

# ANNUAL REPORT COMMON WEALTH DEVELOPMENT 2023



# LETTER FROM THE EXECUTIVE DIRECTOR

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Dear Common Wealth Development Community,

As 2023 draws to a close, I am filled with gratitude for the incredible strides we have made together. 2023 stands as a powerful testament to the resilience and determination of this amazing organization. In the face of challenges, global and local, we've embraced our spirit of critical optimism through action, driving us to achieve remarkable milestones across all of our programs, continuing to champion our mission, making significant advances in housing, workforce development, and business incubation, all aimed at fostering a more equitable and thriving Madison.

After three years of beta testing, a highlight of 2023 was the launch of our Experiential Learning and Leadership Academy (ELLA), under the leadership of Ashley Hoeft. Epitomizing Common Wealth's commitment to workforce development, this unique program offers young adults who are stepping out of high school, navigating early college years, or enhancing their graduate studies, an immersive platform for personal and professional evolution. ELLA seamlessly blends academic rigor with real-world experiences, providing fertile ground for young adults to grow into informed, skilled, and proactive community contributors. Embedded across Common Wealth's programs, our ELLA scholars worked tirelessly to support Common Wealth while pursuing their career goals. A HUGE thank you to Rachel Stetenfeld (Communications), Vanessa Abou Harb (Housing), Grace Stallworth (Housing), Nick DeMarsh (Youth Workforce), Renata Camilla de Toledo (Youth Workforce), Tino Corona (Youth Workforce), Mina Yildiz (Youth Workforce), Yanten Thoronka (Youth Workforce) and Evelyn Betts (Real Estate Development) for their contributions and service to Common Wealth's mission. Their remarkable projects and initiatives highlight their individual growth and profound influence they wield as emerging community leaders.

Continuing in the spirit of appreciation, we also owe another HUGE thanks to the generous support of the City of Madison and The Roots and Wings Foundation, which allowed us to make significant capital improvements across our entire housing portfolio. From repaving parking lots to critical improvements to porches and living spaces, this work significantly improved the quality of living for the residents in Common Wealth housing. In 2023 Common Wealth's Housing team also introduced free internet services in Meadowood and digitized the leasing process for all our properties, reaffirming our commitment to resident well-being and technological advancement.

Common Wealth's Adult Workforce Development (AWD) made significant strides in reshaping the professional landscapes for our program participants in 2023. Recognizing the ripple effects of the pandemic, we adapted our services to meet these new challenges head-on. Our focus extended beyond job training to encompass a holistic approach to adult workforce empowerment.

# LETTER FROM THE EXECUTIVE DIRECTOR

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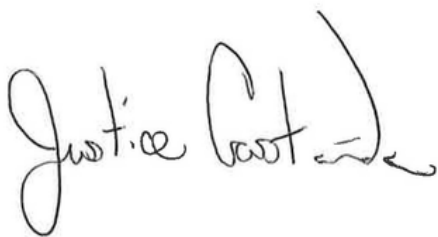
With new leadership and the vision provided by Kari Alston, Common Wealth redefined its operational strategies, introducing innovative programming that resonated deeply with our participants' needs. Moving forward, our focus is to deepen these efforts, ensuring that each person we engage with is not only workforce-ready but also equipped with the knowledge and confidence to navigate and transform their professional journey.

In 2023, Common Wealth Development celebrated the 10th Anniversary of the Wanda Fullmore Youth Internship Program, a cornerstone of our experiential learning initiatives. A partnership between Common Wealth and the City of Madison, The Wanda Fullmore Youth Internship Program has significantly evolved, offering comprehensive professional development and project-based capstone projects to Madison high school students. The Youth Advisory Board, a collaboration with the Madison Police Department Chief, Shon Barnes, continued to elevate young voices in policy discussions, particularly on issues affecting BIPOC communities. Our partnership with Madison Metropolitan School District through the Experiential Learning Program continues to provide students with opportunities to earn school credits while gaining practical experience. Common Wealth's award-winning Youth Workforce Development programs have proven instrumental in guiding Madison's youth along their professional paths, emphasizing financial literacy and economic empowerment. As we move into 2024, we aim to expand these experiential learning opportunities, reaching more youth from underserved communities, and continuing to build a skilled, creative, and dynamic workforce ready to lead.

Looking ahead to 2024, I am excited about the possibilities that lie before us. I am immensely thankful to our board, staff, partners, and the entire Common Wealth Development family for your unwavering support and dedication.

Together, we are building a stronger, more vibrant, and inclusive Madison. Thank you for being an integral part of this journey.

Onward.



**Justice Castañeda**  
Executive Director





# MISSION & VISION

Common Wealth Development is a private non-profit community development organization incorporated in 1979.

We build community infrastructure through safe, affordable, and healthy housing; local business incubation; and person-centered workforce development for youth and adults, rooted in a foundation of racial justice and health equity. We know that by providing safe and healthy housing, supporting economic stability, and promoting community engagement through outreach activities, we reduce health inequities and the likelihood of violence.

## CORE PROGRAM AREAS:

Support the retention and sustainability of affordable land in Madison and Dane County

Support developing businesses through affordable space and business incubation

Coach youth and adults in financial fluency, job readiness, and entrepreneurial leadership

Integrate comprehensive community health approaches to city-wide violence prevention efforts

Provide safe, stable housing opportunities for renters and aspiring homeowners





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# SPONSORS

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Our local sponsors and individual donors' financial support makes our work possible.

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Madison Mennonite Church

American Family Dreams Foundation

Madison Metropolitan School District

Baer Insurance Services, Inc.

Martin Glass

Bardston LLC

Lake Ridge Bank

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Marquette Neighborhood Association

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Dane County

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Glass Nickel Pizza

The Weary Traveler Freehouse

Great Dane Pub & Brewing Co.

UW Madison School of Medicine and Public  
Health's Wisconsin Partnership Program

Harmony Bar and Grill

Willy St. Co-op

Keith Daniels

Wilson's Bar & Grill

# PARTNERS

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Because of you, we are able to provide coordination of care and truly represent a model of community development rooted in partnership and collaboration.

Ace Hardware  
American Family Insurance  
Arbor Covenant Church  
Capital High School  
Capital High Parenting Program (CHP)  
Children's Wisconsin  
Chocolate Shoppe  
City of Madison  
City of Madison Engineering Division  
Civil Attorney's Office  
Community Development Division  
Dane Buy Local  
Dane County  
Dane County Clean Sweep  
Department of Civil Rights  
Department of Planning, Community & Economic  
Development Street Vending  
Developing Artists Murals and Alliances  
Early Childhood Initiative (ECI)  
Elevate Energy  
Employment and Training Network  
Fleet Services  
Good Shepard Lutheran Church - Madison Campus  
Goodman Community Center  
Holy Wisdom Monastery  
Joining Forces for Families  
LaFollette High School  
Latinos Organizing for Understanding and  
Development (LOUD)  
Madison Children's Museum  
Madison Gas and Electric  
Madison Metropolitan School District

Madison East High School  
Madison Police Department  
Madison Police Department Community Outreach &  
Resource Education Unit  
Madison Public Libraries  
Madison Public Library Central Branch  
Madison Public Library Meadowridge Branch  
Madison West High School  
Meadowood Community Center  
Meadowood Health Partnership  
Meadowood Neighborhood Association  
Operation Fresh Start  
Parks Division  
Potter's Crackers  
Public Health of Madison and Dane County  
Violence Prevention Unit  
Rise Up  
RSVP of Dane County  
Second Harvest  
Southwest Madison Action Coalition  
Summit Credit Union  
SupraNet  
Sustain Dane  
The Road Home  
Third Sector Housing Group  
UW Writing Center  
Vel Phillips Memorial High School  
Warner Park Recreation Center  
Water Utility  
Wil-Mar Neighborhood Center  
Youth Employment Network  
YWCA



# BOARD OF DIRECTORS

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Our work is made possible due to the consistent support and efforts of our all-volunteer Board of Directors!

**Connor Sabatino**

President

**Ben Leroy**

Vice President

**Vanessa Kuettel**

Treasurer

**Beth Welch**

Secretary

**Jocelyn Acuna**

**Autumn Neugent**

**Robert Paolino**

**Rudy Moore**



# STAFF



## Administration

<b>Justice Castañeda</b> Executive Director	<b>Stefan Davidson</b> Finance Director	<b>Stephanie Bradley Wilson</b> Director of Operations	<b>Ashley Hoeft</b> Director of Workforce Development
<b>Shelli Lawler</b> Administrative Coordinator	<b>Kevin Sandoval</b> Administration & Finance Coordinator	<b>Valerie Holt</b> Executive Administrative Assistant	<b>Rachel Stetenfeld</b> Communications Specialist

## Housing & Development Operations

<b>Ashley Gohlke</b> Director of Development Operations	<b>Conner Wild</b> Housing Operations Manager	<b>Nick Lee</b> Housing & Resident Relations Coordinator	<b>Vanessa Abou Harb</b> Community Development Specialist	<b>Grace Stallworth</b> Community Development Specialist	<b>Sabrina Gilliam</b> Housing & Resident Relations Specialist
<b>Sarah Batarfi</b> Housing Administration Coordinator	<b>Sataro Sato</b> Maintenance Manager	<b>Devin O'Brien</b> Maintenance Coordinator	<b>Leo Hernandez</b> Maintenance Coordinator	<b>Evelyn Betts</b> Real Estate Development Coordinator	

## Economic Development

### Adult Workforce Development

**Kari Alston**  
Adult Workforce Development Coordinator

### Business Incubation

**Brendan Vandenburg-Carroll**  
Business Development Manager

### Youth Workforce Development

<b>Samantha Heim</b> Youth Workforce Development Coordinator	<b>Wanlee Lor</b> Youth Programs Operations Coordinator	<b>Jaley Bruursema</b> Youth Employment Coordinator	<b>Tino Corona</b> Youth Employment Specialist	<b>Nick De Marsh</b> Community Development Specialist
<b>Renata Camila de Toledo</b> Community Development Specialist	<b>Anna Joy</b> Community Development Specialist	<b>Yanten Thoronka</b> Community Development Specialist	<b>Mina Yildiz</b> Community Development Specialist	

# HOUSING OPERATIONS

## **Overview**

Common Wealth Development's truly affordable housing is at the forefront of our work and mission. Our Housing Operations team are dedicated professionals, supporting our residents and properties, serving as the cornerstone of our mission to cultivate thriving neighborhoods and prevent violence. Spanning Madison's East and West sides, we provide healthy housing for hundreds of residents to live, thrive, and grow. 2023 was marked by progressive updates and expansions: From launching free internet services in our Meadowood properties, to digitizing the leasing process, and from championing environmental sustainability to managing additional properties with The Road Home. With a commitment to dynamic programming and continual improvement, we've leveraged technology, language access, and green initiatives to enhance our residents' living experiences. Among our many highlights from 2023, ELLA<sup>1</sup> scholars Grace Stallworth and Vanessa About Harb led transformative service-learning projects, aligning their academic prowess with real-world community development, as part of our Housing Operations team's efforts to continue to set the benchmark for excellence in housing management.

