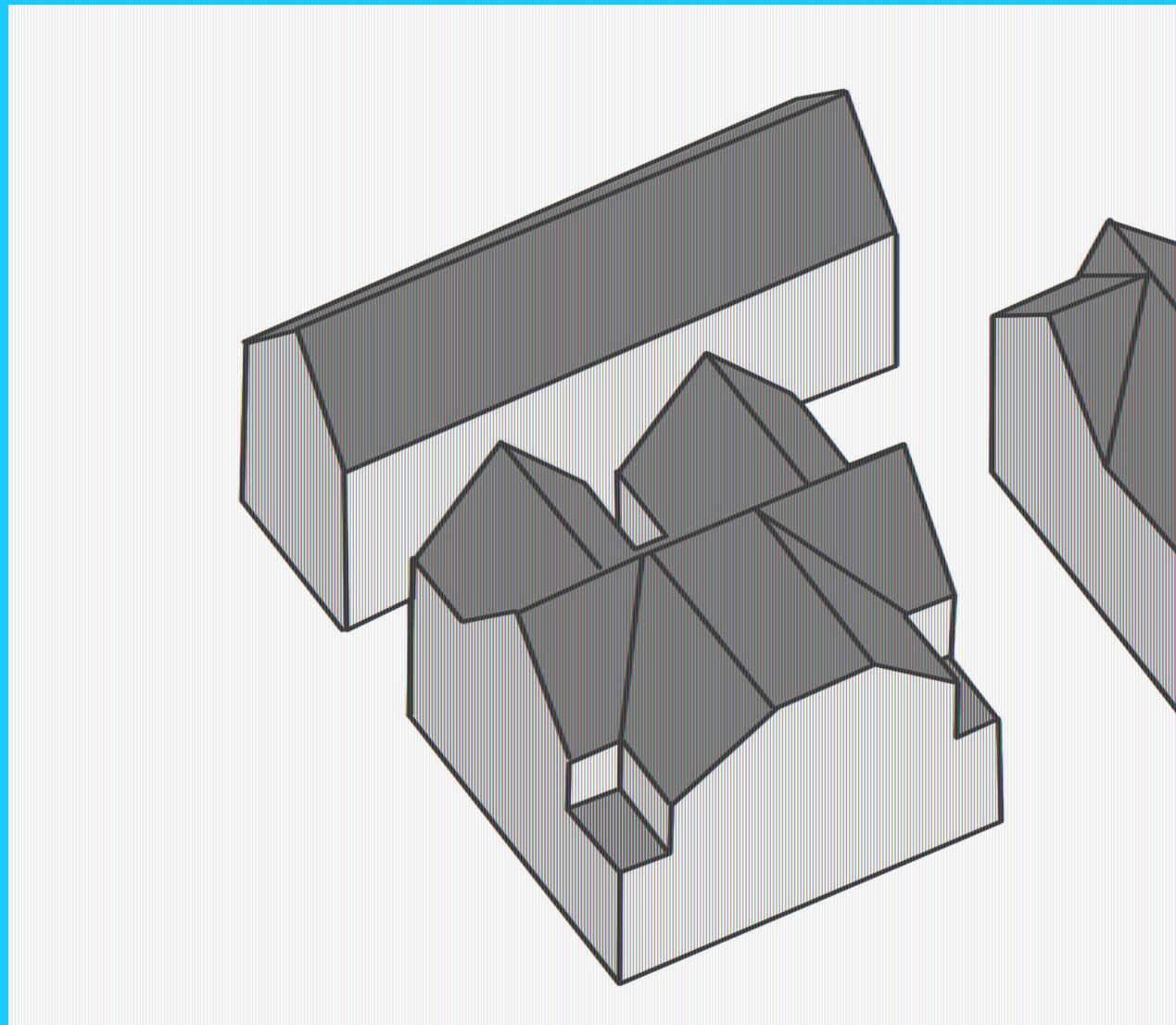




HOMWORKS: BRONZEVILLE

ART | CULTURE | COMMUNITY

Co-owned and co-directed by Vedale Hill, Jazale's Art Studio,
Sara Daleiden, MKE<->LAX and Mikal Floyd-Pruitt, I Am Milwaukee



Objective:

- Create artist live-work spaces
- Produce durable community impact via programming
- Connect existing community assets to enhance efficiency

“THE WHO”



