

Name of Organization leading the project/looking for funding: City of Oshkosh
Assigned Application Number: 61

Organization: City of Oshkosh

CEO/Executive Director/Organization Leader: Mark Rohloff, City Manager

Name of person completing survey: Kelly Nieforth, Community Development Director

Email: knieforth@ci.oshkosh.wi.us

Phone: 9202365055

Type of organization requesting funding: Government

Organization's mission statement (if applicable): The City of Oshkosh provides goods and services in pursuit of a safe and vibrant community.

Does the organization conduct a third-party financial audit? Yes.

Describe the general scope of the project for which funding would be requested: Commonwealth Development is proposing to develop a 55-unit low-income mixed-use development on property that the City of Oshkosh Redevelopment Authority currently owns. The units will be a mix of one-, two-, and three-bedroom units serving a mix of incomes ranging from 30% AMI to 80% AMI housing. There will be 12 units that will be fully accessible to serve individuals with disabilities. In addition to housing, the developer is proposing Oshkosh's first two-shift daycare that will operate from 5:30 am to 11:30 pm on weekdays which will support working families in the County. Other housing amenities on site to support resident self-sufficiency include free internet access, a workout facility, a professional work office with computers and printers, and in-unit appliances and laundry.

The funding will assist with costs to ensure the low-income housing and multi-shift daycare can serve the County's working residents in an affordable manner.

Who will lead the project (Internal, City, Winnebago County, State of WI...)? Commonwealth Development Corporation

Where is the primary location of the project? 600 Block of North Main and Jefferson Street, City of Oshkosh

How many total individuals would this project serve each year? Approximately 150 people would live in the mixed-use development and roughly 50 families would utilize the multi-shift daycare as part of the project.

What areas (cities/regions/school districts) of Winnebago County will the project serve? All of Winnebago County will be positively impacted by the project because of the need for daycare and affordable housing.

Name of Organization leading the project/looking for funding: City of Oshkosh

Assigned Application Number: 61

Please describe the lasting impact of this project on the community: The project will provide a critically needed two-shift daycare center and housing for low and moderate-income households in the City and the County on a redevelopment site in the City. An estimated 65% of young children have all available parents working however the County lacks enough daycares for working parents in all industries to utilize. This forces parents to make the difficult decision to quit their job due to lack of childcare or take a lower paying job to work within the daycare's facility hours. Data from the Wisconsin Department of Revenue shows that Oshkosh has approximately 11,500 more workers coming into the City compared to workers who work and live in the City. This demonstrates that thousands of people are commuting to their jobs and in many situations, placing their children in daycares in the communities where they work. Existing residents would also benefit from the expanded daycare opportunities.

Providing affordable resources to residents such as daycare options and affordable housing will allow residents to save money, offer stability, and contribute to our economy.

Sustainable features and practices will be implemented in the development such a LEED Silver Certification or Enterprise 2020 Green Communities along with amenities such as proximity to the bus stop, central city services, and bike racks to make the project sustainable and environmentally friendly.

Currently the property is tax-exempt because it is owned by the Redevelopment Authority but if funding is provided, the City would not need to create a Tax Incremental District to help fund the funding gap, and the development would be added to the tax roll and add value to the City, County, school district, and technical college.

In what stage is the project? Ready to implement

What is the estimated completion date? 2025

Estimated cost of the entire project: \$19,291,481

Requested amount (range) from Winnebago County Spirit Fund: \$750,000

Other than Spirit funds, how will the project be funded: A combination of State and Federal low-income tax credits, developer equity, mortgage, DOA HOME Loan, Affordable Housing Program grant, HUD CDBG Grant, City funds and WEDC funds.

Is completion of the project dependent on receiving the full amount requested? Yes. Receiving the full amount will allow the City to contribute funds towards the funding gap to bring affordable services and housing that are desperately needed in the County.

Name of Organization leading the project/looking for funding: City of Oshkosh
Assigned Application Number: 61

Has the organization received any type of government (local, state, or federal) funding in the past 2 years? if so, please list Yes.