<sup>1</sup> Common Wealth's Experiential Learning and Leadership Academy



Housing Operations staff and The Road Home staff at the Housing & Hope II Block Party organized as a resident engagement event for residents to meet the Common Wealth team.

## **Milestones**

### **Internet for Meadowood**

In March, we launched free internet services to residents in our Meadowood portfolio in partnership with local provider SupraNet Communications Incorporated. By surveying residents in 2022, we found that many relied heavily on internet for basic needs such as attending medical appointments, participating in online classes, applying for jobs, interviewing for jobs, ordering groceries and household goods, and maintaining social relationships. The survey, conducted by Community Development Specialist Mia Chapman, highlighted the critical role that the internet plays in managing health and wellness as well as accessing socioeconomic opportunities and community resources. The service was so popular that we partnered with The Road Home, who owns two 8-unit properties in the same neighborhood, to extend services to their residents. By providing this essential service, we aim to significantly enhance the daily lives of our residents. Simultaneously, it's an investment in their economic stability, alleviating financial strain by removing a substantial monthly expense.

### **Digitized Recertification and Leasing Process**

In 2023, Common Wealth began digitizing forms and leases for residents to complete the annual income recertification and leasing process through our property software, AppFolio. The online process, which automated detail-oriented tasks and paperwork, allowed us to increase efficiency and decrease processing time. Residents appreciated the accessibility of the process, compared to mailing back paperwork or dropping it off at our office. Moving forward, we will continue to explore new ways in which we can rely on AppFolio's administrative services to create more ease for staff and residents.



# HOUSING OPERATIONS

## Spanish Translation Support

Common Wealth leveraged the Spanish language skills of our staff to improve our interpretive services and translate critical forms and documents for Spanish-speaking residents. We now offer immediate interpretive services and translated paperwork, ensuring that we are bridging language barriers. Aside from English, Spanish is the most common spoken language among our residents, and it is vital to our mission to comprehensively support these residents and families.

## Green Building Initiatives

Incorporating green building initiatives is an essential aspect of our healthy housing mission. In 2023, we focused on improving energy efficiency, revamping electrification, and adopting environmentally sound materials and maintenance practices. In partnership with Elevate Energy and Sustain Dane, we began retrofitting two more properties through completing energy audits. Our pilot project in this partnership, 2009 Leland Drive, is now moving towards final installation of heat pumps.

In response to an in-depth environmental impact study led by Housing and Resident Relations Coordinator, Nick Lee, Common Wealth made the strategic shift in our winter maintenance approach, moving away from the use of deicing salt. Nick's research revealed that even a single teaspoon of deicing salt can contaminate five gallons of freshwater. Moreover, salt accumulation in soil adversely affects its biodiversity, threatening ecosystems.

To mitigate these environmental concerns, we have replaced our traditional salt buckets with sand buckets, for resident use during winter. Though sand presents its own environmental challenges, it currently stands as a more sustainable option while we explore long-term alternatives. Additionally, we have implemented a policy where salt application is exclusively conducted by professionals certified in Salt Smart techniques, ensuring environmental responsibility in all our property maintenance practices.

## CINH Grant

Common Wealth's Housing Operations achieved a major milestone with the receipt of a \$200,000 Grant from the City of Madison's Capital Improvements for Non-Profit Housing (CINH) program. Together with generous support from The Roots and Wings Foundation, this funding catalyzed a series of vital improvements throughout our housing portfolio. Key renovations included refurbishing exteriors and interiors, resurfacing and striping parking lots, replacing outdated water heaters, and executing extensive repairs at 2102 Leland Drive.

Porches, balconies, ramps, and apartment interiors received fresh coats of paint and stain. Thanks to our strong partnerships with local contractors, including Five Star Painting and Jireh Painting, these spaces received necessary repairs for safety and longevity and underwent an aesthetic transformation, revitalizing the look and feel of our properties. Another major undertaking was the resurfacing and restriping of all parking lots, which resolved issues of potholes, cracks and faded lines, significantly enhancing the functionality and appearance of these areas.



A before and after shot of our 601 S Baldwin St. property. Refinishing the exterior was only financially feasible because of the Capital Improvement for Non-Profit Housing Grant.

# HOUSING OPERATIONS

## CINH Grant (Continued)

The CINH grant allowed us to make substantial repairs to the property at 2102 Leland Drive. The north wall of this building has experienced notable failure of the exterior brick façade for over 3 years, and recently, due to heavy rains, there were signs of interior leaking. With support from the CINH grant, Common Wealth was able to completely rebuild the exterior wall and update the insulation and moisture barrier in between the brick and the interior.

Lastly, residents in our Meadowood portfolio have consistently requested updated exterior lighting in the annual resident satisfaction survey. Updates have been limited by cost due to the buildings' limited and outdated electrical capacity. CINH funds and generous support from the Roots and Wings Foundation allowed us to upgrade electrical panels and improve the exterior lighting around buildings, improving safety and security for residents.



The rear balconies on 2009 Leland Drive are one example of the refinishing that occurred. Prior to being repaired and stained with Cabot's Cordovan Leather, these balconies were weathered uncoated treated lumber.



## Housing Highlights

### **Property Management and The Road Home Partnership**

Common Wealth Development took a significant leap by exclusively managing The Road Home's Housing & Hope II project, a first in our organization's history. The Housing & Hope II project, a permanent supportive housing initiative for families battling chronic homelessness, differs from our usual Housing Operations, as it is exclusive to management responsibilities. The program, housed in two 8-unit buildings with an onsite maintenance shed, allows families to remain in housing until their youngest child turns 18, with rent set at 30% of their income, complimented by The Road Home's onsite case management.

Embracing this project required swift and efficient organizational shifts. As the first full-subsidy property under our management, it necessitated the creation of specific organizational infrastructure, including tailored training materials, forms, notices, and compliance procedures.

The program's unique recertification process, triggered by any reported income change, required our Housing Operations team to quickly establish, learn, and monitor new procedures to ensure accurate billing and maintenance familiarity with the properties' unique features, including critical appliances and mechanical repairs.

We are very appreciative of The Road Home's leadership in pushing for this housing and are excited to continue this important work!



# HOUSING OPERATIONS

## Partnership with Dane County Clean Sweep



CWD staffers Kari Alston and Devin O'Brien with Dane County Clean Sweep staff at the piloted collections event.

In a collaborative effort, Common Wealth piloted a program with Dane County Clean Sweep, aimed at facilitating on-site electronic waste collection at our properties. This initiative addressed the common issue of electronic waste disposal, where recycling fees often lead to improper disposal or accumulation of unused electronics, posing environmental risks. Despite meticulous planning, the pilot event faced challenges due to unfavorable weather conditions, resulting in lower than anticipated participation. Looking forward, we are eager to continue partnering with Dane County to improve the program.

## Weekly Newsletter

Common Wealth's Housing Operations team has been putting out a weekly newsletter to residents for the past few years. The communication was primarily used as an avenue to push out news and information about community resources, however, feedback from residents was that the newsletter was hard to read and often felt distant from their interests and needs. With the help of Rachel Stetenfeld (Communications Specialist), the newsletter was completely reformatted, and content revamped. Publication was decreased to bi-weekly to allow for more time to generate higher quality content. Preset content categories were established to include sections for breaking news, neighborly reminders, healthy housing tips, upcoming events, and community resources. This work represents Common Wealth's continued commitment to improving our communications to enhance our service and overall quality of life for our residents.



Another example at 2005 Leland Drive of a refinished deck. This deck had fallen into substantial disrepair and was uncoated weathered cedar. Our maintenance team made critical repairs to the deck and then we had it refinished in Cabot's trending stain of the 2023, Newburyport Blue.



# HOUSING OPERATIONS

## Service Learning Projects from Common Wealth ELLA Participants

The Experiential Learning and Leadership Academy (ELLA), a pivotal program directed by Ashley Hoefft, Common Wealth's Director of Workforce Development, offers a strategic platform for young adults at various post-secondary stages. ELLA distinguishes itself by seamlessly integrating structured internships with rigorous professional seminars, placing young adults at the helm of community development and policy innovation. The program caters to a dynamic cohort – recent high school graduates seeking clarity on career paths, undergraduates in search of applied professional experience, and graduate students aiming to supplement academic theory with practical community development work.

As an incubator for emerging leaders, ELLA stands out for its commitment to cultivating economic stability, fostering community leadership, and reducing violence through comprehensive community development. Scholars emerge not only employment-ready but also equipped to take on leadership roles that influence Madison's growth and development.

In 2023, the integration of ELLA within Housing Operations has catalyzed a series of service-learning projects that tapped into the depth and breadth of each scholar's expertise. This year, the Housing Operations team was significantly enriched by the contributions of two ELLA participants, Grace Stallworth and Vanessa Abou Harb.

Grace Stallworth, leveraging her interests in housing and public policy, embarked on an incisive review of Common Wealth's activities around community level violence reduction. Grace's analysis culminated in a strategic white paper with recommendations, poised to enhance our intervention strategies and interrupt the cycle of community violence.

Vanessa Abou Harb, drawing on her expertise and design acumen, took on the ambitious task of rebranding our Meadowwood property exteriors. Her proposed design centered around aesthetic enhancement that embodied the community's identity and Common Wealth's vision, thereby fostering a greater sense of belonging among residents.



Sample renderings from Vanessa Abou Harb's service learning project demonstrating five different options for updating and branding Common Wealth properties. The picture in the upper left hand corner is 5801 Raymond Road as it currently is.

# HOUSING OPERATIONS

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## **Looking Forward**

Common Wealth and our residents continue to struggle with the social and economic reverberations of the COVID-19 pandemic. Rental assistance programming from COVID relief funding came to an end in 2023, specifically and most pressing, the CORE program. Applications for rental assistance ceased being accepted in the summer of 2023 as the programs worked through backlogged requests to expend remaining funds. Despite numerous communications about program termination, many households continued to anticipate further rental assistance causing substantial arrears to accrue. Other households that had already accumulated substantial arrears found themselves maxed out for assistance and did not have personal resources at their disposal to resolve balances.