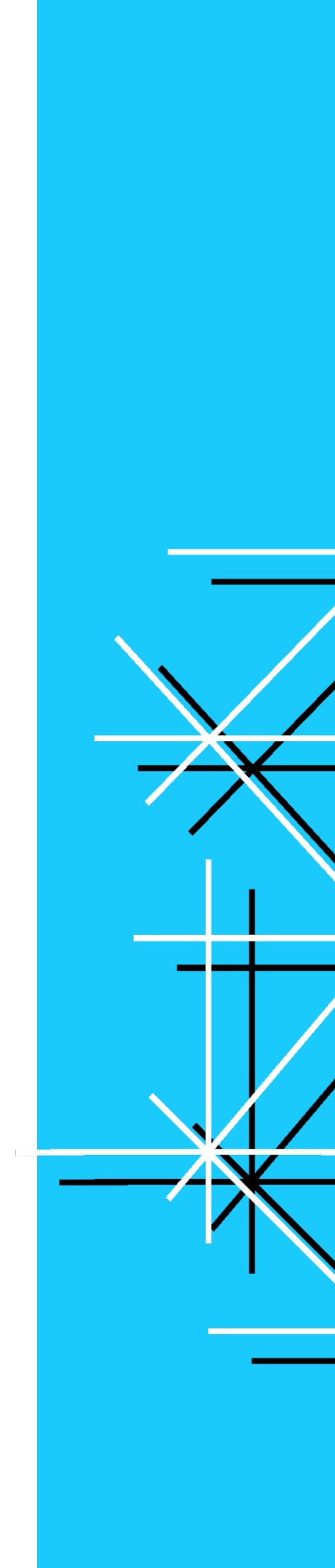
Mikal Floyd-Pruitt
Creative Curator



Sara Daleiden
Context Aligner



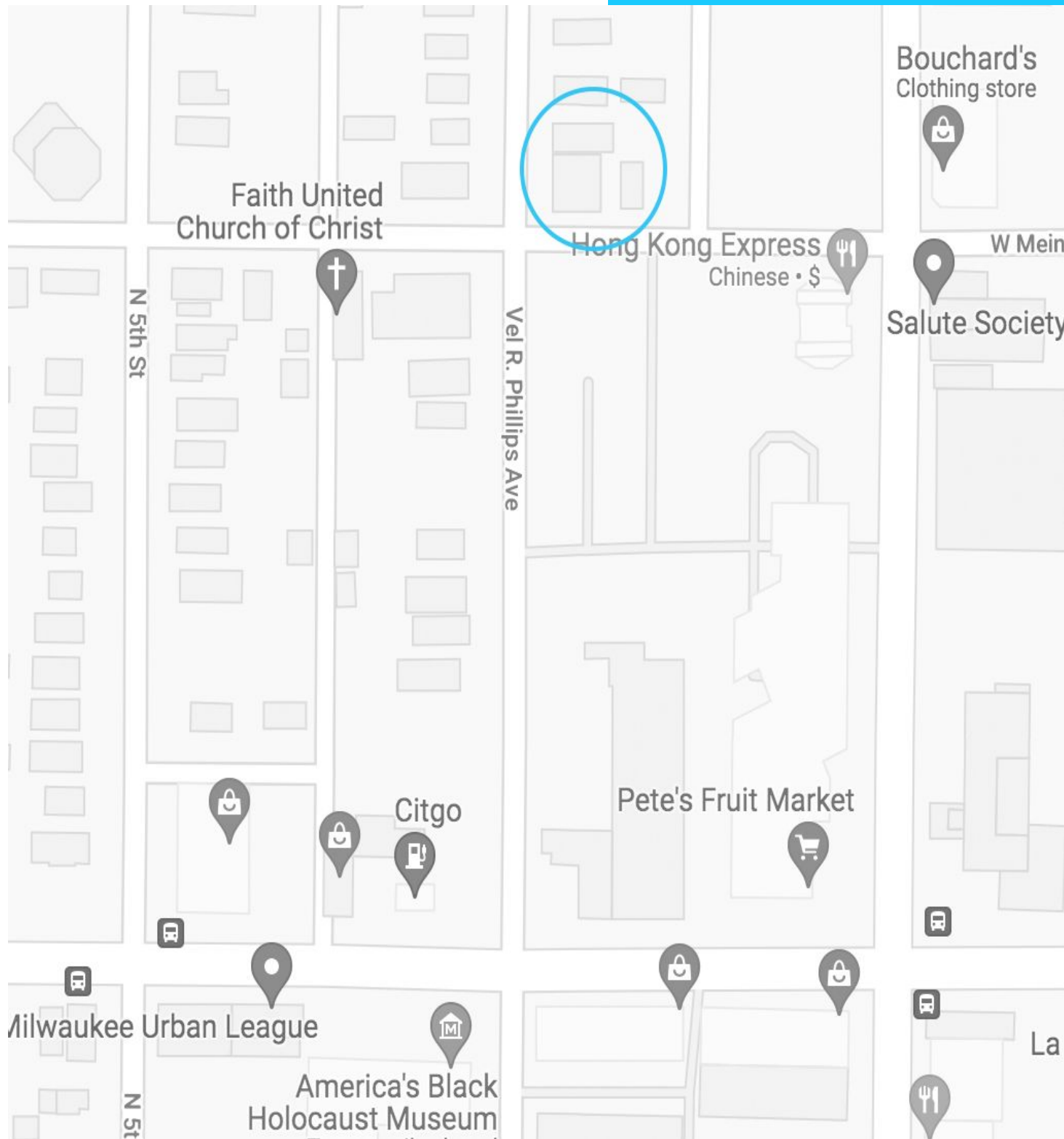
Vedale Hill
Neighborhood Liaison



HOMEWORKS: BRONZEVILLE ARTIST HOUSING CLUSTER



IN THE HEART OF CULTURE



N. VEL R. PHILLIPS + W. MEINECKE

HomeWorks: Bronzeville is a cultural development project located in the Bronzeville Cultural and Entertainment District in Milwaukee. We seek to cultivate Bronzeville by concentrating our initial focus on properties that surround the America's Black Holocaust Museum, which is a beacon for change and an archive of pertinent history for this community.

Through an arts and culture focus, we intend to rehabilitate residential and commercial properties, enhance public green space, engage neighbors and visitors, and encourage sustainable growth for artists and the district. At the foundation of our communal impact lies the development of an artist housing cluster where each owner-occupied property is a container for a professional artist's live-work practice, that will incubate entrepreneurial culture and youth development in Bronzeville.



OUR CREATIVE APPROACH

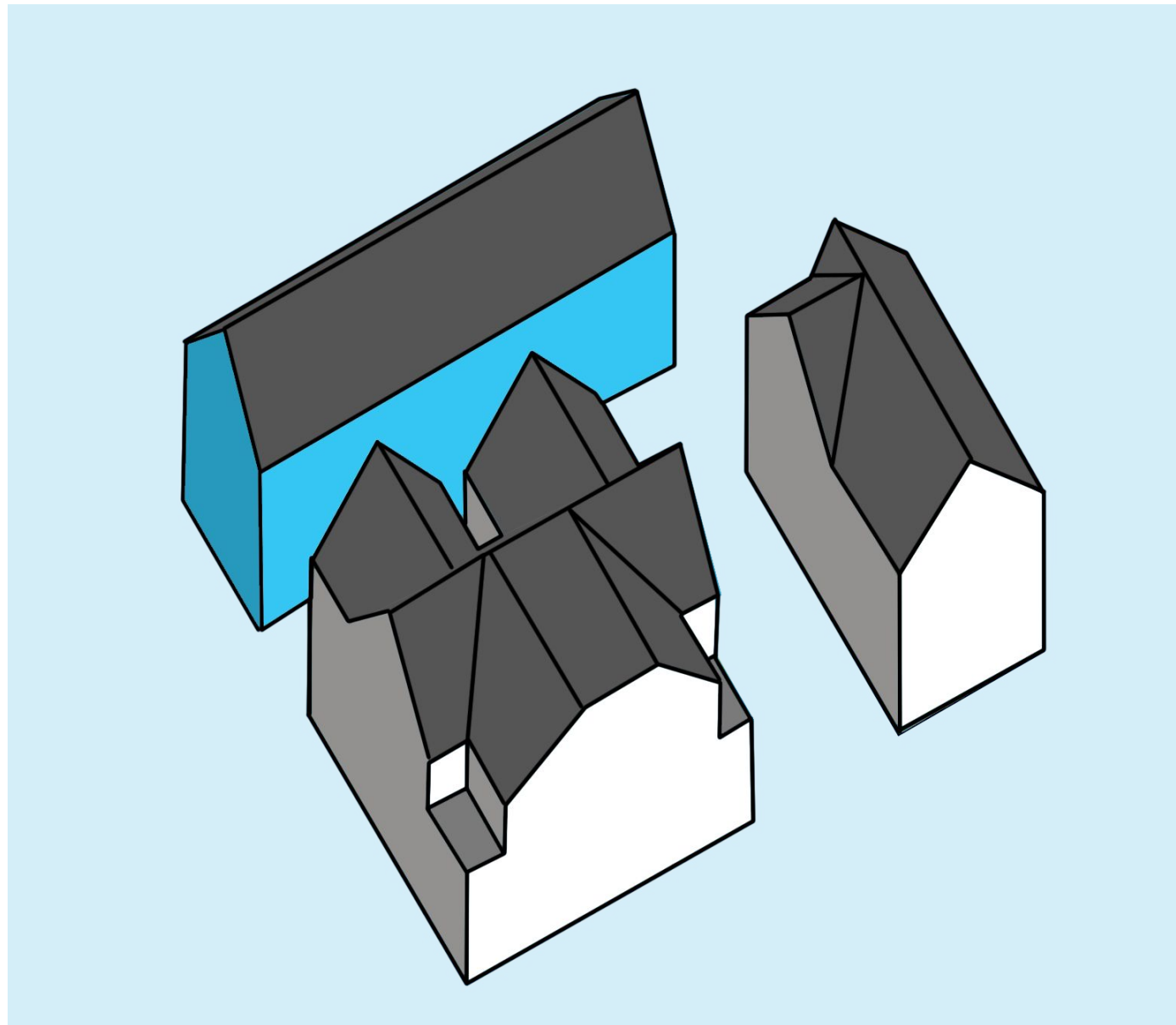
- We focus on City-owned foreclosures because it takes a creative mindset to rehabilitate these types of properties in the Bronzeville District.
- This includes a creative approach and efficiency with a custom build, as well as entrepreneurial occupancy for financing and sustainability.
- As artists, these types of properties become a stabilizing anchor for our practices, and support our ability to grow with our community.
- Our neighbors gain easy access to us as creatives, and we can provide much needed, often underrepresented services. Thus, we create real community together.

