



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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Milwaukee Department of City Development proposes two new TIDs to create new housing opportunities Downtown and in the Bronzeville neighborhood

Proposed TIDs to support 100 East Wisconsin and Compass Lofts developments

MILWAUKEE - Milwaukee Mayor Cavalier Johnson's Department of City Development (DCD) is proposing the creation of two new tax incremental districts (TIDs) to support the development of affordable and workforce housing, generating new homes on the site of a long-vacant tax foreclosed commercial building on King Drive and adaptive reuse of an underutilized office tower in the heart of Downtown.

On Thursday, July 3, the City will publish a public hearing notice for TID 127 (100 East Wisconsin) and TID 128 (Compass Lofts).

In April, DCD released updated [Tax Incremental Financing for Housing Development Guidelines](#). The department's updated policy prioritizes projects that create affordable and workforce housing options and developments that repurpose underutilized central business district office buildings into residential properties. The guidelines advance City goals of creating new housing options that are accessible to a wide range of Milwaukee residents.

"I want quality, affordable homes for people in Milwaukee. And my administration is advancing that goal with thoughtful investments in new housing options," **Mayor Johnson** said. "As our city's population grows, I want current residents and new residents to have reasonably priced living alternatives in neighborhoods all across Milwaukee."

"We want to grow Milwaukee in a way that ensures it remains affordable and accessible to all," **DCD Commissioner Lafayette L. Crump** said. "By leveraging tools like TIDs, we are building both housing and new opportunities. These projects reflect our commitment to creative and quality development, and underscore the work being done every day to make stable and desirable housing available to all Milwaukeeans."

The two new proposed TIDs will support projects that align with DCD's housing tax incremental finance policy and reflect the city's commitment to expanding housing choice throughout Milwaukee.



TID 127: 100 East Wisconsin

Located at 100 East Wisconsin Avenue in downtown Milwaukee, this development will bring new homes to a former office building on the Milwaukee Riverwalk. Led by developer 100 East PropCo. LLC, the redevelopment will transform an underutilized office building into 373 new residential units. This includes 75 workforce housing units targeted at households earning no greater than Milwaukee's area median income (AMI). DCD is proposing a TID investment of \$14.4 million to support the project. The total estimated development cost is approximately \$165 million.

"A thriving downtown is essential to Milwaukee's stability and growth," **District 4 Alderman Robert Bauman** said. "I am pleased to support a project that revitalizes an important landmark in the heart of the central business district, bringing more residents downtown and thereby supporting nearby businesses and growing our tax base."

The 100 East Wisconsin conversion advances the Connecting MKE Downtown Plan 2040 goals of doubling the Downtown population and creating a wider mix of uses in Downtown.

"This investment demonstrates that the City of Milwaukee is ahead of the curve nationally when it comes to recognizing the need to get creative and find a solution to repurpose obsolete buildings," **100 East Developer Johnny Vassallo** said. "Transforming this building into housing reflects a broader vision of how cities can grow thoughtfully. This development would not be possible without the city's leadership and commitment to the future of downtown Milwaukee. By supporting projects like this, the city sets the tone for what a vibrant city can be."

TID 128: Compass Lofts

Compass Lofts is a mixed-use development that includes affordable housing units, located on a city-owned tax foreclosed parcel at 3116 N. Doctor Martin Luther King, Jr. Drive in Milwaukee's Harambee neighborhood at the northern end of the Bronzeville Cultural and Entertainment District. The project, proposed by Martin Luther King Economic Development Corporation (MLKEDC) and EA Development, will include 67 new residential units, including 56 affordable housing units. This project is also receiving Low-Income Housing Tax Credits allocated by the Wisconsin Housing and Economic Development Authority (WHEDA) to meet the need for housing accessibility in the area. DCD is proposing a TID investment of \$1.37 million. The total estimated development cost is approximately \$19.8 million.

"The Compass Lofts development is a major win for the 6th District. It brings additional affordable housing to the King Drive corridor while transforming a vacant, city-owned property into something vibrant," **District 6 Alderwoman Milele A. Coggs** said. "This is the kind of strategic investment that ensures growth is shared by the people who call this neighborhood home, and I thank the Department of City Development for their commitment to providing real opportunities for Milwaukee residents."

The Compass Lofts development was selected to purchase this City-owned site through a competitive RFP process. The proposal will also be subject to the City's Anti-Displacement Neighborhood Preference Policy, which prioritizes existing neighborhood residents for a portion of the new units to provide opportunities for existing residents at risk of displacement to remain

in their neighborhood. DCD has utilized TIF to provide needed financing to more than 15 affordable housing developments since 2018 following DCD's TIF policy.

“Compass Lofts reflects our longstanding partnership with the City of Milwaukee to continue the vision of bringing economic development along King Drive,” **MLKEDC Executive Director Nicole Robbins** said. “Creating affordable housing is not only important, it is essential. Projects like this are a positive step forward and continue the momentum for a thriving neighborhood.”

The Redevelopment Authority of the City of Milwaukee will review TID 127 and TID 128 on Thursday, July 17. Project plans will be made available [online](#) prior to the meeting.