Neighborhood Change in Milwaukee

A look at Lindsay Heights

Steps to a Neighborhood TIF

The Process

- **Attract Partners:** Locate organizations that have interest in mission, neighborhood, and the people.

- **Boundaries:** Identify a manageable geographic area with available land for new construction.

- **Neighborhood:** Prepare the neighborhood for development.
  - Work with residents on Quality of life concerns/Issues.
  - Identify and promote assets (commercial district, etc).

Lindsay Heights Boundaries

- 12th Street (east)
- 20th Street (west)
- Walnut Street (south)
- Locust Street (north)

Lindsay Heights Partners

**Lenders**

Eight (8) lenders provided the upfront capital in the amount of $1.7 million needed to start the Lindsay Heights Tax Incremental Financing District:

- State Financial Bank
- Mutual Savings Bank
- North Shore Bank
- St. Francis Bank
- Northern Trust Bank
- M&I Bank
- State Bank
- Guaranty Bank
- Anchor Bank
- Wells Fargo

**NOTE:** Local Initiative Support Corporation (LISC) provided a 25% Guarantee.

Lindsay Heights Partners (continue)

Nine (9) lenders provided the additional capital in the amount of $1 million needed to continue the Lindsay Heights Tax Incremental Financing District:

- State Financial Bank
- Bank Mutual
- North Shore Bank
- MidAmerica (St. Francis Bank)
- Northern Trust Bank
- M&I Bank
- Guaranty Bank
- Anchor Bank
- Wells Fargo

Steps to a Neighborhood TIF

- The City of Milwaukee assigned the tax incremental revenue from district to lender consortium in repayment of debt.

- TIF proceeds used to capitalize loan pool which provides $10,000 forgivable loans for new home construction and rehabilitation of existing properties.

- Neighborhood steering committee created to recommend program guidelines, monitor results, and address quality of life issues in the neighborhood.
### Lindsay Heights Partners

**Builders**
- Duke Custom Homes
- JR McBride Real Estate LLC.
- Kuhs Quality Homes
- New Urban Builders

**Real Estate Professional**
- Century 21 Realtors
- Shorewest Realtors
- Terapak Realtors
- Williams & Associates
- Homemark Realty

**Other Organizations**
- YMCA
- Local Initiatives Support Corporation (LISC)
- City of Milwaukee
  - Department of City Development (DCD)
  - Neighborhood Improvement Development Corporation (NIDC)

### Lindsay Heights Partners

**Resident Involvement**
- Clarke Street Neighborhood Association
- Johnson Park Neighborhood Association
- Phillis Wheatley Neighborhood Association
- Saint Paul Resident Association
- Walnut Way Conservation Corporation

### Lindsay Heights TIF

**Results**
- 159 new single family home constructed
- 347 existing buildings (541 units) rehabilitated
- WHEDA funded 100 loan totaling $13 Million
- 40 lots remaining for construction
- $21 million total City assessed value
  - (2006 assessments)
- TIF projected to be retired ahead of schedule
Lindsay Heights TIF

Other major district activity
- Josey Heights Initiative (40 units)
- New Village Affordable Housing (24 units)
- Johnson Park Lofts Affordable Housing (18 units)
- Rain Garden demonstration project (40 homes)
- Redevelopment of Johnson Park

Major development surrounding the district
- Legacy Development Corp. (75 Units)
- Vacated Grocery Store site (40 units)
- Vacated McDonalds site (6 units)
- Way of the Cross Initiative (24 units)

Challenges
- Housing Affordability (New and existing residents)
- Crime
- Property Investors

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