COMPLETED PROJECTS



HOMEWORKS: BRONZEVILLE

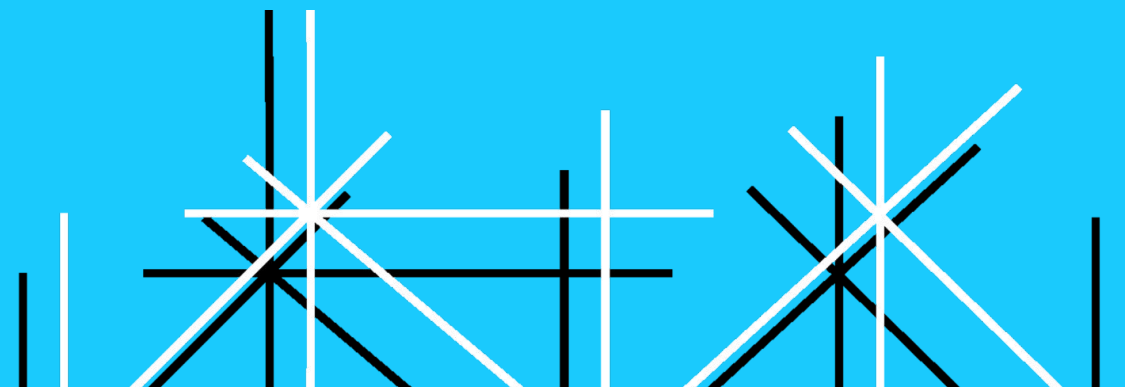
2408 N. VEL R. PHILLIPS AVE. COMPLETED 2018



ARTIST HOUSING GALLERY

This is a 4-bedroom, 2-bathroom dual level live-work space rehabilitation. It features a lower-level public space that faces the street, with exposure to a 2nd floor mezzanine. The public space includes a gallery and living space for mixed-use accommodations. This lot is a separate parcel within the 3 building cluster with green space and 2 parking spaces in the rear of the building.

Vedale Hill is the working artist who inhabits this space with his family.



SITE PLAN + PROGRAMMING [2018]

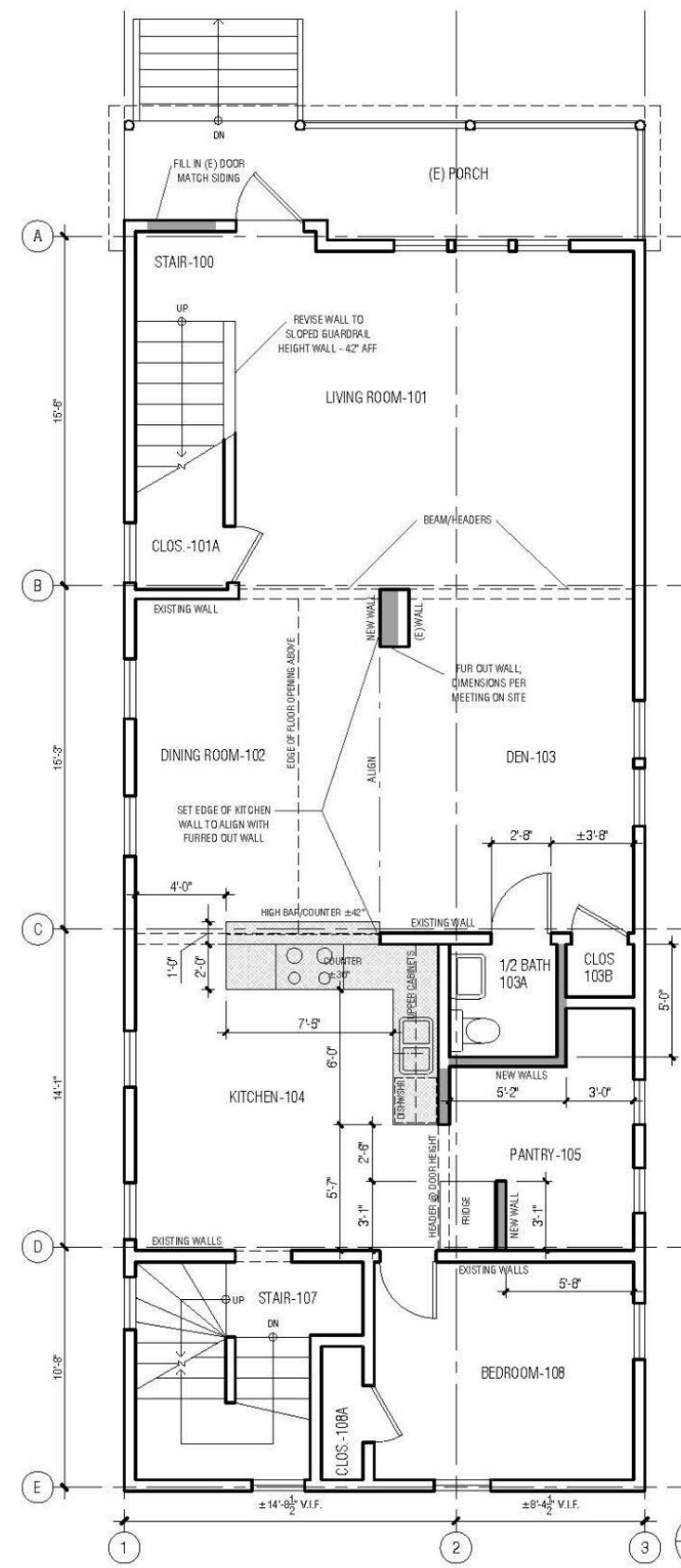


FLOOR PLAN

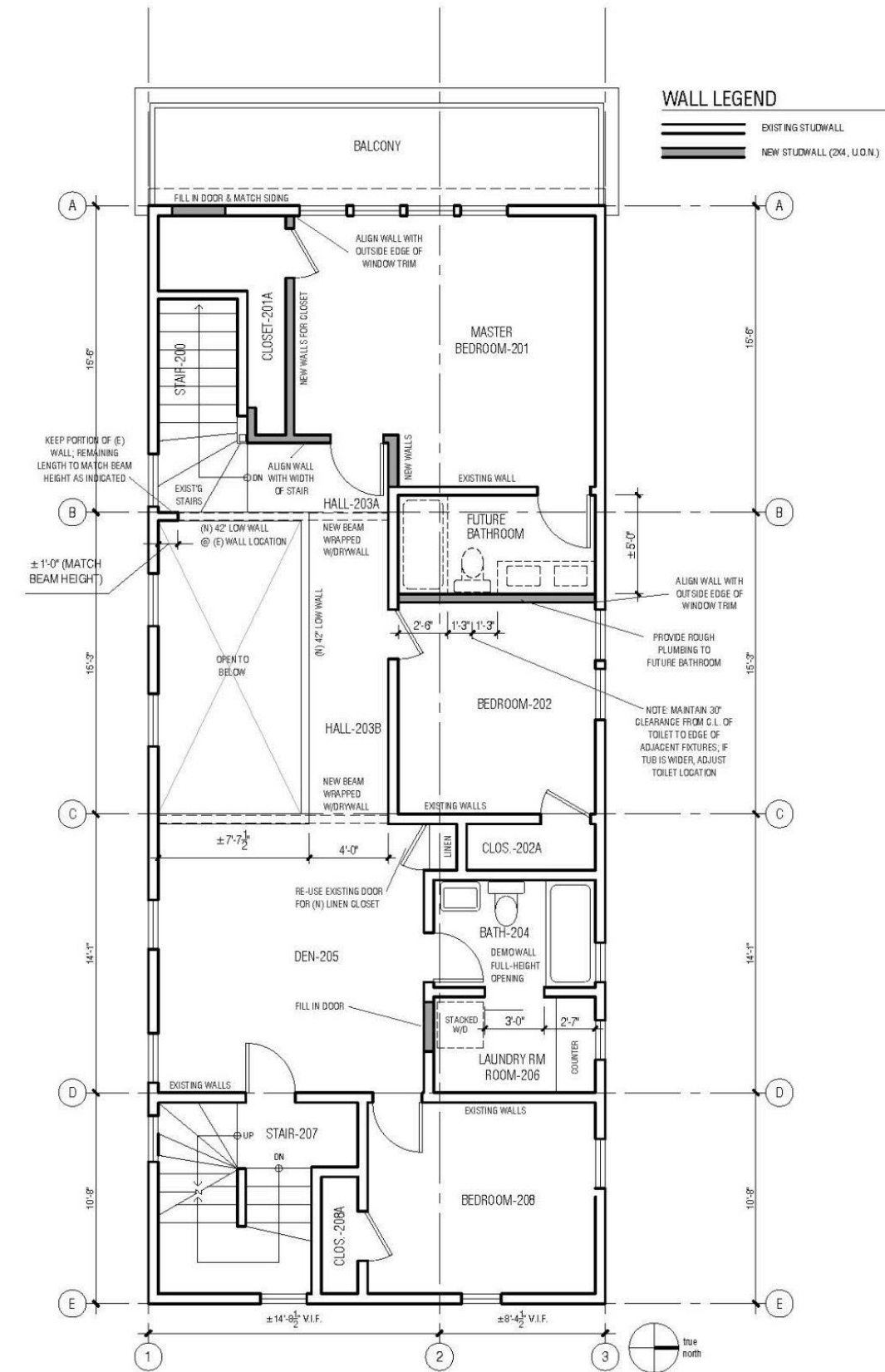
Building Program

- 2 levels
- Mixed-use lower level featuring gallery space
- Private upper living space featuring mezzanine cut-out
- Bathroom per floor