HUD, ARPA, WisDOT, DOT, WEDC, WDNR

What portion of the project will be or is anticipated to be funded by local, state or federal government funding? City: \$1,500,000 State: \$4,880,428 Federal: \$9,025,720

List any ARPA funding received from other cities, counties or municipalities: None.

Who will be responsible for any ongoing maintenance of the project? Commonwealth Development Corporation of America

Will this increase the organizations operating expenses, if so, please explain how that will be maintained? No.

Name of Organization leading the project/looking for funding: City of Oshkosh
Assigned Application Number: 61

Project Information as Sorted by Citizen Panel as of 9/5/2023

R/Y/G and original Application number: 61

Request from: City of Oshkosh

Type of project: Oshkosh & Developer

General Scope of Project: Commonwealth Development is proposing to develop a 55-unit low-income mixed-use development on property that the City of Oshkosh Redevelopment Authority currently owns. The units will be a mix of one-, two-, and three-bedroom units serving a mix of income

Project Lead: Commonwealth Development Corporation

Primary location: 600 Block of North Main and Jefferson Street, City of Oshkosh

of individuals served by project: Approximately 150 people would live in the mixed-use development and roughly 50 families would utilize the multi-shift daycare as part of the project.

Areas served: All of Winnebago County will be positively impacted by the project because of the need for daycare and affordable housing.

Lasting impact: The project will provide a critically needed two-shift daycare center and housing for low and moderate-income households in the City and the County on a redevelopment site in the City. An estimated 65% of young children have all available parents working however the County lacks enough daycares for working parents in all industries to utilize. This forces parents to make the difficult decision to quit their job due to lack of childcare or take a lower paying job to work within the daycare's facility hours. Data from the Wisconsin Department of Revenue shows that Oshkosh has approximately 11,500 more workers coming into the City compared to workers who work and live in the City. This demonstrates that thousands of people are commuting to their jobs and in many situations, placing their children in daycares in the communities where they work. Existing residents would also benefit from the expanded daycare opportunities.

Providing affordable resources to residents such as daycare options and affordable housing will allow residents to save money, offer stability, and contribute to our economy.

Sustainable features and practices will be implemented in the development such a LEED Silver Certification or Enterprise 2020 Green Communities along with amenities such as proximity to the bus stop, central city services, and bike racks to make the project sustainable and environmentally friendly.

Currently the property is tax-exempt because it is owned by the Redevelopment Authority but if funding is provided, the City would not need to create a Tax Incremental District to help fund the funding gap, and the development would be added to the tax roll and add value to the City, County, school district, and technical college.

Name of Organization leading the project/looking for funding: City of Oshkosh
Assigned Application Number: 61

Completion Date:	2025
Project Stage:	Ready to implement
Project Cost:	\$19,291,481
Requested Amount:	750,000
Other Funding:	A combination of State and Federal low-income tax credits, developer equity, mortgage, DOA HOME Loan, Affordable Housing Program grant, HUD CDBG Grant, City funds and WEDC funds.
Is full Amt Required:	Yes. Receiving the full amount will allow the City to contribute funds towards the funding gap to bring affordable services and housing that are desperately needed in the County.
Other Govt. Funding:	Yes.
HUD, ARPA, WisDOT, DOT, WEDC, WDNR	
Portion funded by local, state or federal government funding:	City: \$1,500,000 State: \$4,880,428 Federal: \$9,025,720
Other ARPA Funds:	None.
Ongoing Maint:	Commonwealth Development Corporation of America
Increase to Operational budget:	No.
Legacy:	yes
One-time funding:	yes
Geographic service area:	oshkosh
Other funding:	A combination of State and Federal low-income tax credits, developer equity, mortgage, DOA HOME Loan, Affordable Housing Program grant, HUD CDBG Grant, City funds and WEDC funds.
Notes:	while this is a private Co. their focus is to supporting low-income housing/revitalize old and historic buildings
GOVT: Debt Avoidance:	?
Sustainability focused:	N/A
ER Response:	N/A
Water Quality:	N/A
Quality of Life:	yes
Funding to assist private investor:	yes