The unfortunate outcome was an increase in eviction filings this past year. While some situations were able to be resolved either through eviction prevention funds or stipulated dismissals, 2 households did end up formally evicted due to arrears, with several other households on the cusp of eviction as we move into 2024.

While most housing providers and management companies felt the repercussions of the eviction cliff following the expiration of the eviction moratorium, Common Wealth is only just beginning to approach that cliff because of our flexible, proactive, and accommodating rental policies that prioritized stable housing for our residents.

In 2023, Common Wealth could not have anticipated the degree to which utility rates would increase, where we experienced a water rate hike of 18% and gas and electric increase of 7.35%. With rates expected to substantially increase again in 2024, our staff worked together to aggressively budget for utilities across the portfolio.

Increased overhead costs put our housing portfolio in a precarious position, where we have to balance a desire to keep rates as low as possible, while also needing to cover costs. Despite a 3% rent increase in 2023 (far below national industry standards of 5%, and local industry averages of over 10%), we struggled to keep up with cost increases. This points to the increased need for reliance on grants, fundraising, or exploring alternative means of generating revenue in order to keep rents low and maintain our properties at an acceptable standard.

As we move into 2024, Common Wealth is positioned for resilience and growth. We have strategically bolstered our team, adding a Housing Administration Coordinator to streamline our administrative processes and a Real Estate Development Coordinator to expand our development and real estate capabilities. Our fully staffed maintenance and housing administration teams position us to maintain the high standard of housing management that Common Wealth is renowned for. Furthermore, the completion of our CINH-funding capital improvements marks a significant milestone, enhancing the quality of life for our residents and reinforcing our commitment to providing excellent housing services.

In response to the challenges of rising costs and the expiration of COVID-19 rental assistance programs, Common Wealth is actively engaging in innovative solutions. Our involvement in various partnerships, coalitions and policy advocacy groups is a testament to our commitment to finding sustainable ways to manage costs without burdening our lowest-income residents. This proactive stance ensures we are at the forefront of addressing housing affordability, even as we navigate an uncertain economic landscape. Our efforts to explore alternative revenue streams, through grants and continued property acquisition, will be critical in maintaining affordable rent rates while upholding our property management standards.

Looking ahead, we acknowledge the pressures of increased utility rates and overhead costs, yet we remain optimistic. Our disciplined budgeting strategies and the anticipation of further increases in utility rates demonstrate our readiness to face adversity, head on. The 3% rent increase in 2023, well below industry standards, is a reflection of our dedication to affordability and resident stability. As we continue to adapt and innovate, Common Wealth is dedicated to not just weathering the challenges but thriving amidst them, ensuring our housing portfolio remains a pillar of stability and support for our community.

# HOUSING OPERATIONS

## Common Wealth Housing by the Numbers — Data and Statistics

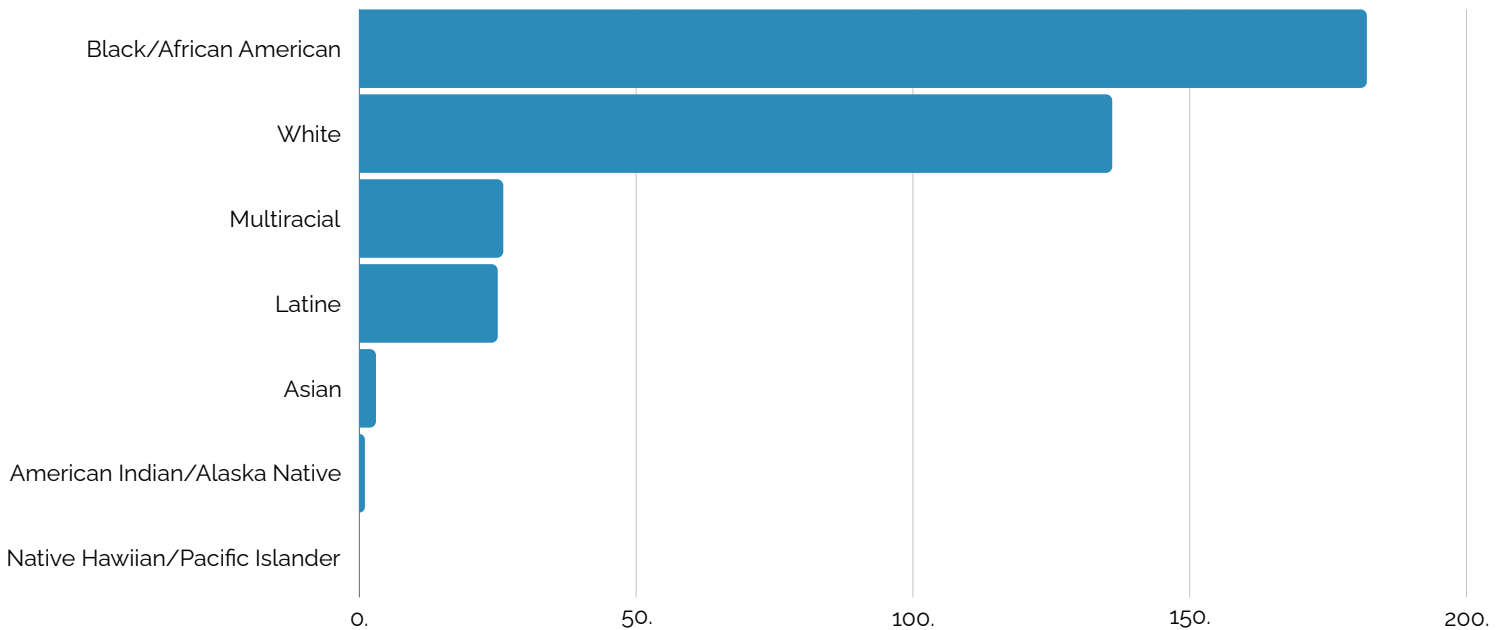
### Portfolio

The Housing Operations portfolio expanded from the previous year with assuming management of Housing & Hope II, which added 2 buildings and 15 units to our Meadowood portfolio.

Portfolio	Properties	Apartments	Studios	1-Bed	2-Bed	3-Bed	Retail
YRVA	1	60	4	19	25	12	0
Marquette	17	54	2	21	22	9	3
Meadowood	10	46	1	5	41	15	3
Total	28	180	7	45	85	36	6

### Demographics and Outcomes

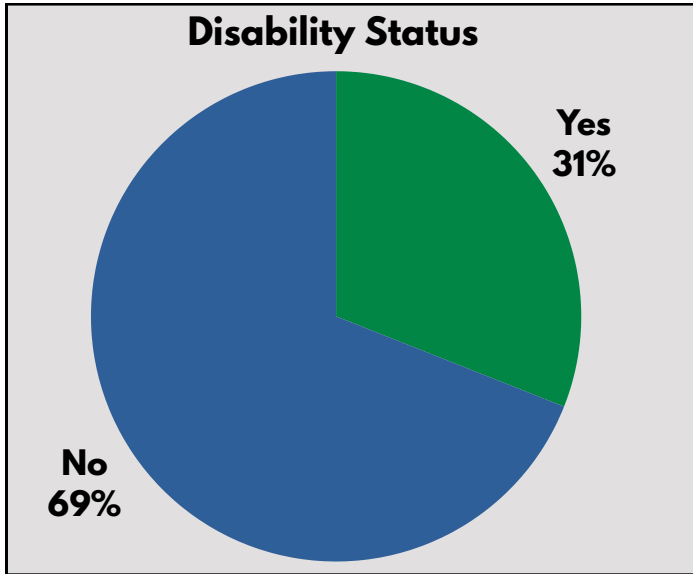
Common Wealth provided housing to 373 individual residents in 177 households. Demographic breakdown for residents is described below.



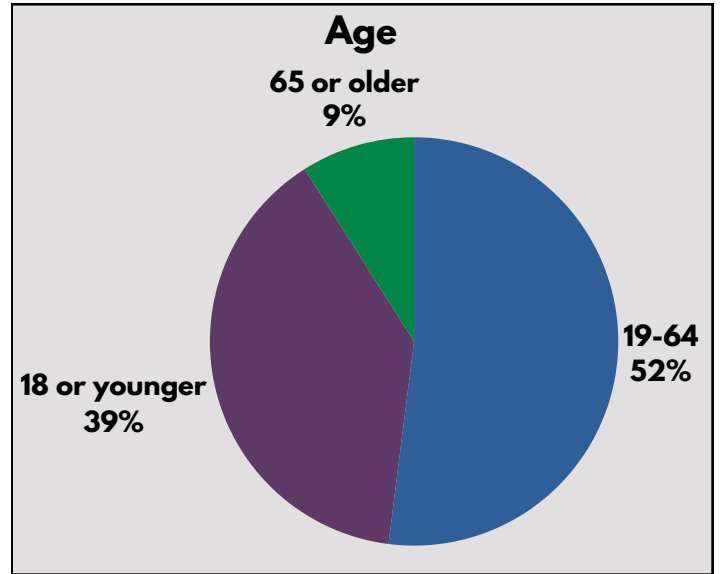
Of our 373 residents, 182 identify as Black or African American, 161 identify as white or Caucasian, 26 identify as multiracial, 25 identify as Latine, 3 identify as Asian, and 1 as American Indian/Alaskan Native.