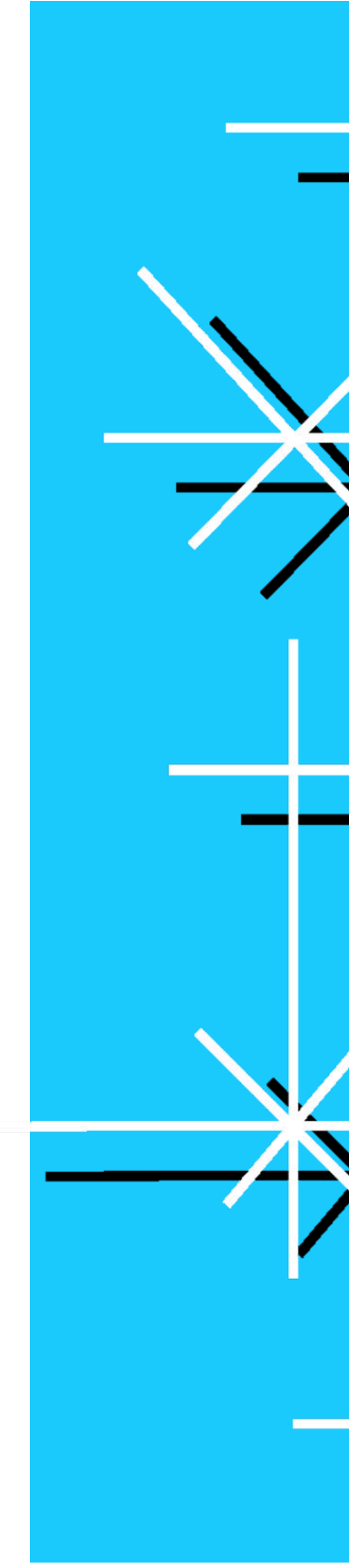
Footprint: 2,216 SF



FIRST FLOOR PLAN
11.8.17 Scale: 1/8" = 1' (@ 8.5x11")



SECOND FLOOR PLAN
11.8.17 Scale: 1/8" = 1' (@ 8.5x11")



TOTAL PROJECT COST
\$145,000

ACQUISITION COSTS

[\$1.00]

IMPROVEMENT COSTS:

HARD COSTS

[\$115,000]

SOFT COSTS

[\$30,000]

