Perez
Secretary, Executive Director
Housing Authority of the City of Milwaukee
809 North Broadway
Milwaukee, WI 53202

Dear Mr. Perez:

I am writing in support of the Housing Authority of the City of Milwaukee's application to the U.S. Department of Housing and Urban Development for a HOPE VI grant to rebuild scattered sites (single family public housing rental homes) in the near north side of Milwaukee. The proposed revitalization of this area is an important step in urban redevelopment and renewal.

The \$810 million reconstruction of the Marquette Interchange, which is well underway and on-schedule for completion by the end of 2008, and other transportation improvement projects such as the development of the Milwaukee Intermodal Facility and improving the availability of mass transit service, should all compliment the revitalization plans. It is my belief that these important transportation investments along with the scattered sites revitalization will benefit not only the neighborhood and the City of Milwaukee, but the State of Wisconsin as well.

Sincerely,

A handwritten signature in cursive script that reads "Frank J. Busalacchi".

Frank J. Busalacchi
Secretary



Tom Barrett
Mayor

Bevan K. Baker, FACHE
Commissioner of Health

Administration

Frank P. Zeidler Municipal Building, 841 North Broadway, 3rd Floor, Milwaukee, WI 53202-3653

phone (414) 286-3521 fax (414) 286-5990

web site: www.milwaukee.gov/health

June 17, 2008

Antonio M. Perez, Secretary-Executive Director
Housing Authority of the City of Milwaukee
P.O. Box 324
Milwaukee, WI 53201-0324

Dear Mr. Perez:

The City of Milwaukee Health Department (MHD) is pleased to offer this letter of support for the 2008 HOPE VI grant proposal being submitted by the Housing Authority of the City of Milwaukee (HACM) to the U.S. Department of Housing & Urban Development (HUD) to revitalize scattered sites public housing.

The MHD and HACM have worked together for many years to assure quality housing for low-income Milwaukee residents, HACM has been involved in Milwaukee's Strategic Plan for the Elimination of Childhood Lead Poisoning. A main MHD goal is the eradication of childhood lead poisoning as a major childhood malady by the year 2010. While the situation continues to improve for Milwaukee, prevalence rates citywide of 6.6% exceed the national rate of 1.6%. In Milwaukee neighborhoods where the housing is the oldest and low-income minorities reside, rates for lead poisoning are as high as 13%. It cannot be stressed enough that each additional day a child has access to lead hazardous surfaces is an additional day that they can suffer the health effects of chronic exposure and greater damage from lead poisoning. To support proactive lead abatement work (before a child is poisoned), the Primary Prevention Subsidy Program provides funding for window abatement in properties located in targeted high-risk neighborhoods.

The MHD will be creating at least 1,775 additional lead-safe units over the next five years (2008 – April 1, 2013) in our Primary Target Areas. The proposed HOPE VI grant area lies within the Primary Target Area. Although voluntary participation dictates where funds will be spent, based upon past experience, expenditures for lead abatement investment will be at least \$1,242,500. This investment will occur whether or not the Housing Authority receives a 2008 Hope VI grant.

We look forward to continuing our work to stabilize families and create healthy home environments. Should you have any questions, please contact Disease Control and Environmental Health Director Paul Biedrzycki at 414-286-5787.

Sincerely,

Bevan K. Baker, FACHE
Commissioner of Health

Think Health. Act Now!