



Common Wealth

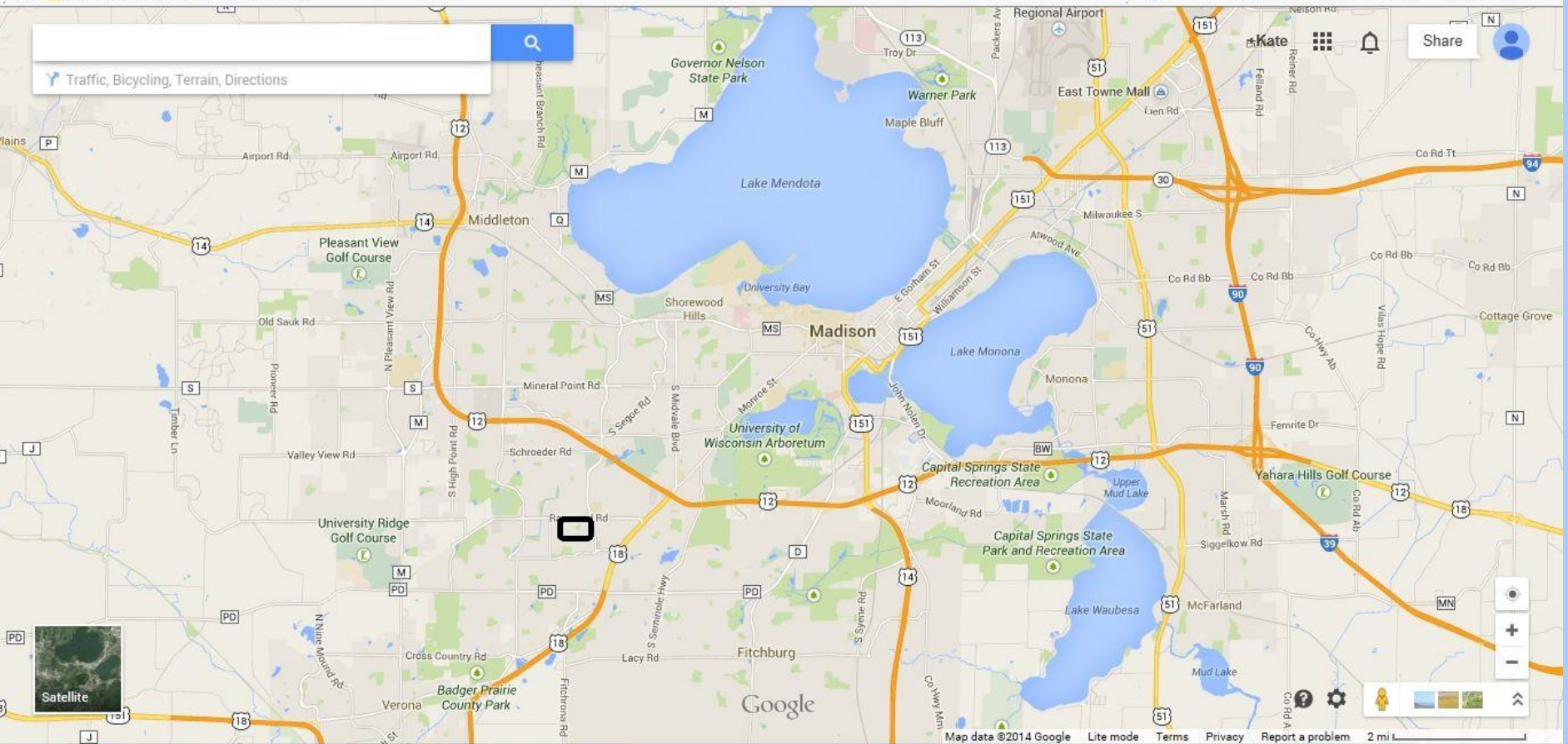
# Southwest Madison

- Southwest side has become sharply divided by age, race, and income.
- Older, white, middle class families, many who have lived there for decades, occupy the single family housing, and young, lower-income families of color occupy the multi-family housing.
- The overall racial makeup of Southwest Madison is 68% white and 32% minority. But, **78%** of the students at Falk Elementary are students of color. **74%** are economically disadvantaged