10



17.24%

EQUITY SOURCES

CITY OF MILWAUKEE ARCH
FORGIVEABLE LOAN
\$25,000

82.75%

DEBT SOURCES

CO-DEVELOPER | STRONG BLOCKS \$120,000

RENT-TO-OWN
[MONTHLY RENT]
\$1,250

EXPECTED OWNERSHIP
SPRING 2022 PROPERTY SALE OF
\$110,000

THE LIVING RESULTS



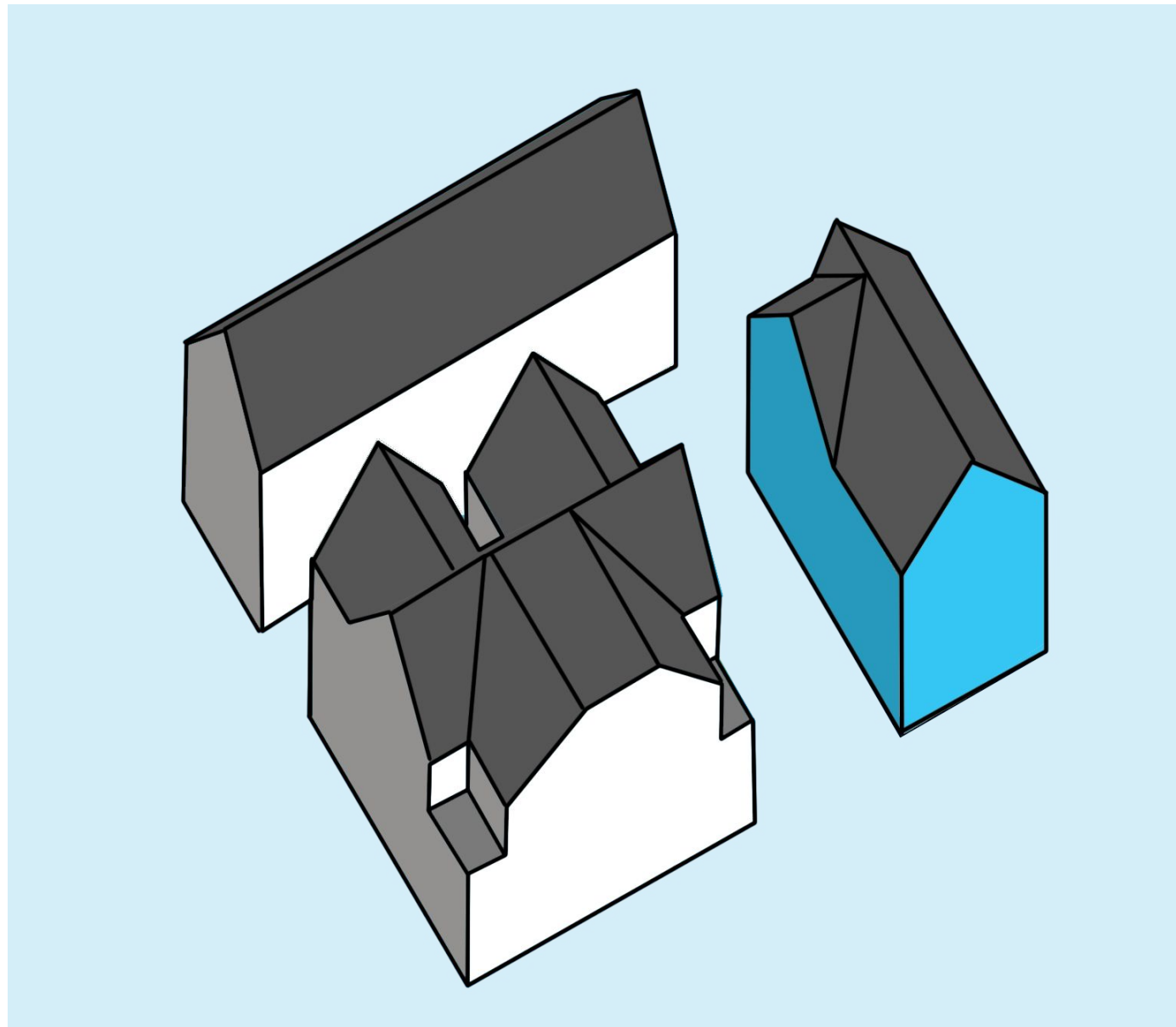
IN PROCESS PROJECTS



HOMEWORKS: BRONZEVILLE

322-340 W. MEINECKE

PHASE 1



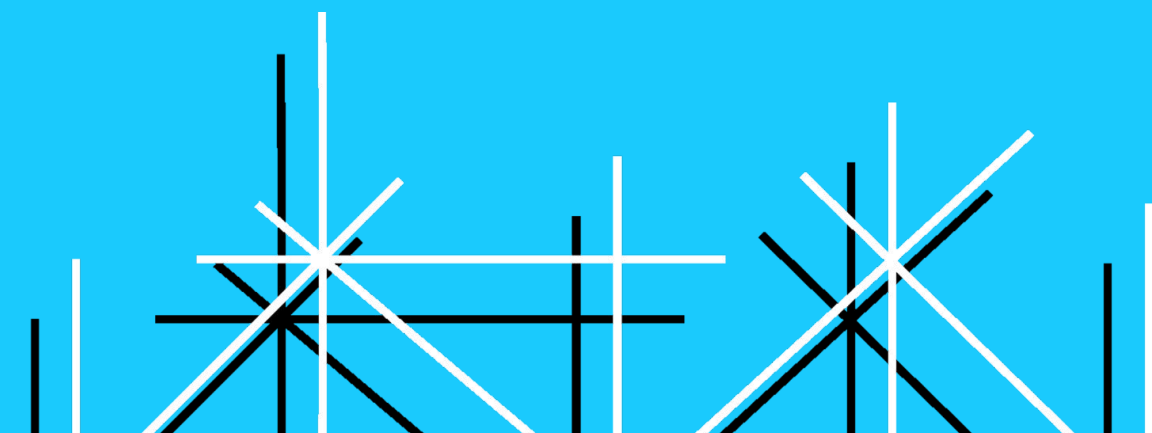
ARTIST HOUSING

CREATIVE STUDIO + GREENSPACE

This is a 3-bedroom, 4-bathroom dual level live-work space rehabilitation. It features a lower-level public space that faces the street. The public space will be a creative studio.

The 2-story quad next door will be demolished for an interim Greenspace for outdoor programs and installations. This lot comes with additional green space to the east of the building and 4 parking spaces.

Alexia S. Brunson and CopyWrite Magazine are the initial tenant for this space.



PHASE I SITE PLAN + PROGRAMMING [2022–2023]

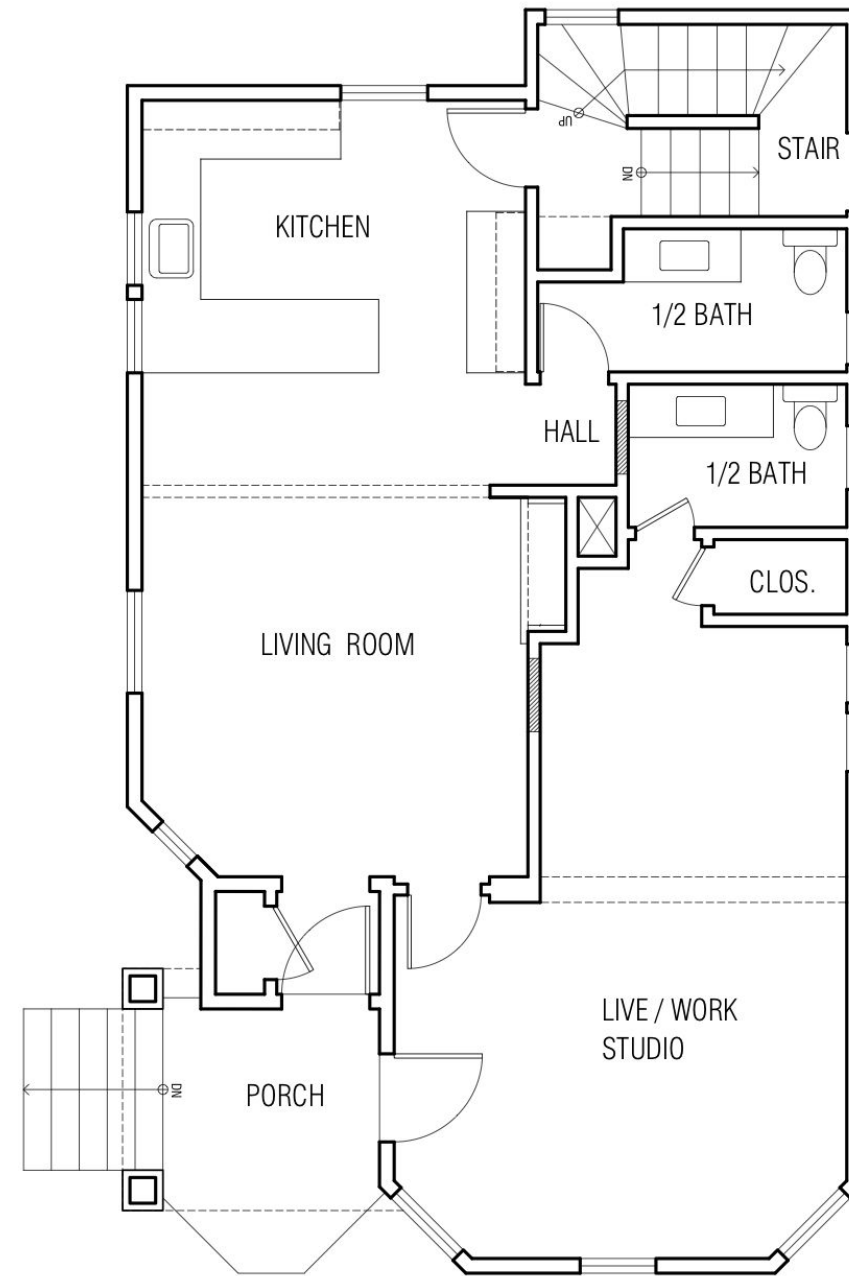


FLOOR PLAN

Building Program:

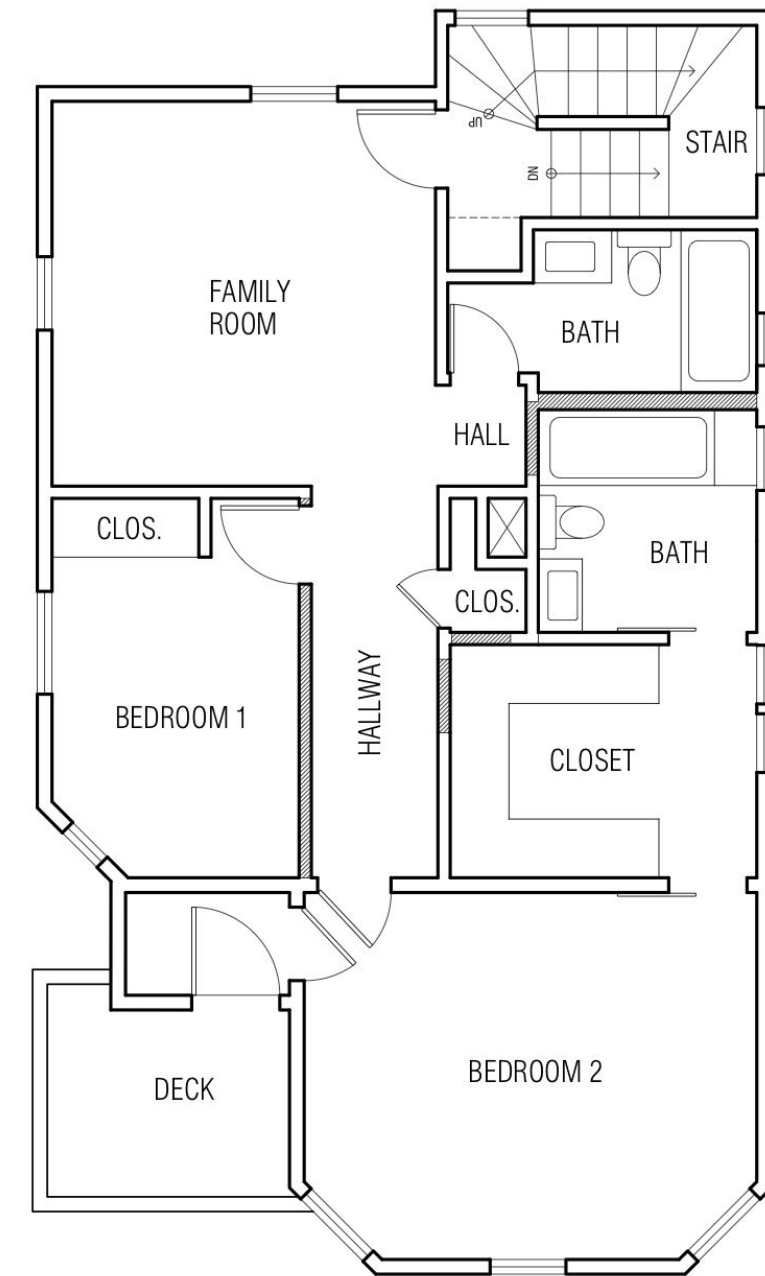
- 2 levels
- Mixed-use lower level featuring creative work studio and formal entertainment space
- Private upper living space with informal family space