# HOUSING OPERATIONS

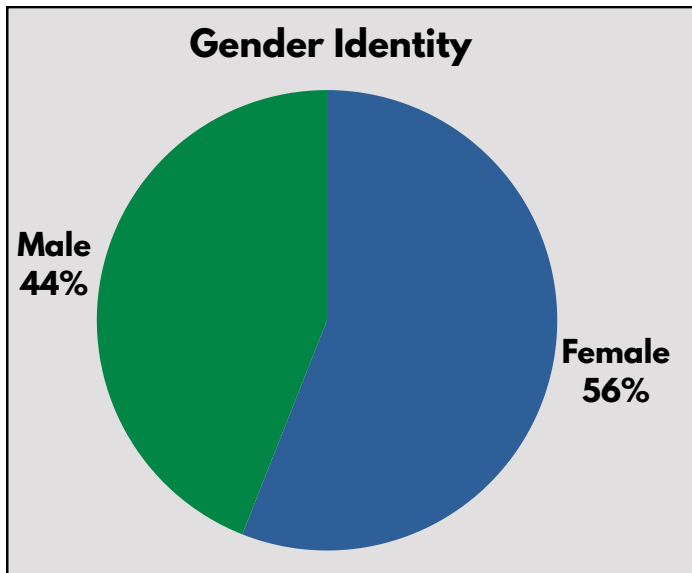
## Common Wealth Housing by the Numbers — Data and Statistics



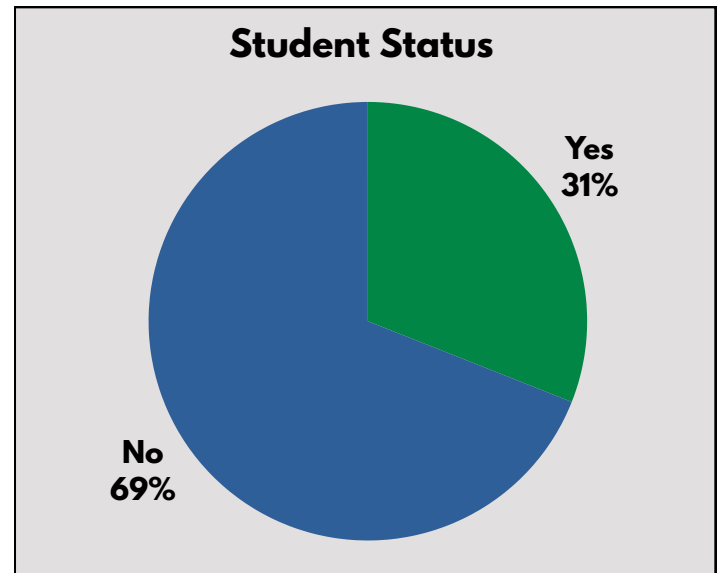
115 of 373 residents identify with a disability while 258 do not. Representation in percentages of residents who identify with a disability is shown in the chart above.



The largest age group of residents is 19–64 year-old (193 residents), followed by residents who are 18 and under (145 residents). 34 of our residents are 65 and older. The chart above demonstrates percentages.



Regarding gender, 207 residents identify as female, 163 identify as male, 1 identifies as non-binary, and 2 did not respond. Above is a representation of gender among residents in our portfolio.

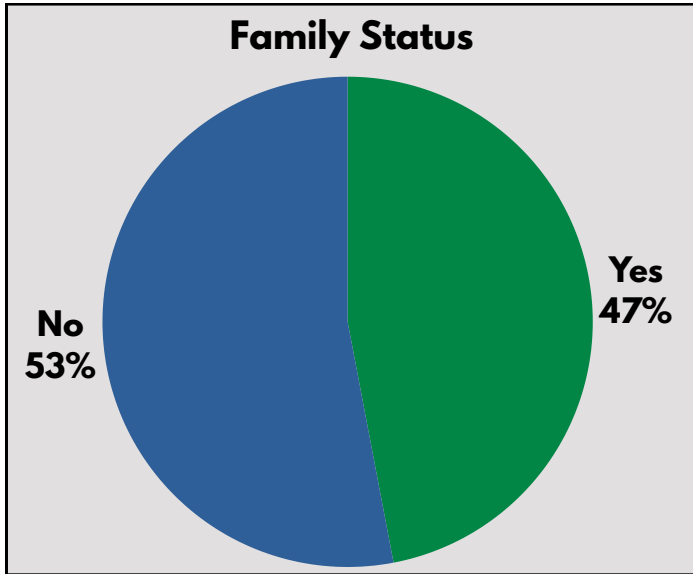


The majority of residents are not full-time students. 258 are not currently enrolled with a full-time student status with 115 currently enrolled as full-time students. The chart above shows the percentages.

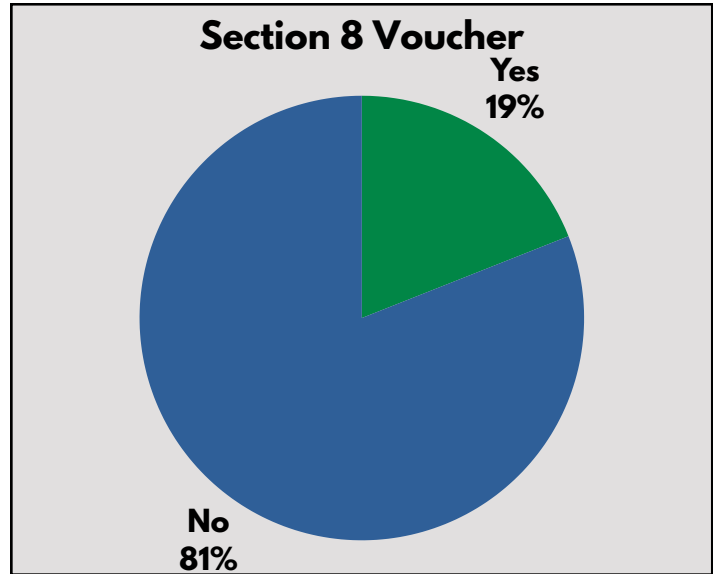


# HOUSING OPERATIONS

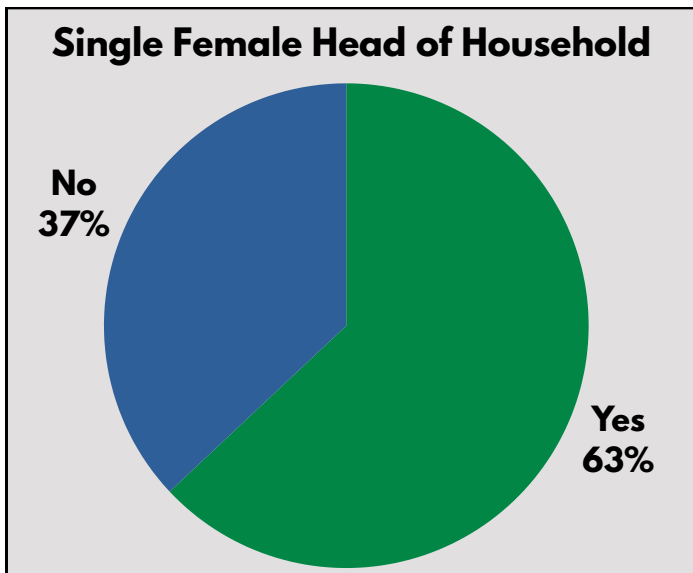
## Common Wealth Housing by the Numbers — Data and Statistics



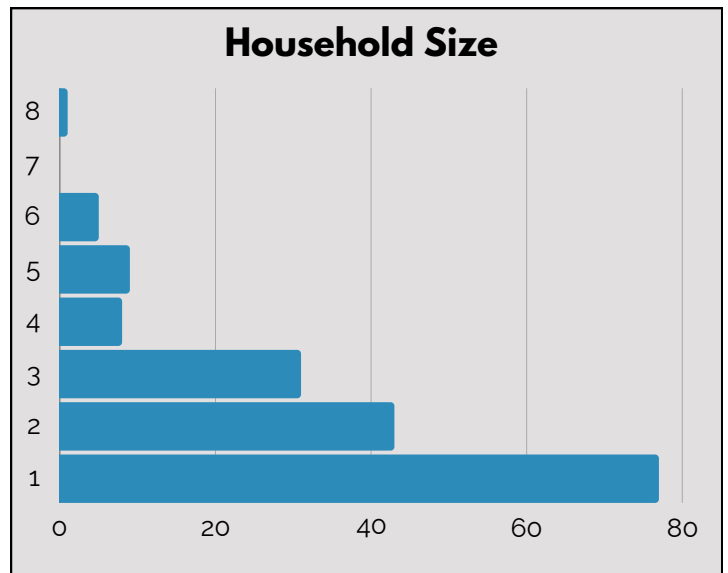
Affordable housing is crucial for families striving to make ends meet. In our portfolio, a significant segment comprises family households: out of 177 households, 83 are families, while 94 are non-family households. The above chart represents the percentage of households with families.



33 of our households are enrolled in the Section 8 rental assistance program. The remaining 144 households are not or did not respond.



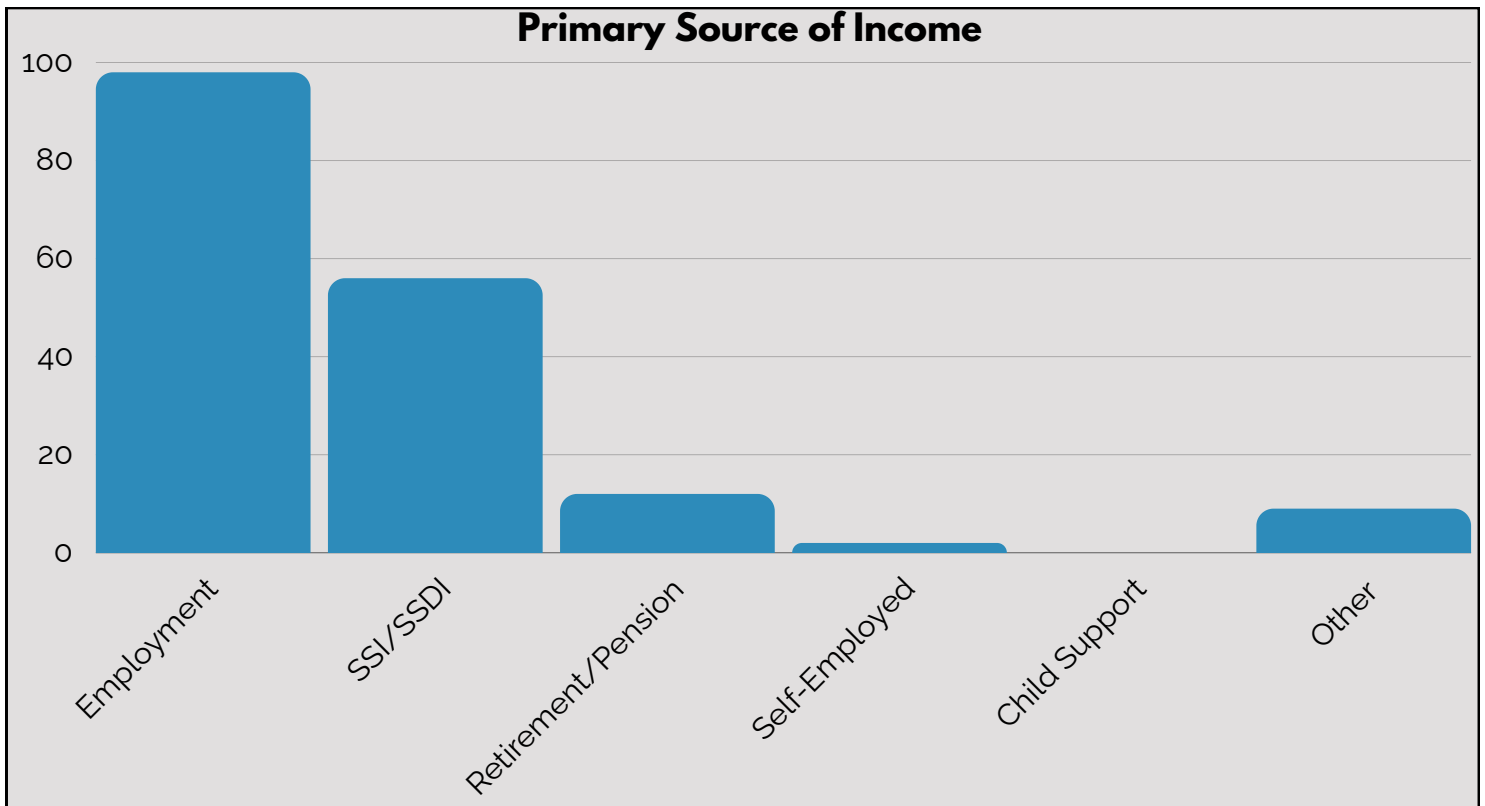
The majority of households are headed by single females. 112 households have female heads of household while 65 do not. The chart above shows percentages.



