



- Founded in 1979 in response to concerns regarding development in the Williamson-Marquette neighborhood and has grown to serve the entire Madison area.
- During its 37-year history, Common Wealth has been involved in a number of innovative housing, economic, and community development projects. We now work on creating economic development opportunities throughout Dane County.





Common Wealth builds a more connected community through community organizing, affordable housing, financial literacy and job training for youth, and support for adult job seekers and small businesses.

Common Wealth's Goals



- To create affordable housing for people with limited incomes;
- To preserve and improve older housing stock while preserving the community's socio-economic diversity; and
- To involve the people living and working in our neighborhoods in community-building activities.

Common Wealth's Goals

- To provide job training, placement, financial education and mentoring for low-income teens;
- To promote the creation of new living wage jobs for low-to-moderate income people while improving the local business climate



Common Wealth Properties

					
403 Rogers	1001 Williamson (Falconer)	1007 Williamson (Falconer)	1108 Williamson (Hsg Opts)	1110 Williamson (Hsg Opts)	1114 Williamson (Hsg Opt)
					
1306/08 Jenifer (DiVall)	1343 Williamson	1344 Spaight (DiVall)	1406 Williamson	1410 Williamson (DiVall)	1420 Williamson (DiVall)
					
1459 E Main (YRVA)	1518 Jenifer (Jenifer PI)	1532 Jenifer (Jenifer PI)	1538 Jenifer (Jenifer PI)	Madison Enterprise Ctr.	Main Street Industries
					
2005 Leland	2009 Leland	5726 Balsam	5801 Raymond	5802 Balsam	5817 Balsam

Common Wealth Office Affordable Rental Housing Upstairs



Housing Options/Vaughn Commons



Falconer

BEFORE



AFTER



Yahara River View Apts.



Yahara River View Visitors from Korea



Accessible Gardens



Dilapidated Foreclosed Property



Jenifer Place



Jenifer Place Grand Opening



Economic Development

- Madison Enterprise Center
- Main Street Industries
- Art Gallery



Madison Enterprise Center

- In 1987, Madison Gas and Electric and Common Wealth Development, formed a unique partnership.
- MG&E owns the facility at 100 S. Baldwin and generously leases it to Common Wealth for a nominal amount.



Madison Enterprise Center

- Light industrial business incubator
- Serves start-up and expanding small businesses
- Common Wealth manages facility and program
- Initial below market rental rate and shared services like high-speed Internet



Common Wealth Art Gallery

- Located on third floor of the Madison Enterprise Center.
- 2,000 square foot Common Wealth Gallery.



Main Street Industries



- Opened in 1996
- Abandoned Greyhound Bus terminal
- 50,000 square foot light industrial facility
- Second stage incubator

Main Street Industries

- Provides permanent space for graduating businesses from MEC and others from the community
- Businesses not required to graduate, but must create new jobs