Footprint: 2,210 SF



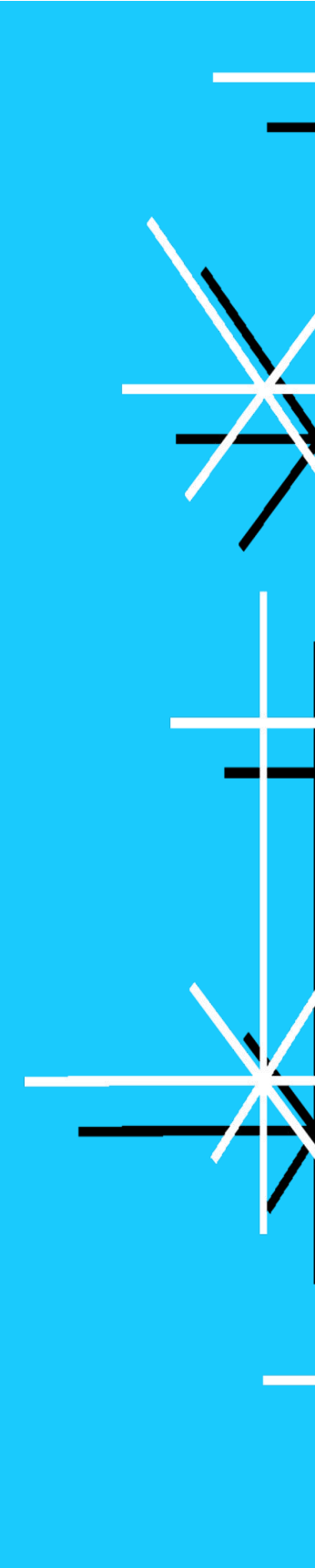
DUPLEX FIRST FLOOR PLAN

Scale: 3/16" = 1' (@ 8.5x11)
01.10.22



DUPLEX SECOND FLOOR PLAN

Scale: 3/16" = 1' (@ 8.5x11)
01.10.22



TOTAL PROJECT COST
\$225,000

ACQUISITION COSTS

[\$1.00]

IMPROVEMENT COSTS:

[HARD COSTS

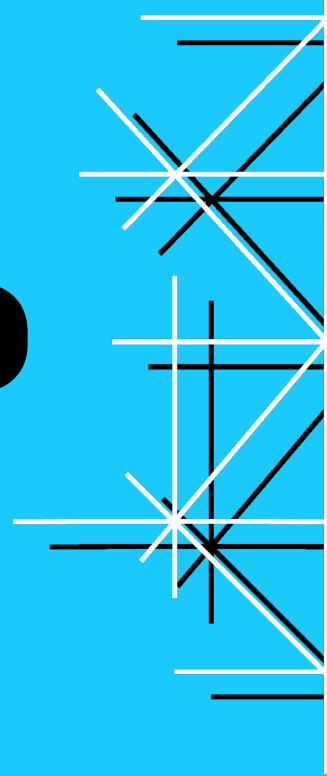
[\$182,150]

SOFT COSTS

[\$42,850]



55%



EQUITY SOURCES

CITY OF MILWAUKEE ARCH

FORGIVEABLE LOAN

\$25,000

GREATER MILWAUKEE

FOUNDATION DONATION

\$100,000

45%

DEBT SOURCES

WISCONSIN PRESERVATION FUND LOAN \$100,000

NOI

[\$9,932]

ANNUAL DEBT SERVICE

\$7,919

ANNUAL RENTAL INCOME

[MONTHLY]

\$19,932 (YEAR ONE)