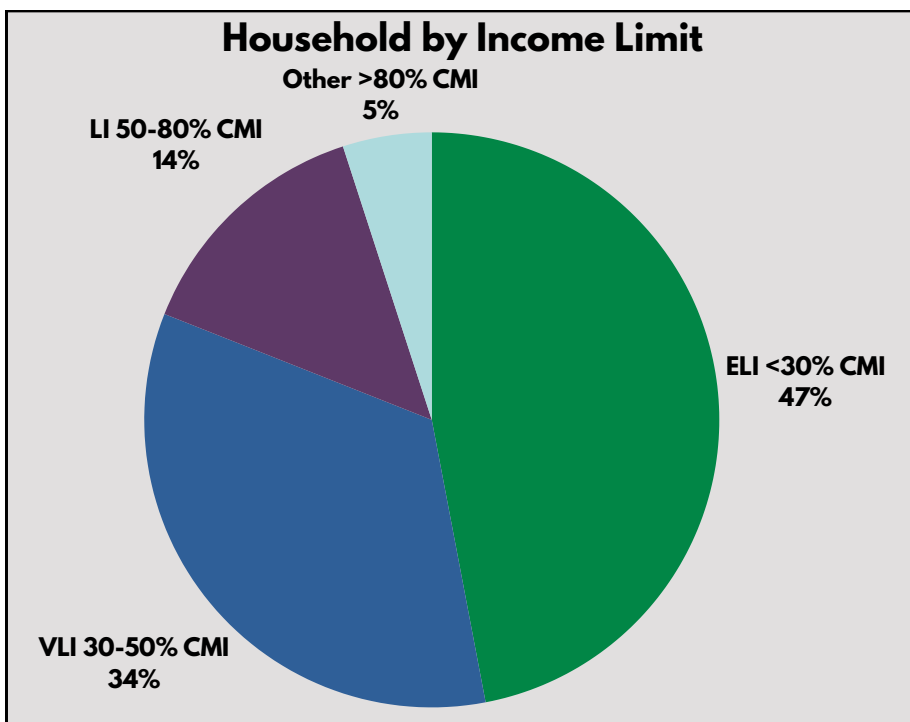
The chart above details the household sizes within our housing program. Most residents live in single-occupancy households, though our housing options cater to families as large as eight residents. All households conform to required occupancy standards, with three-bedroom dwellings being the largest units available.

# HOUSING OPERATIONS

## Common Wealth Housing by the Numbers — Data and Statistics



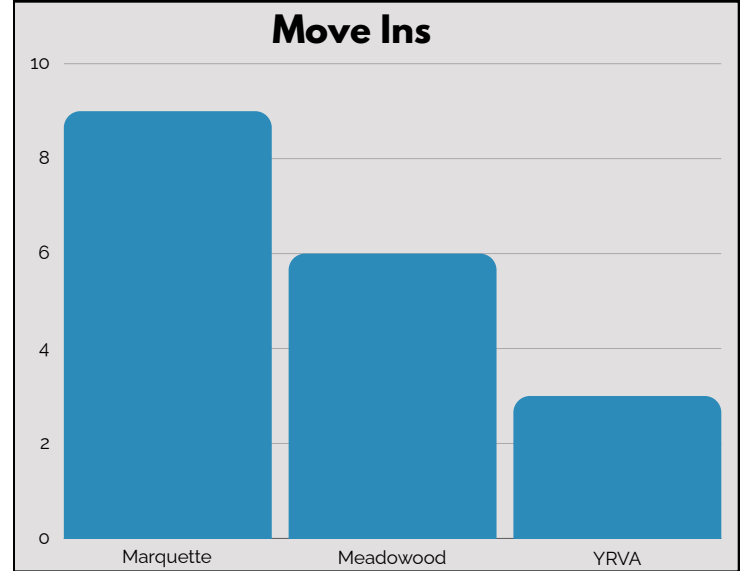
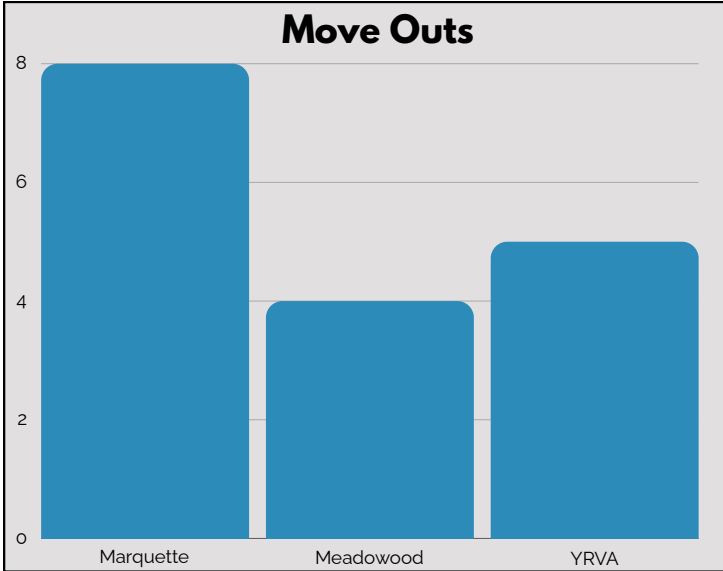
The vast majority of households have employment as their primary source of income. The second most common source of primary income is SSI/SSDI. The chart shows the percentage of households by primary source of income.



This chart categorizes our households according to their incomes in relation to the county median income (CMI). Those designated as Extremely Low Income (ELI) earn less than 30% of the CMI, encompassing 84 households. Very Low Income (VLI) households, totaling 60, earn between 30% and 50% CMI. Low Income (LI) households, which include 24 households, earn between 50% and 80% CMI. Households earning above 80% CMI, categorized as 'Other' in the chart, amount to 9.

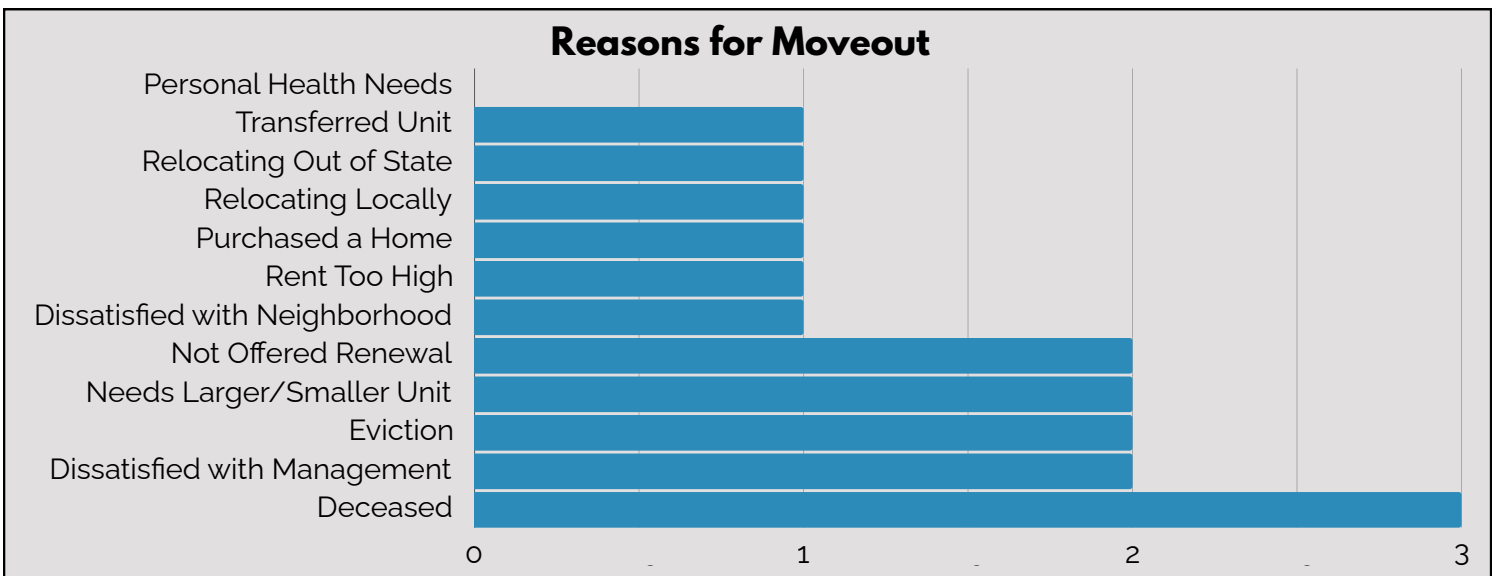
# HOUSING OPERATIONS

## Common Wealth Housing by the Numbers — Data and Statistics



Housing Operations experienced 17 move outs over the course of 2023. The Marquette portfolio had the greatest number of move outs at 8, followed by YRVA portfolio at 5, and finally Meadowood at 4. The chart above shows move outs by property group in percentages.

We had 18 new households join the Common Wealth family in 2023. Meadowood had 6, Marquette had 9, and YRVA had 3 households move in. The chart above shows move ins.