Common Wealth's Housing in Southwest Madison

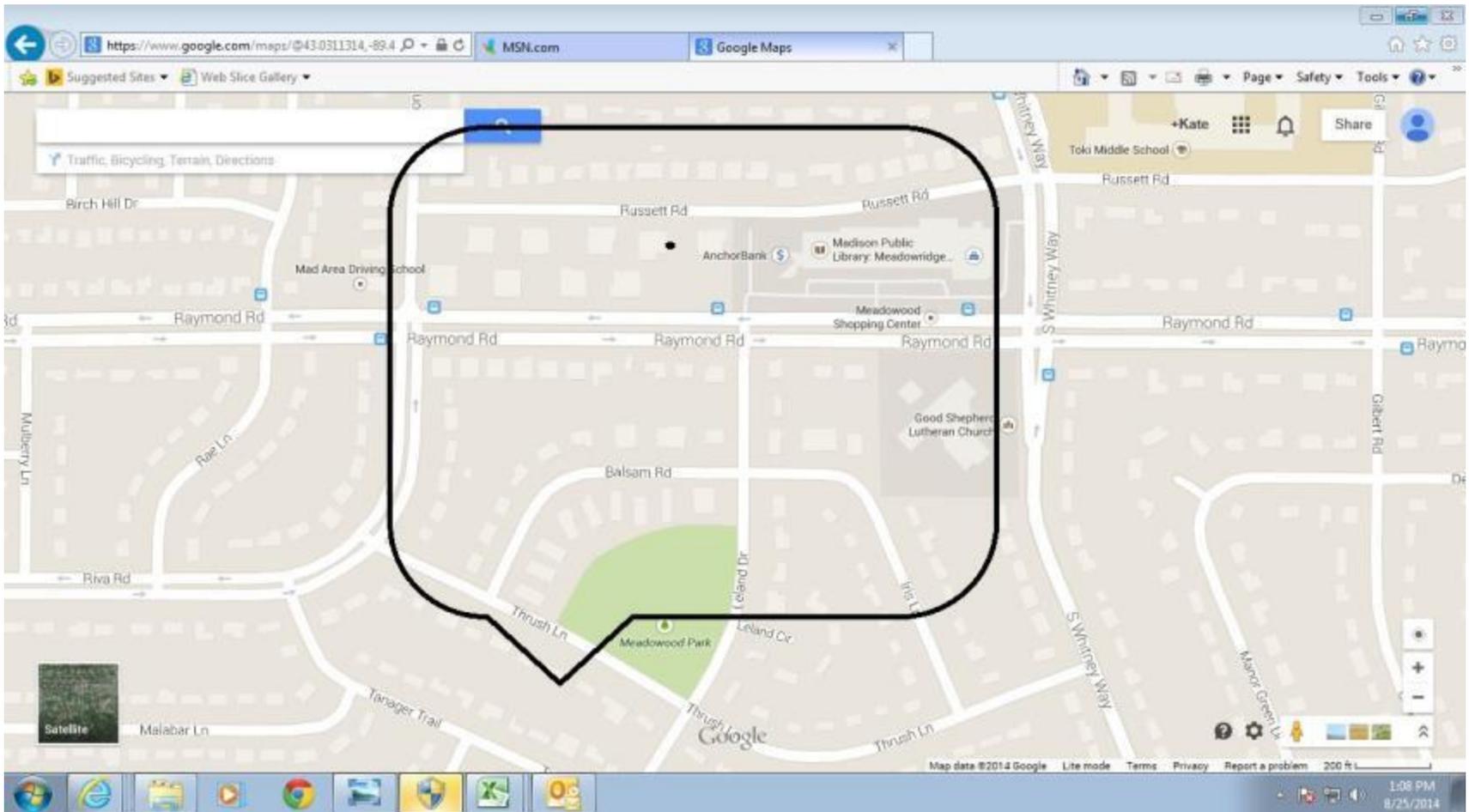
- Strategic decision to expand to Southwest Madison
- Comprehensive approach to community revitalization and stabilization efforts
- City of Madison focus through Neighborhood Resource Teams (NRT)



Southwest Madison

- Pocketed neighborhoods overwhelmed with high levels of poverty & homelessness. Highest concurrent concentrations of poverty and mobility in all of Madison.
- 2011/12 school year
 - Falk Elementary School - 73.4% of students were low income
 - Orchard Ridge Elementary - 62.8% of students were low income.
 - 14% of the students enrolled at Falk in the beginning of the year were no longer in attendance by the end of the school year and 9% of their students moved into the area after the 3rd week of classes.
 - Orchard Ridge had 9% of their students leave during the school year and 12% of their students move in during the course of the year.

Southwest Neighborhood



Common Wealth's Investment in Southwest Madison



2005 Leland Before



2005 Leland After Rehab



2009 Leland Before



2009 Leland Before



2009 Leland After



2009 Leland After



2009 Leland After



5726 Balsam Rd. – Southwest Madison

BEFORE



AFTER



5817 Balsam Rd.

BEFORE



AFTER



Common Wealth provides Hands-On Management

- Preventive Maintenance, long-term
- Responsive to concerns, questions, complaints
- On-Site Presence
- Tenant Buy-In & Accountability
- Screening
- Tenant input



Partnership Hires Community Organizer



John Wroten,
Common Wealth's
Community
Organizer, engages
neighborhood
residents and other
stakeholders in
community
enhancement
activities to build a
more resilient place
to live and work.

Neighbor To Neighbor Employment Initiative



Job Shop meets weekly at the neighborhood center.



Community Involvement

- Gardens for Empowerment (G4E)
- Meadowood Neighborhood Center
- Community Suppers
- Youth Flag Football