ANNUAL PROPERTY EXPENSES

\$10,000

LOAN: \$100,000

Convertible construction to permanent, LTV = 53%

RATE

5%

AMORTIZATION

20 YEARS

TERM

20 YEARS

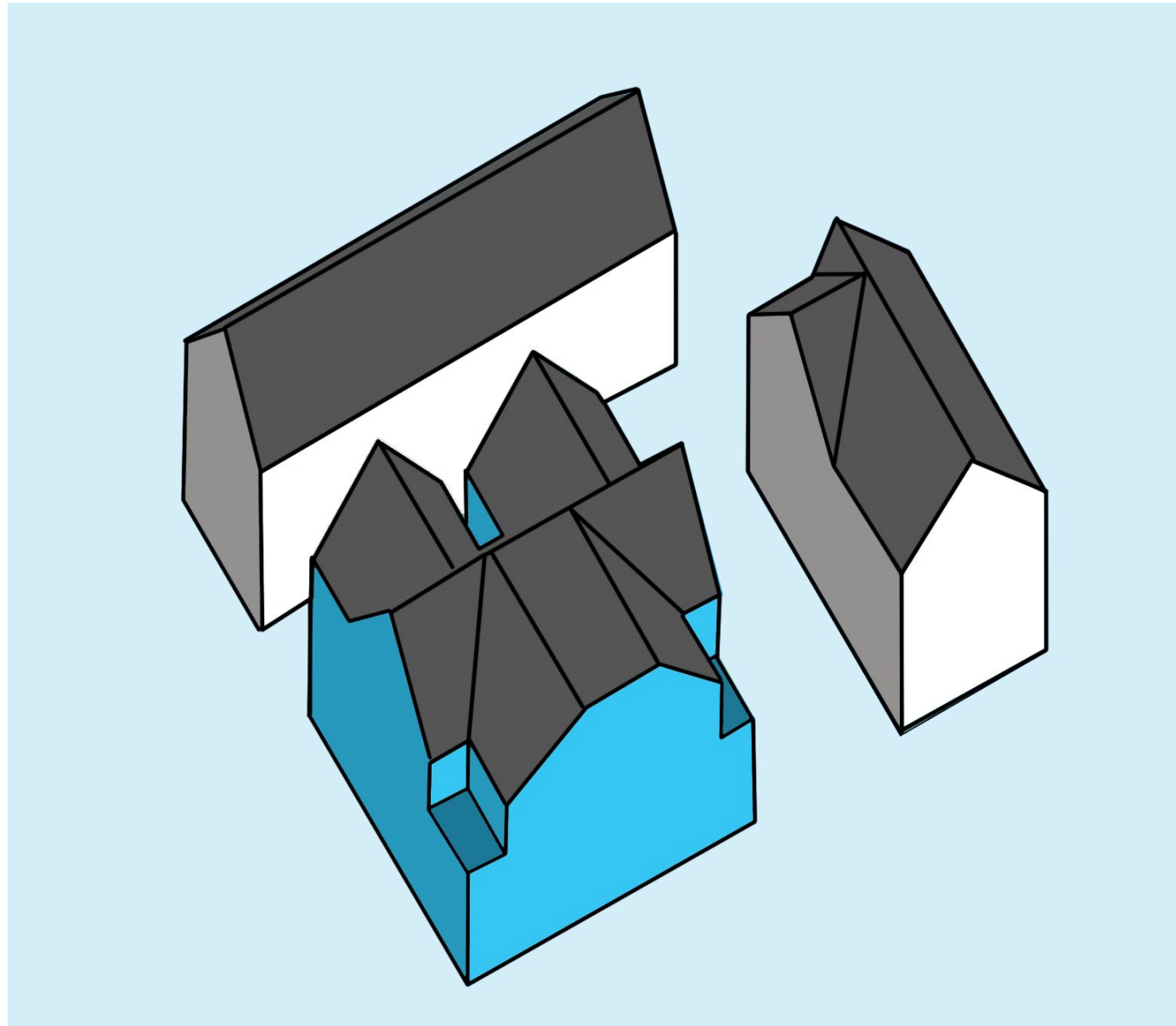
FUTURE PROJECTS



HOMEWORKS: BRONZEVILLE

322-340 N. MEINECKE

PHASE 2



ARTIST HOUSING CREATIVE HUB

The interim Greenspace will accommodate the future new construction of a 3-story, mixed-use, multi-unit creative hub. It features 2 lower-level public spaces that face the street, with exposure to a 2nd floor mezzanine. The middle level features multiple creative studios and a conference room. The upper level features 2 1-bedroom, 1-bathroom live-work units.

Jazale's Art Studio, Black and White Barbershop, I Am Milwaukee and MKE<->LAX will be future tenants of this building, along with other local and visiting artists.



PHASE II SITE PLAN + PROGRAMMING [2023–2024]

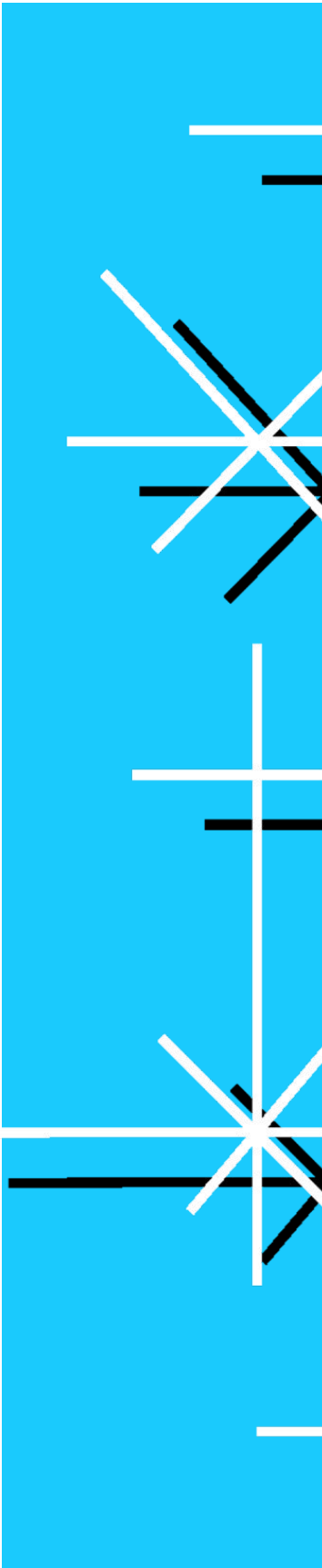
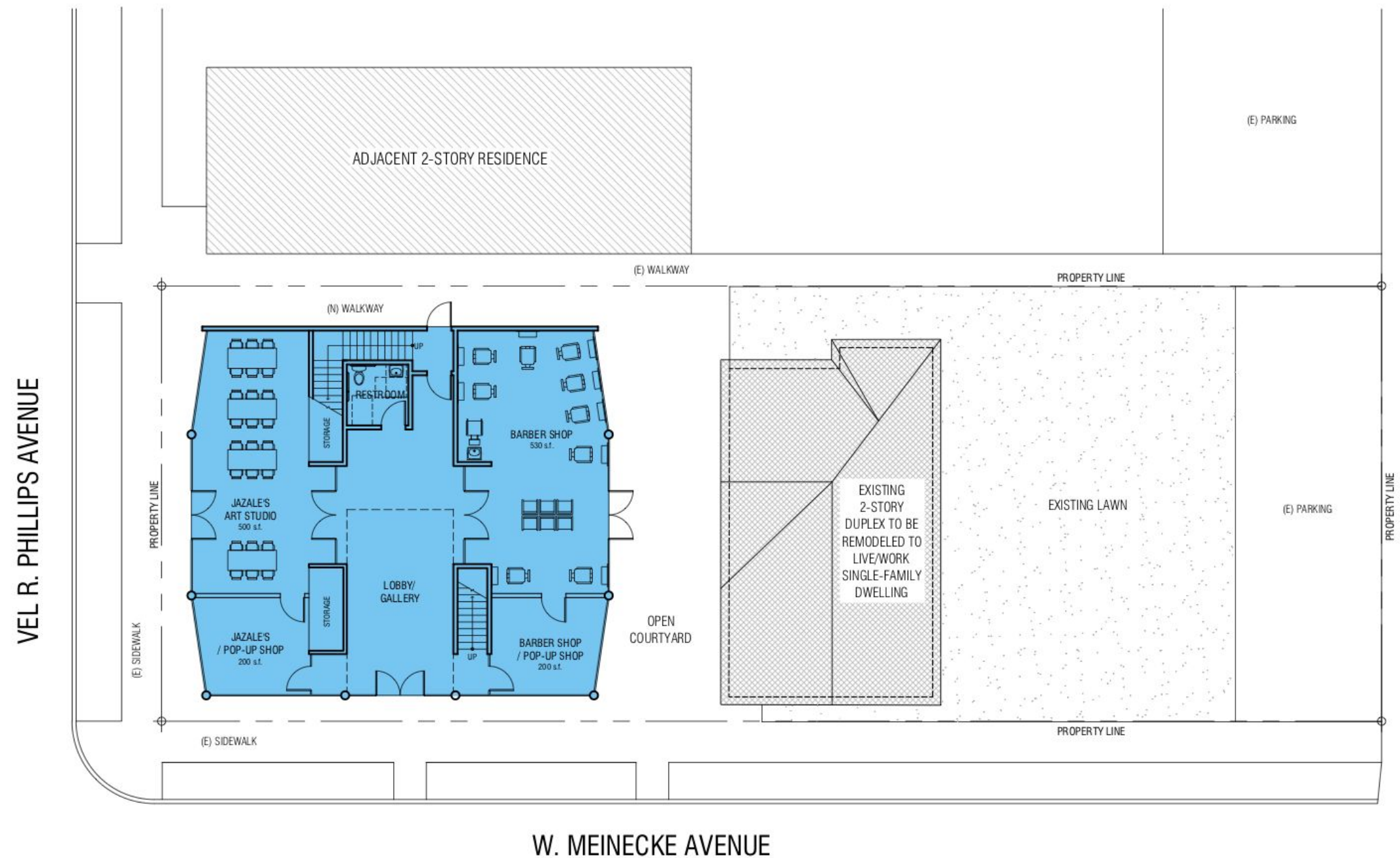


SITE PLAN

Program:

- Interim Greenspace for outdoor programs and installations
- Mixed-use commercial building with anchor tenants Jazale's Art Studios and Black and White Barbershop on lower level
- Several creative studios and conference room on middle level
- Live-work units on upper level
- Commercial and residential space for long- and short-term rentals

Footprint: 4,900 SF



TOTAL PROJECT COST
\$1,114,000

ACQUISITION COSTS

[\$0]

IMPROVEMENT COSTS:

HARD COSTS

[\$784,000]

SOFT COSTS

[\$330,000]



UNIT SCHEDULE FOR CLUSTER

1

COMPLETED
Live-Work Unit
2,216 SF
\$1,250/mo.

