



**MILWAUKEE, WISCONSIN
FY 2002 HOPE VI REVITALIZATION GRANT AWARDS**

HOPE VI Grant Summary

The Housing Authority of the City of Milwaukee (HACM) will receive a HOPE VI Revitalization grant in the amount of \$19,000,000 to revitalize Highland Park, a public housing development, located in the City of Milwaukee's Renewal Community. The 276-unit severely distressed development is within ten blocks of two recently completed HOPE VI developments, Hillside Terrace and Townhomes at Carver Park. The development contains 56 low-rise barrack style units with 4 and 5 bedrooms, and two 12-story buildings totaling 220 units for elderly and disabled families. HACM will demolish the 276 units and rebuild a new community that will be connected to the surrounding community. The on-site rehabilitation will provide housing for families and for the elderly and disabled as follows: 24 market-rate single-family homeownership units; 14 two-story townhouse public housing replacement units; and a 114 unit mid-rise building for the elderly and disabled (40 public housing and 74 tax credit only). There will also be 40 public housing rental units and 2 Section (5h) homeownership units built off-site. The new site will be completely redesigned using universal design and New Urbanist principles. The revitalized development will provide housing and programs that will foster self-sufficiency among residents with a broad range of incomes. Community and supportive services programs will include but are not limited to job training programs, homeownership counseling, GED programs, and youth programs. Approximately 238 families are expected to benefit from the provision of relocation and community and supportive services. The 114 unit mid-rise building for the elderly and disabled will be developed as a Compassionate Care Village that provides a continuum of services to preclude premature and unnecessary nursing home placement. The Village will include a medical clinic with a pharmacy, therapeutic bathing spa and whirlpool, gym, exam rooms, and a counseling center. A Neighborhood Network Center will also be located in the building. HACM will be the developer and Friends of Housing, a subsidiary of HACM, will be the property manager. This HOPE VI Revitalization grant will leverage an additional \$46 million in public and private funds.

Unit Information		Projected Relocation and Reoccupancy	
Severely distressed units	276	Current resident families	164
Units to be demolished/Units demolished	276	Families to be relocated to Section 8	72
Units to be rehabilitated	0	Families to be relocated to other Public Housing	92
Units to be converted to non-dwelling use	0	Families to be relocated through other means; Undecided	0
Rental		Families to reoccupy HOPE VI sites	92
Public Housing	94	New families in HOPE VI sites	102
Leveraged Affordable	74	Projected Sources of Funds	
Leveraged Market Rate	0	HOPE VI Revitalization Grants	\$ 19,000,000
Homeownership		Other Public Housing Grants	\$ -
Public Housing Lease/Purchase	0	Other HUD Funding	\$ 1,000,000
Affordable with Public Housing Funds	2	Non-HUD Public/Private Funds	\$ 45,940,198
Leveraged Non-HUD Subsidized	0	Total All Sources	\$ 65,940,198
Leveraged Market Rate	24		
Total planned units after revitalization	194		
Total planned affordable housing units	170		

Collateral Investment and Leverage Ratio

FY 02--HOPE VI collateral investment	\$ 759,094,000
FY 02--HOPE VI anticipatory investment	\$ 112,503,000
FY 93--National HOPE VI dollar leverage	\$ 0.31
FY 02-- HOPE VI dollar leverage	\$ 2.47

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