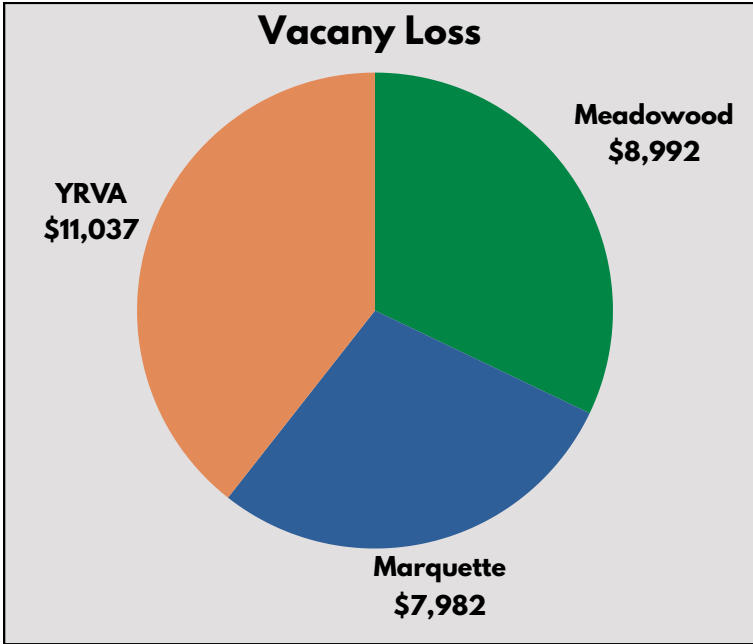


A breakdown of the reasons for moveouts in 2023.

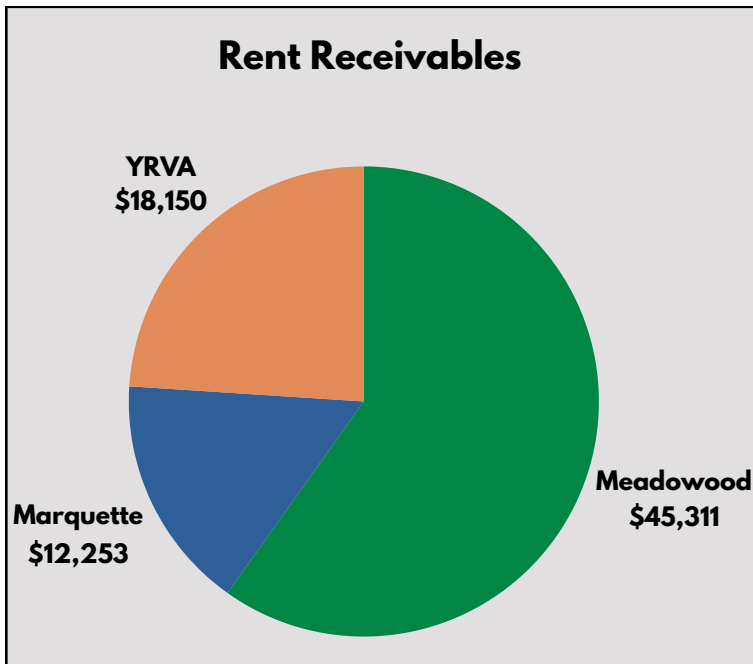


# HOUSING OPERATIONS

## Common Wealth Housing by the Numbers — Data and Statistics



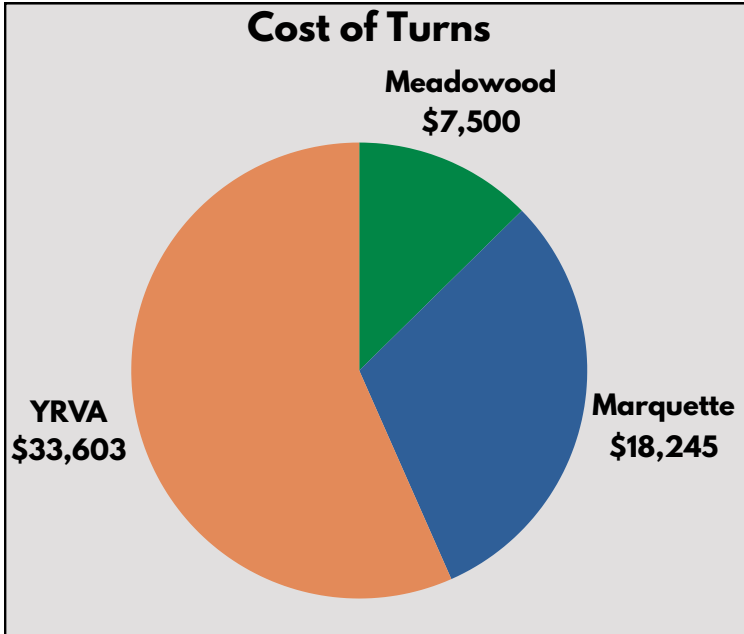
Despite increasing challenges with inflation, cost of labor, and availability of contractors, Housing Operations saw improvements with several key indicators of portfolio management. Total vacancy loss was down 8.48% from 2022 with YRVA representing the highest vacancy loss.



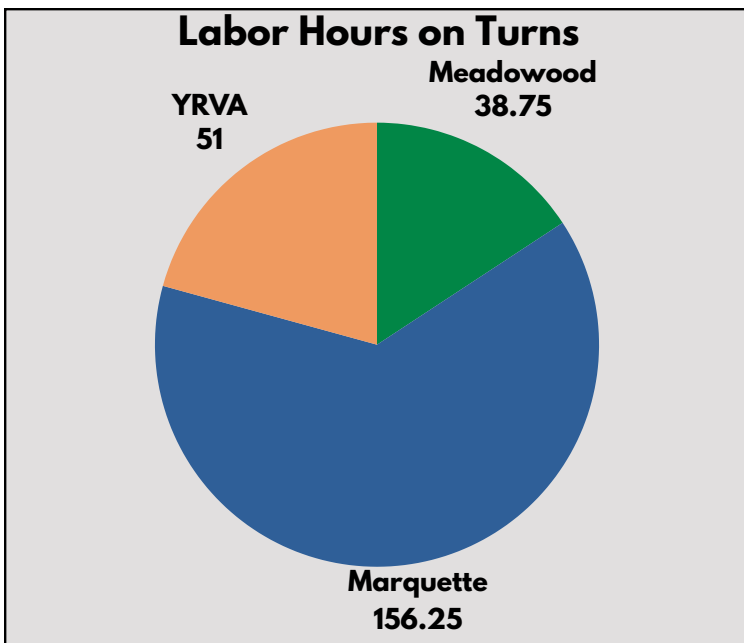
Meadowood stands out for having a low turnover but simultaneously bears a disproportionate share of rent arrears, making up 59.8% of all unpaid rent while representing just 28.3% of our total units. The year 2023 saw a modest decrease in these receivables by 1.89% from 2022. However, the outlook for these outstanding payments is less than optimistic, with little rental assistance on the horizon and a looming potential for these sums to convert into default and bad debt.

# HOUSING OPERATIONS

## Common Wealth Housing by the Numbers — Data and Statistics



Total costs of turns increased marginally from 2022 by 3.3%. This is a modest increase given the continued challenges around supply chains and inflation. However, we experienced less turnover overall, so cost per turn increased more than is indicated. That said, 2 turns that required extensive rehabilitation and renovations accounted for nearly 75% of our total turn costs.



Labor hours spent on turns decreased from 2022 by 11.75%. This was largely attributable to less turnover.



# HOUSING OPERATIONS

## **Common Wealth Development's Partnership With Arbor Hills**

At the culmination of a four-year conversation, Common Wealth Development is excited for our new partnership with Arbor Covenant Church (ACC) and the Arbor Hills Neighborhood! Working with the congregation and community members, Common Wealth acquired the property at 2509 McDivitt Road. Arbor Covenant Church, led by Pastor Pete Morris and his staff, provides daycare, food assistance, and community garden to the Arbor Hills neighborhood. We are also thrilled for the opportunity to collaborate with the phenomenal members of the Arbor Hills Neighborhood Association, who have done substantial work to foster a community where all can thrive. Common Wealth is excited to support the amazing work ACC is doing in support of the neighborhood, and are looking forward to conversations around how we can leverage all of Common Wealth's programs.





# YOUTH WORKFORCE DEVELOPMENT

## Overview

For over three decades, Common Wealth Development has been at the forefront of training Madison's youth through innovative Youth Workforce Development (YWD) programs. In 2023, we celebrated numerous milestones, reflecting on our deep commitment to guiding young individuals across various stages of their professional growth. Our comprehensive YWD offerings stand out for their structured approach to training, mentorship, and experiential learning, all aimed at equipping today's youth to become tomorrow's trailblazers.

Our programs are uniquely designed to cultivate a diverse, skilled, and creative workforce, essential for a competitive labor market and integral to shaping Madison's future leadership. The 2023 journey saw us refine our work to sharpen our violence prevention strategies and strengthen community ties, supporting nearly 600 young lives through direct programs and collaborative efforts.

Common Wealth's dedicated YWD team has been instrumental in delivering rigorous training suites that not only enhance general skill sets but also instill economic and financial acumen. This strategic focus ensures our participants are well-prepared for financial independence and responsible fiscal management in their future careers. Common Wealth champions a community-based approach, underscored by a foundation / commitment to racial justice and health equity, and we are proud to share our 2023 achievements while eagerly anticipating further innovations in our Youth Workforce Programs in 2024.



West High School Fall 2023 YBMP Participants after graduating from the YBMP.

## Milestones

### **Youth Business Mentoring Program (YBMP)**

In 2023, our Youth Workforce Development team led eleven sessions of the Youth-Business Mentoring Program (YBMP) across Madison Metropolitan School District (MMSD) high schools and introduced three summer community-based sessions. This foundational program equips Dane County youth with essential skills for workforce entry, employment retention, and financial literacy, setting them up for immediate and long-term success.

A notable enhancement in the 2023-2024 academic year was the introduction of a \$100 completion stipend for the two-week training. This strategic move aligns with Common Wealth's commitment to best practices, valuing the participants' investment in their own skill development. Additionally, students who complete YBMP are automatically enrolled in the MMSD Experiential Learning Program, earning elective school credits for their part-time employment.

The impact of YBMP in 2023 was profound: 97% successfully completed the training portion with our staff aiding them in securing jobs at varied employment opportunities including: The Children's Museum, Madison School and Community Recreation, Chocolate Shoppe, Potter's Crackers, Breese Stevens Field, and more. We focused particularly on assisting youth facing employment barriers, such as those navigating the juvenile justice system or coming from lower-income households. The diversity and resilience of our participants were notable, with 87% identifying as students of color, 56% residing in Neighborhood Resource Team (NRT) areas, and 62% qualifying for free or reduced lunch. These figures not only reflect our inclusive approach but also our dedication to supporting youth from all backgrounds in their professional journey.