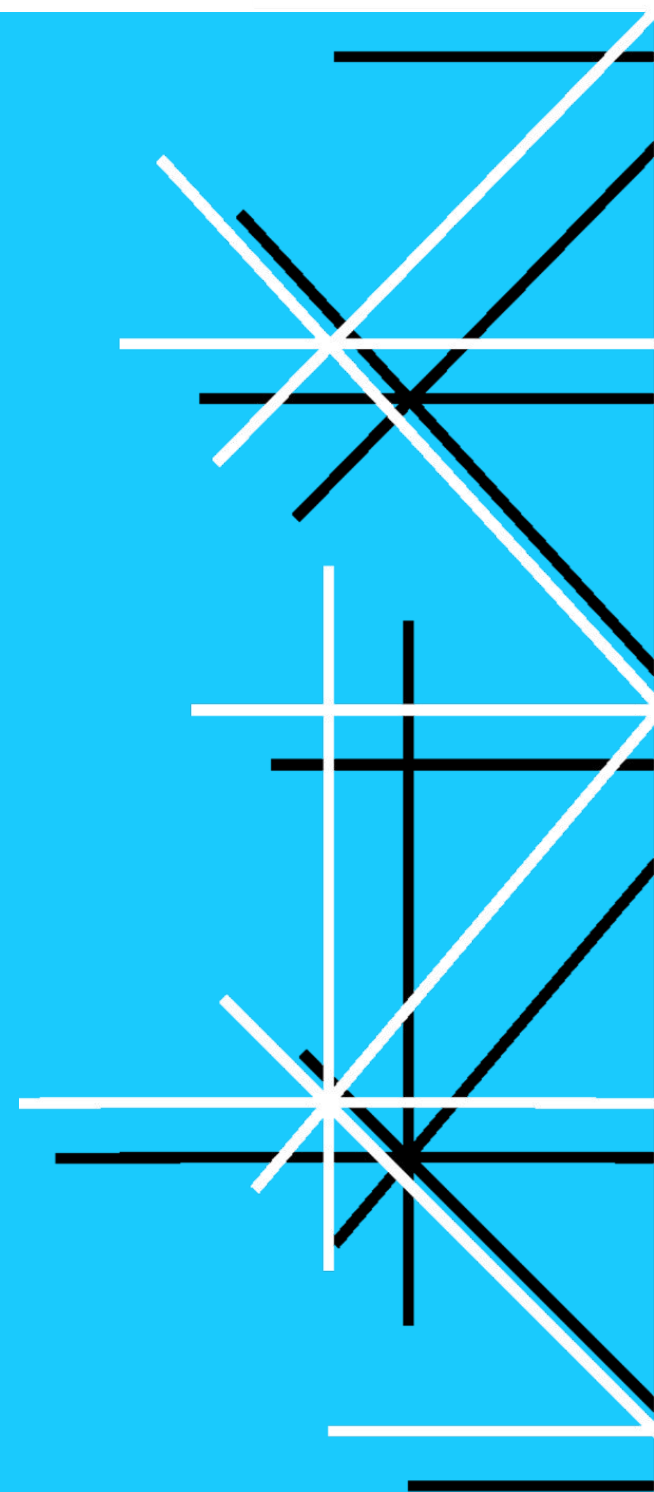
2

PHASE 1 REHAB
Live-Work Unit
2,100 SF
\$1,600/mo.

3

PHASE 2 NEW
Creative Hub Multi-Unit
4,900 SF
\$7,850/mo.

27



ANNUAL OPERATING BUDGET

\$220,000

Seeking 5 years of funding.

DEVELOPERS

Vedale Hill \$50,000

Sara Daleiden \$50,000

Mikal Floyd-Pruitt \$50,000

PROFESSIONAL SERVICES

Administrative Assistant \$20,000

Media Consultant \$30,000

Accounting \$10,000

Legal \$10,000



INTERESTED IN DONATING OR LOANING?

You can support us through our non-profit financing partner
Wisconsin Preservation Fund.

**Contact us to discuss investing
options, collaboration, and more:**

HomeWorks: Bronzeville, LLC Co-Owners

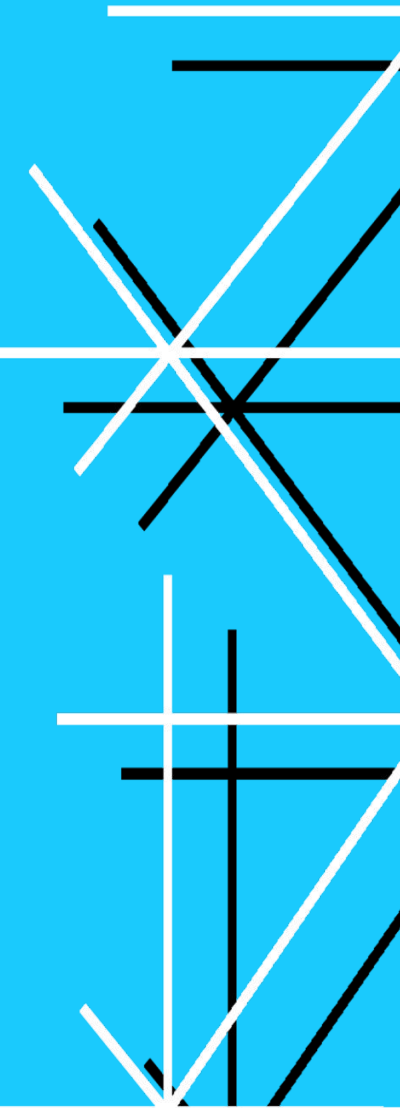
Vedale Hill, Jazale's Art Studio, (414) 403-3000

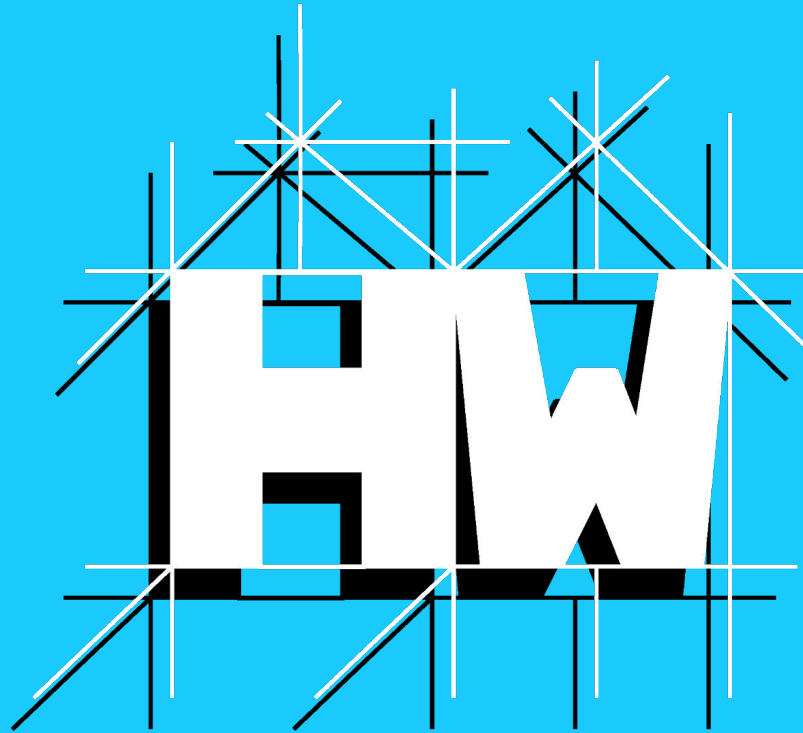
Mikal Floyd-Pruitt, I Am Milwaukee, (414) 722-4102

Sara Daleiden, MKE<->LAX, (323)-630-7272

home@homeworksbronzeville.com

www.homeworksbronzeville.com





HOMEWORKS: BRONZEVILLE

“Community Thrives On Cultures.”