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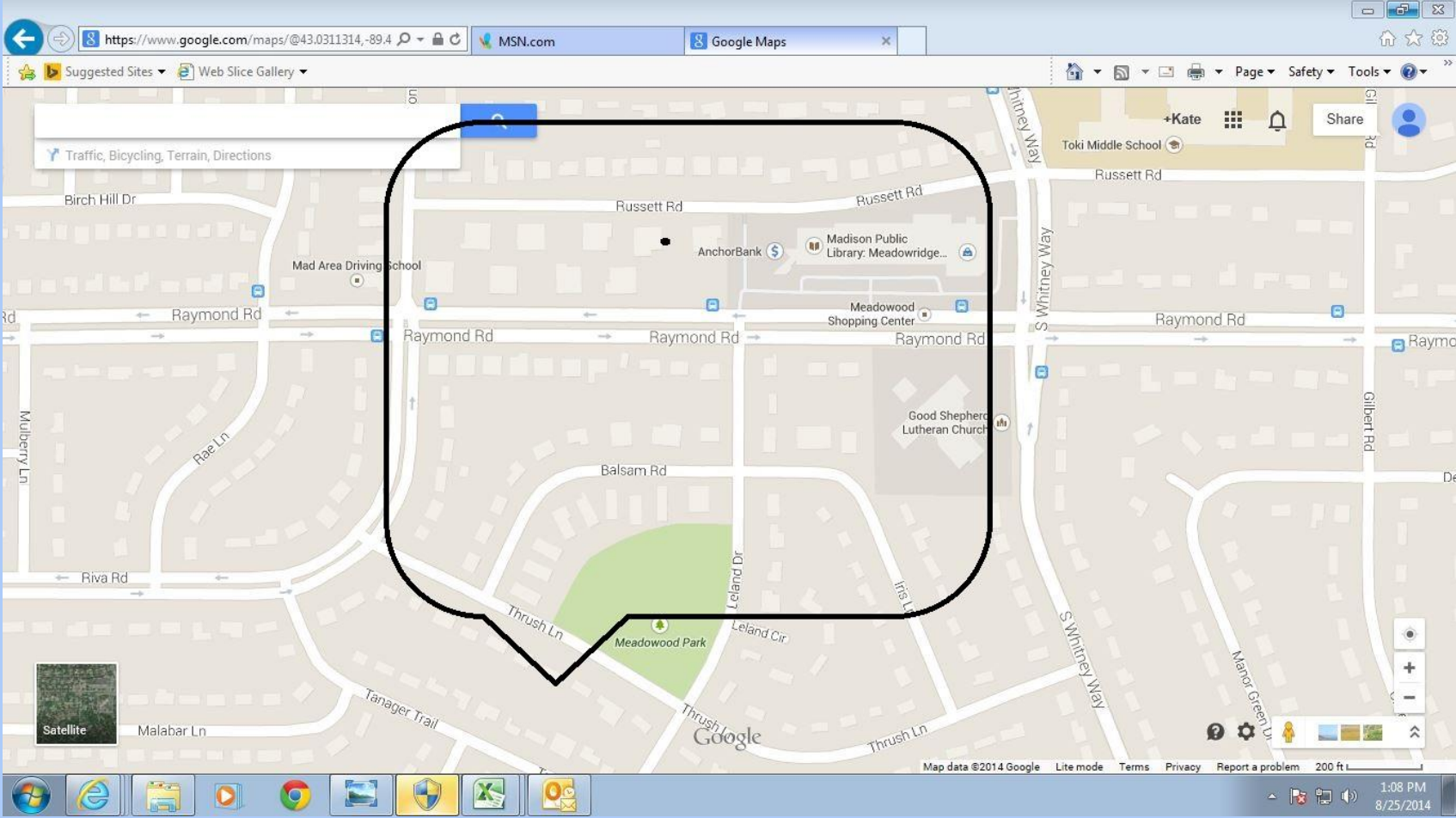
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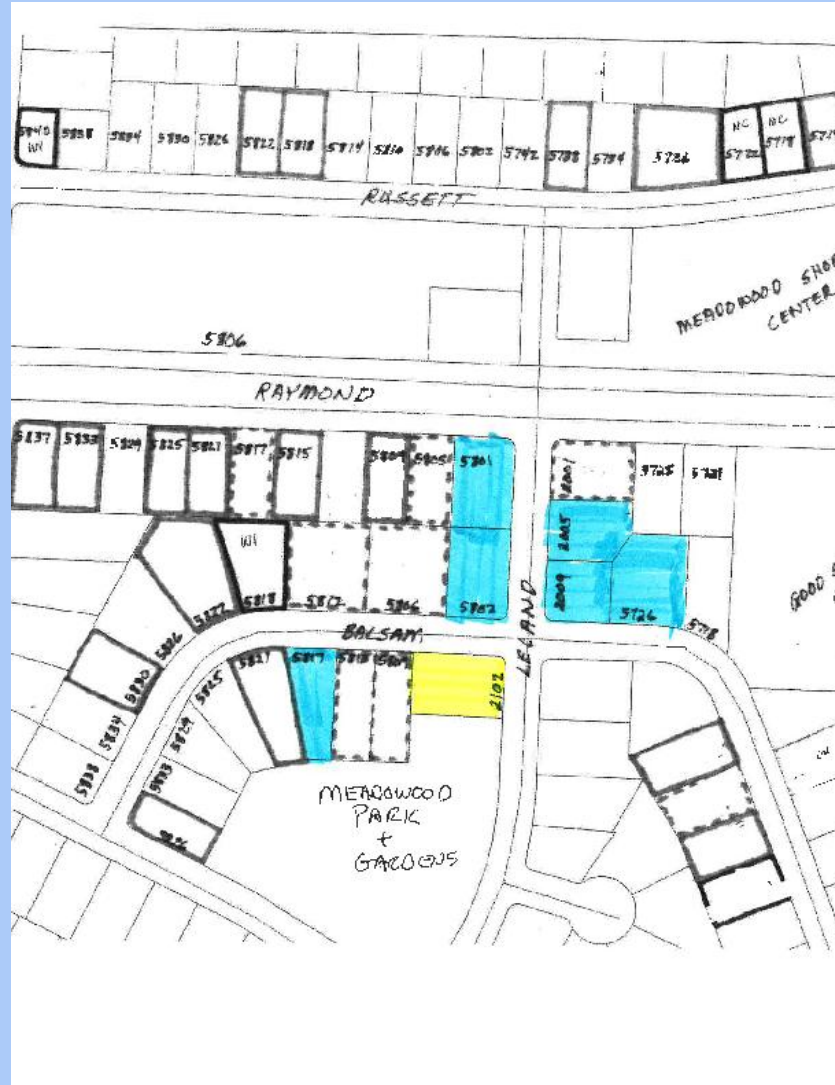
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# Balsam-Russett Neighborhood