# YOUTH WORKFORCE DEVELOPMENT

## Wanda Fullmore Youth Internship Program (WFYIP)

2023 marked a significant milestone for the Wanda Fullmore Youth Internship Program (WFYIP) as it celebrated its 10th Anniversary. Through a strong partnership with the City of Madison, the Wanda Fullmore Youth Internship Program stands as a cornerstone in Common Wealth Development's commitment to fostering and advancing the potential of Madison's youth through experiential and project-based learning. In addition to the experiential learning component and internship placements, Common Wealth also leads an 8-week professional development series bringing in guest speakers from throughout the community as well as nationally recognized scholars. Wanda Fullmore Interns complete an eight-week paid summer internship, during which youth delve into the inner workings of the City of Madison. The 2023 cohort was made up of 22 students, with 73% identifying as BIPOC and 55% coming from low-income or NRT areas. Throughout the summer, youth gained invaluable exposure and experience by working with various City of Madison Departments including the Parks Division, Public Health, Madison Police Department, Engineering Division, Madison Public Library, City Attorney's office, and more. This direct involvement offered them a unique perspective on public service and civic engagement and developed their employability skills through on-the-job training and mentorship.

A key focus of the 2023 programming was fostering a sense of community among the interns. To achieve this, the Common Wealth planning team included various group activities, including their annual outing to Brittingham Boats, a day at Goodman Pool, and an excursion to Boulders Climbing Gym. These events provided opportunities for the youth to bond, collaborate, and learn from each other, strengthening the group dynamic.



Youth celebrating Wanda Fullmore's 10th Anniversary. Mayor Satya Rhodes-Conway was in attendance and spoke about the importance of Madison's youth.

The centerpiece of WFYIP's experiential learning component is the Urban Design Capstone Project. With the support of Common Wealth Development staff and UW Madison technical assistants, interns engaged in challenging curriculum centered around providing youth voice and perspective to the reimagining of the Hoopers Site on the East Side of Madison and the remodel of the South Transfer Point. The interns assessed, analyzed, and presented their visions for these sites, contributing meaningful ideas for Madison's urban landscape.



The 2023 cohort of Wanda Fullmore Interns with CWD staff and the namesake of the Program, Wanda Fullmore.

# YOUTH WORKFORCE DEVELOPMENT

## Youth Advisory Board

Common Wealth Development's Youth Advisory Board (YAB), a partnership with the Madison Police Department (MPD), represents a formidable force for change and understanding in our community. The Board, consisting of 12 dedicated Madison students, engages in a constructive dialogue addressing systemic issues that disproportionately affect BIPOC communities particularly around policing practices, and policymaking. While mastering these complex topics, the Board has access to a variety of resources, historical perspectives, and community professionals.

In 2023, the YAB members regularly interacted with senior city officials, including monthly discussions with Madison Police Chief, Shon Barnes. This engagement offered a platform for direct dialogue and influence, enabling students to voice their concerns, insights, and recommendations on crucial city affairs, thereby fostering a reciprocal learning environment between youth and city leaders.

The Board's discussions extend beyond theoretical understanding, delving into real-world challenges such as community safety and neighborhood stability. Through critical analysis, members explore and dissect the complexities of these issues, understanding the broader implications on their communities. This approach equips them with the skills to identify, articulate, and propose solutions to the challenges they and their peers face.



A Youth Advisory Board student with the MPD Forensic Unit after a forensics presentation,



Youth Advisory Board meeting with Madison Police Chief Shon Barnes.

At the core of the YAB's activities is a strong academic underpinning. Members engage in extensive research and are encouraged to develop advanced comprehension and critical writing skills. These activities not only enhance their academic capabilities but also ensure that their contributions to discussions and policy recommendations are well-informed, articulate, and impactful.

Throughout the year, the YAB convened bi-monthly, focusing on topics such as police presence in schools, responses to mental health crises, and MPD staff training protocols. Their involvement in the recruitment of six new Community Outreach and Resource Education (CORE) officers was particularly noteworthy, as they helped develop interview questions and a grading rubric, embedding youth perspectives into the process. An opportunity to tour the MPD training center and interactions with specialized units like the forensic and mental health teams further enriched their understanding and engagement.

Despite challenges accommodating the schedules of busy youth and the Police Chief, the Board remained robust, with 12 of its 16 seats filled. We continually strive to attract new members through our Youth Workforce Development programs and outreach within community organizations, ensuring a vibrant and active Board.



# YOUTH WORKFORCE DEVELOPMENT

## Workshops

The staff at Common Wealth understand that the path to financial empowerment for youth is distinct and diverse. In 2023, we embraced this diversity through our specially designed workshop series. These sessions are meticulously crafted to teach critical skills in applied economics, financial literacy, fluency and mastery, specifically tailored to meet the varied needs of youth engaged with schools or other community partners. Our workshops range from concise, focused sessions to more expansive series spanning several weeks or months, all evolving in step with youths' needs to ensure a deep and thorough grasp of financial concepts at every stage.

In 2023, we broadened the reach of our work with a series of targeted workshops. Our collaboration with the Capital High Parenting Program was a highlight, focusing on pre-employment skills and financial health, emphasizing budgeting techniques suitable for parents. Common Wealth also partnered with Capital High in the facilitation of a resume-building workshop series, and at Spring Harbor Middle School, we conducted comprehensive training on long-term budgeting.

Looking ahead to 2024, we eagerly anticipate a collaboration with Dane County's Independent Living Services Division, where we'll offer a specialized workshop on financial health. This new partnership reflects our ongoing dedication to providing specialized, enriching financial literacy training that fosters fiscal resilience and well-rounded economic understanding.



A workforce readiness workshop conducted at East Madison Community Center.

## Madison Metropolitan School District – Experiential Learning Program Partnership

Common Wealth's Youth Workforce Development staff facilitate MMSD's Experiential Learning Program, through which students can earn elective school credits by working a part-time job or volunteering. CWD staff coordinate and communicate with school support staff, counselors, students, and guardians to ensure all requirements are met and students are on track to earn credits. They hold weekly office hours at each of the four main Madison high school campuses and support students through enrollment, completing assignments, and earning credit for their work and skill development.

The staff work diligently year-round to support students during the spring, fall, and summer semesters. This extends to supporting eleven of Madison's Community Based Organizations as they enroll participants to earn credit over the summer as well. This year, through the combined efforts of staff and students, Work Based Learning summer participation and credits earned increased from 16 students the previous summer to 40 students this summer!





# YOUTH WORKFORCE DEVELOPMENT

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## Looking Forward

As we reflect on 2023, Common Wealth is poised to further enhance and expand our Youth Workforce Development programs in 2024. Our commitment remains steadfast: to offer the youth of Madison and Dane County innovative, meaningful programming that meets their immediate needs while laying a strong foundation for their future.

In the coming year, our focus will be on expanding the depth of our initiatives, particularly by broadening the scope of our experiential learning and project-based opportunities. We aim to reach more young people, especially those from underrepresented and underserved communities, ensuring they have access to the tools and resources necessary for success.

We are excited to strengthen our partnerships with local schools, community organizations, and industry leaders to provide a more diverse range of experiences and mentorship opportunities. These collaborations are vital in creating a well-rounded program that addresses the multifaceted aspects of youth development in a rapidly changing world. Our team is also dedicated to refining our strategies in violence prevention, racial justice, and health equity. These core values are the pillars of our work, guiding us in creating a safe, inclusive, and empowering environment for all young people we engage with.

As we look forward to the challenges and opportunities of 2024, we do so with renewed energy and optimism. Our work is a testament to the potential and resilience of Madison's youth, and we are honored to continue being a part of their journey towards personal and professional success.

## 600 YOUTH SERVED IN 2023



Our amazing Youth Workforce Development team pictured in front of our office.

# ADULT WORKFORCE DEVELOPMENT

## **Overview**

In 2023, Common Wealth's Adult Workforce Development programming navigated a landscape of complex challenges and transformative approaches to new economic realities for the residents of our communities. Externally, the sustained influx of COVID-19 relief measures, especially CORE rental assistance, subtly shifted employment priorities, reducing the immediate need for some of our participants to seek additional job support. Additionally, many other subsidy programs relaxed their qualification protocol, making it much easier for people to access support without the job search requirements. For many of our community members, this brief period of support offered a much-needed respite during the volatile COVID-19 pandemic and marked a crucial break from a cycle of having to work multiple jobs to make ends meet and offered them space to regroup and focus on personal and familial health. Albeit brief, these ~30 months of additional support allowed many people an opportunity to reassess their career paths and seek more sustainable employment opportunities, aligned with their longer-term goals.

Common Wealth also made changes in our Adult Workforce Development staffing structure catalyzing a dynamic evolution of our services. During the first two quarters of 2023 our dedicated staff admirably embraced increased responsibilities, ensuring seamless service delivery. This collaborative effort not only maintained, but also invigorated our programming, as the new team worked together innovatively to enhance and reimagine our approach to transitional employment. This process included revisiting and revising our operating procedures and training manuals, rethinking our Transitional Employment Program (STEP) to offer additional pathways towards our participants' employment goals, and partnering with organizations who are mission-aligned, such as American Family Insurance,

whose staff provided their expertise for customized coaching. During this season of re-envisioning AWD, we created the curriculum for our workforce readiness program "WorkUp! Academy" to be piloted in early 2024, and we enhanced how we use the space for Job Shop, our drop-in employment assistance service, to better support our community members. Finally, we began working with Forward Service Corporation and their rich network of third-party providers to connect our participants to more pathways for education and training that will increase the quality of their lives and the sustainability of their careers. With each of these changes, we feel increased confidence about how our staff and program is serving the Southwest Madison community.



Adult Workforce Development Coordinator Kari Alston with community partner.

## **Milestones**

In April of 2023, Kari Alston transitioned from her work in Housing to become Common Wealth's Adult Workforce Development Coordinator. In her first months, she set forth several key initiatives: to develop a training binder and mission statement, write descriptions for AWD programs, and create each of their operating procedures and schedules. These documents were designed for future onboarding of staff and will provide increased understanding of the section's processes and materials.

# ADULT WORKFORCE DEVELOPMENT

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## **Milestones (Continued)**

With these changes in place, our goal is to move forward with a program that is more impervious to fluctuations in funding sources while accommodating for changes in program staffing.

Common Wealth is actively expanding our employment support services to embrace the diverse needs of our community. Recognizing the importance of language accessibility, we now offer program literature in English, Spanish, and Hmong, along with translation services to foster greater participation from our neighbors whose primary language is something other than English. Additionally, Job Shop has welcomed a Spanish-speaking service provider, enhancing our capacity to support a broader range of community members. Common Wealth's commitment to this work is further demonstrated by our initiatives to establish employment pathways for undocumented community members and to raise awareness about critical issues like domestic abuse, trafficking, drug abuse and other forms of violence affecting our community.

These efforts form part of Common Wealth's broader strategy to address a range of workforce challenges more deliberately, including wage theft and employment discrimination and exploitation. Through exploratory conversations and deepening our engagement, Common Wealth continues to forge significant connections with community members who were previously unfamiliar with our programming. Our advocacy for building and strengthening community ties is rooted in celebrating and honoring the rich diversity of those we serve. By expanding our focus to include critical issues and providing targeted support, Common Wealth is not only enhancing our program offerings but also reinforcing our commitment to holistic community development and empowerment.

## **Program Highlights**

### **Southwest Transitional Employment Program (STEP)**

Initially piloted in 2014 through a grant from the City of Madison's Emerging Opportunities Program, we are continuing to offer and improve our unique Southwest Transitional Employment Program (STEP) in partnership with FoodShare Employment and Training (FSET). This collaborative program was created specifically for those who are struggling to find a job because they are inhibited by systemic barriers, such as previous justice involvement, or logistical barriers, such as a gap in job history or a lack of employment references. STEP seeks to mitigate these barriers by providing a short-term paid employment opportunity, where individuals can earn a living wage while working a temporary position to gather work history, build connections, and possibly gain a work reference based on the individual's demonstrated performance. We have discovered that the most successful participants are 1) Open, 2) Goal-Oriented, and 3) Accountable. Through our partnership with FSET, we offer quality services and training, such as license recovery, records expungement, GED education, web design, manufacturing and construction training, and workshops for computer basics that are set to put participants on the track for success.

**“I appreciate this program and I think it was the best thing anyone has come up with to help the people!”**  
**- AWD Participant**

# ADULT WORKFORCE DEVELOPMENT

## Southwest Transitional Employment Program (STEP) (Continued)

With support from our Adult Workforce Development Coordinator and job opportunities from our STEP employment partners, such as Good Shepherd Church, we were able to spend time re-evaluating the program and brainstorming new approaches to our community's needs moving forward. Based on informal surveying of Southwest Madison community members, we are seeking to address the unique concerns of Madison's aging population, provide more transportation support, and increase the number of STEP employment opportunities that are aligned with our mission and goals.

## Job Shop

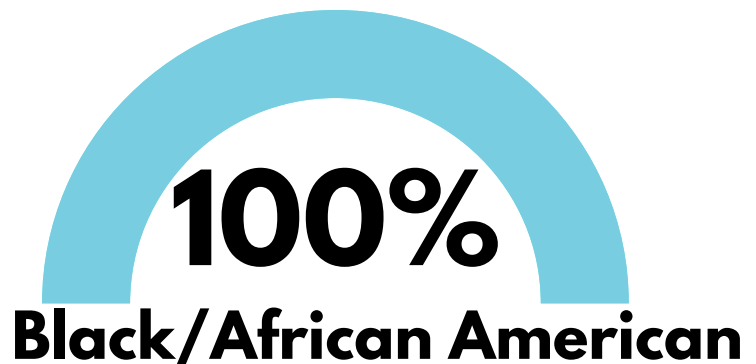
Job Shop provides a vital platform for individuals to define their employment objectives and navigate through their career barriers. Common Wealth, in collaboration with Joining Forces for Families (JFF) and Early Childhood Initiative (ECI), offers comprehensive support covering diverse needs such as housing, childcare and employment. Held every Wednesday morning at the Meadowood Community Center, Job Shop is a nexus for crafting employment plans, creating resumes with the aid of the University of Wisconsin Writing Lab, and connecting with essential social services through JFF. Our goal is to establish a clear path forward for each participant by the end of every session.



Job Shop participants exploring employment opportunities.

Looking ahead, Common Wealth, JFF and ECI are poised to expand Job Shop's scope. Responding to community feedback, we're exploring additional resources including housing search assistance and specialized thematic sessions on financial literacy, labor laws, and more. These enhancements aim to enrich the networking space we provide, complete with thoughtful touches like complimentary coffee and breakfast. Our revamped Job Shop flyer and improved sign-in system will enhance engagement and track participation, ensuring we meet the evolving needs of our community.

## Caseload Breakdown



Serving 20  
participants each  
month



# ADULT WORKFORCE DEVELOPMENT

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## **Moving Forward**

Stepping into 2024, Common Wealth is positioned to embrace a significant surge in community demand for our training and employment services. This increase is partially driven by community members striving to maintain their eligibility in assistance programs, but mostly by their pursuit of substantive employment opportunities that foster self-sufficiency and familial well-being. Our overarching objective is to equip individuals with the skills and confidence needed to thrive in the workforce, while also creating a safe space where they can openly share their challenges and receive tailored support.

In line with our evolving strategy, Common Wealth is intensifying its collaboration with community organizers, focusing particularly on the needs of Spanish-speaking residents. This enhanced focus dovetails with our work in Housing Operations, aiming to forge stronger connections and provide more nuanced support to the Spanish speaking community members. Our joint efforts will address critical issues such as workplace discrimination, and workplace exploitation, thereby contributing to a fairer and more equitable working environment for all.

A key aspect of our approach in the coming year will involve ensuring that job placements are closely aligned with Common Wealth's mission and values. This alignment is crucial in supporting our participants' professional growth while reinforcing our commitment to community-centric development. To this end, we plan to conduct thorough site surveys and maintain ongoing dialogues with our employment partners to guarantee that these opportunities are both enriching and ethically sound.

Another priority is the enhancement of our office environment, where safety and comfort are paramount. By strengthening compliance with safety protocols and creating more welcoming and supportive spaces, we aim to foster a sense of belonging and ease for both staff and program participants.

As we navigate these changes, our emphasis will be on holistic development, ensuring each individual who comes through our doors is viewed not only as a job seeker, but as a whole person with unique aspirations and needs. We recognize the power of community in this journey and remain committed to deepening our collaborative ties, both within and beyond our organization. 2024 will be a pivotal chapter in our ongoing narrative of community building and sustainable workforce development.



# BUSINESS INCUBATION

## Overview

From breweries and bakeries to artists and architects, a core component of Common Wealth's mission is to support business incubation in pursuit of equitable economic development in Madison. Our first and second-stage business incubators, Madison Enterprise Center and Main Street Industries, offer affordable commercial space for diverse small businesses. We prioritize spaces that are owned by women and BIPOC entrepreneurs.

## Madison Enterprise Center

The Madison Enterprise Center (MEC), located at 100 S. Baldwin Street, is Common Wealth Development's first-stage incubator. Opened in 1987 and in partnership with Madison Gas and Electric, Madison Enterprise Center has provided affordable commercial space for start-up and expanding businesses in Madison. First stage incubation can serve smaller businesses that have been operating for three to four years and are ready for their first physical space. Potential businesses must have a business plan including job creation goals over the initial years of occupancy. Once a business is a tenant at MEC, they are required to "graduate" after three to five years of tenancy.

We had five businesses leave MEC in 2023: Metric Forrest Studio, Slabs and Planes, Hinchey Design Co., The Common Kitchen, and Little Farmhouse Peanuts. Hinchey Design Co. relocated to North Carolina, while many of the other businesses moved out due to changes in their business plans.

We welcomed three new businesses to the MEC community in 2023: Modern Talisman, Tori's Trinkets, and Not Your Angel Artistry. Looking forward, we are excited to welcome more businesses ready to move-in in early 2024. We look forward to the growth of Madison Enterprise Center and the amazing small businesses we serve.



## **Madison Enterprise Center Tenants**

Atmospheric Floral  
Aurora Creative  
bernie & zuzu  
BWZ Architects  
Colleen Manner Design  
Fill My Recipe  
Lily Forest Design  
Mermaid Kitchen  
MicroMyco Growers  
Modern Talisman  
Not Your Angel Artistry  
TacoCat Creations  
The Baked Lab  
T.L. Luke Art  
Tori's Trinkets  
Yips Snacks



Small Business Saturday  
market featuring our  
incubators at MEC.

# BUSINESS INCUBATION



## **Main Street Industries**

Main Street Industries (MSI), located at 931 East Main Street, has been our second-stage incubator for over 25 years. MSI serves small businesses who are ready for a long-term place to call home. The businesses must have a comprehensive business plan that includes job creation in the near future. Businesses are not required to graduate but will typically leave when they outgrow their space or are looking for a space to own. We added two new businesses in 2023: Level 5 Donuts and Red Clover Tattoo Collective. Since June 2023, the building has been at full occupancy.

Common Wealth has made several improvements to the Main Street Industries building in 2023, including the installation of solar tubes in the hallways of the common areas. The additional natural light in the hallways helps to brighten the space and provides free light during the daytime! Other notable projects include sealcoating and striping the parking lot, and the installation of new tile in the two main entrances.

In 2024 we look forward to welcoming new businesses into the building. The Quince & Apple Company, under new ownership since June 2023, is moving out after successfully growing from a small business in MEC to a long-time tenant at MSI. To fill the spaces, Bunky's Wholesale will be moving-in to suite 17 in January 2024, and The Deliciouser will be expanding their footprint in the building by taking over suite 6.

## **Main Street Industries Tenants**

Atwood Atelier  
Bali & Soul  
Community Shares of Wisconsin  
CraftOptics  
Eco-Friendly Flooring  
Giant Jones Brewing  
Level 5 Donuts  
Lotions Limited  
Old Sugar Distillery  
Origin Breads  
Pat's Gym  
Red Clover Tattoo Collective  
Steam Instruments  
The Deliciouser  
The Metal People  
Wildwood Productions

## **Common Wealth Gallery (Madison Enterprise Center – 3rd Floor)**

The Common Wealth Gallery is a community space located on Madison's near east side at 100 S. Baldwin Street. The 2,000 square foot gallery can accommodate solo and group art shows and has continued to be a wonderful resource for artists in the community to display and sell their artwork. In 2023, we supported nine art shows with numerous artists.

In November of 2023, Common Wealth co-hosted a Gallery Night event with Latinos Organizing for Understanding and Development (LOUD) for their Día de los Muertos exhibit. Common Wealth Development plans to host more gallery night events in the future!

Gallery night in collaboration with LOUD at the Common Wealth Gallery.





# THANK YOU!

Thank you to our partners, sponsors, Board of Directors, staff, and supportive community members. Your dedication and support helps us to build a better Madison.