# Corner of Balsam & Leland



# Common Wealth's Commitment to Southwest Madison

## **Purchases:**

- **2005 and 2009 Leland**, August 2013
- **5726 Balsam**, September 2014
- **5817 Balsam**, November 2014
- **5802 Balsam**, October 2015
- **5801 Raymond**, December 2015
- **2102 Balsam**, pending 2016

**TOTAL: 35 units, if 2102 Balsam is approved**

# 2005 Leland



# 2009 Leland





# 5726 Balsam Before



# 5726 Balsam During Rehab



# 5726 Before



# 5726 After



# 5726 After



# Operation Fresh Start Partnership



# 5817 Before



# 5817 Before





# 5817 After



# 5817 After



# 5802 Balsam



# 5801 Raymond



# 2102 Leland





















# Water Damage



# Additional funds and waiver would:

- Allow Common Wealth to purchase a strategic building in the neighborhood for further stabilization
- Create Energy Efficient Upgrades
- Create an ADA unit



# Key to neighborhood stabilization

- Neighbor complaints
- Police calls (35 from January-October)
- Location next to park





# Energy Efficient Upgrades

- Insulation and air sealing
- Remove, reset and weather seal windows
- Replace seven older gravity vented water heaters with a sidecar water heater that is fired by condensing boiler
- Repair/replace/upgrade all baseboards, thermostats and zone valves



# Create ADA accessible unit

- Install entry ramp
- Install new entry door and opener
- Create accessible kitchen and bathroom
- Widen doors to bathroom and bedrooms
- Reconfigure closet in bedrooms
- Install a 36' wide secondary egress door



# Long Term Commitment to Southwest Madison

