

STARTING AUGUST 7th!

Southwest Madison's

Job Shop @ Allied

Direct assistance with:

Resume and cover letter support
from UW Writing Lab

Online Job Applications

Public Benefit Applications

Become a competitive
applicant through:

Job Leads

Employment Case
Management

Employer Connections

For questions please call:

John Wroten –STEP Program Manager
(608) 516-5332

Megan Diaz– Coordination of Care
Specialist
(608) 516-0872

LOCATION: Revival Ridge Apartments Community Room
2313 Allied Drive Madison, WI 53711

TIME: Every 1st, 2nd, 4th, and 5th(if applicable) Tuesday of the
month from 11:30 a.m. to 1:30 p.m

AND

Every 3rd Monday of the month from 3:30 p.m. to 5:30 p.m.



Common Wealth
DEVELOPMENT

Southwest Madison's

Job Shop

Experience the Collective:

Drop in services for anyone looking for work. Come by to see what is available.

GET DIRECT ASSISTANCE WITH:

- Résumé Writing
- Cover Letter's
- Online Job Applications
- Public Benefit Applications
- Housing Search

GET THAT COMPETITIVE EDGE THROUGH:

- Connecting with Community Resources
- Grab and Go job leads
- Employment Case Management
- FSET Transportation Assistance
- Employer Connections

When: Wednesdays

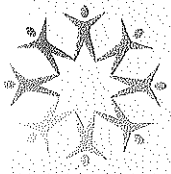
Time: 10:00 am — Noon

**Where: Meadowood Neighborhood
Center (5734 Raymond Rd)**

A COLLABORATION OF:



Orchard Ridge UCC



Common Wealth

DEVELOPMENT

Our Mission

"Common Wealth Development supports and preserves the vitality of neighborhoods in the Madison metropolitan area. Our work serves as the foundational bedrock of healthy community and economic development, with projects aimed at improving the housing and business climate of our neighborhoods through a people-first approach centered on racial equity and community-level health improvement."

Our Goals

- Support young businesses through affordable space and business incubation;
- coach youth and adults in financial fluency, job readiness, and entrepreneurial leadership;
- provide safe, stable and healthy housing opportunities for renters and aspiring home owners;
- integrate comprehensive community health approaches to city-wide violence prevention efforts;
- support the retention and sustainability of affordable land in Madison and Dane County.



Some of Common Wealth Development's programs include:

» **The Youth-Business Mentoring Program** provides employment and financial education, job placements, and mentoring to low-income and at-risk teens, ages 14 to 17. We offer nine sessions per year and serve 151 youth in this program. This includes offering a program session every semester at each of the four major Madison public high schools and one every year at Sun Prairie High School.

» **The Employment and Financial Literacy Workshops** deliver a similar curriculum as in the training component of our Youth-Business Mentoring Program. We offer these workshops to middle and alternative schools to help them augment the life skills curriculum they are able to provide their students. We serve 100 youth annually in these workshops.

» **Common Wealth's Housing Programs** encompass 146 units of affordable rental housing throughout the City of Madison. The majority of our rental units are available to those in our community who are at 40-80% of the area median income. About 1 in 4 of our residents are disabled, 1 in 3 are people of color, and nearly half are families.

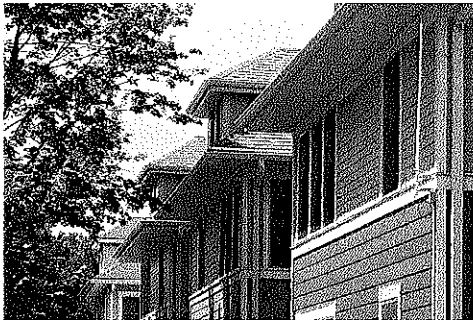
» **Business Incubation** has been supporting small businesses and creating jobs since 1987. Common Wealth has two incubator facilities on Madison's east side, home to about 30 startup and growing businesses. Current tenants include Potter's Crackers, Quince & Apple, Pat's Gym, and Old Sugar Distillery. Notable alumni include ShopBop, Virent Energy, Just Coffee and EVP Coffee.

» **The Southwest Partnership**, in collaboration with Joining Forces for Families and Orchard Ridge United Church of Christ, encompasses Common Wealth's adult workforce development program in the Meadowood neighborhood. **JobShop** provides employment training and resume services, and **Southwest Transitional Employment Project (STEP)** provides stipends for motivated individuals to work in community-developed work placements that complement each participant's employment goals.

» **Innovations in Community Based Crime Reduction** implements strategies to address drivers of crime within the Raymond Road corridor, with input from residents, local organizations and service providers, businesses and government agencies.



Common Wealth



Affordable Rentals for Low to Moderate Incomes

Common Wealth Development (CWD) provides affordable rental housing opportunities to low and moderate-income households through the purchase, rehab, ownership and management of apartments.

CWD owns and manages 111 apartments scattered throughout the Williamson-Marquette neighborhood on Madison's East side, and 35 apartments in the Meadowood neighborhood on Madison's Southwest side.

Apartment sizes vary from studios (efficiencies) to 3-bedrooms.

In 2003, CWD opened Yahara River View Apartments, an energy-efficient, affordable and workforce housing community. All 60 units are accessible and 12 are barrier free.

Recent housing work includes the completion in 2012 of the rehabilitation of Jenifer Place, an abandoned property facing foreclosure. CWD transformed that property into 12 affordable, lead-safe, energy-efficient apartments. CWD was awarded the Federal Home Loan Bank of Chicago Community First Award and the 2013 Fair Housing Partnership Award for this work.

About 1 in 4 of CWD's tenants hold Section 8 vouchers, and 2 out of 3 are households that are at or below 50% of the Dane County median income.

From 2012 to the present, CWD purchased, rehabbed, and sold 20 properties through our Lease-Purchase Program.

For more information

- If you would like to learn more about affordable housing available for rent, please contact Ashley Gohlke, Housing Manager, at ashley@cwd.org or call 608.256.3527 x27.
- If you would like to learn more about how to support affordable housing at Common Wealth Development, please contact Karen Bednar, Fund Development Director, at k.bednar@cwd.org or 608.256.3527 x34.





Common Wealth

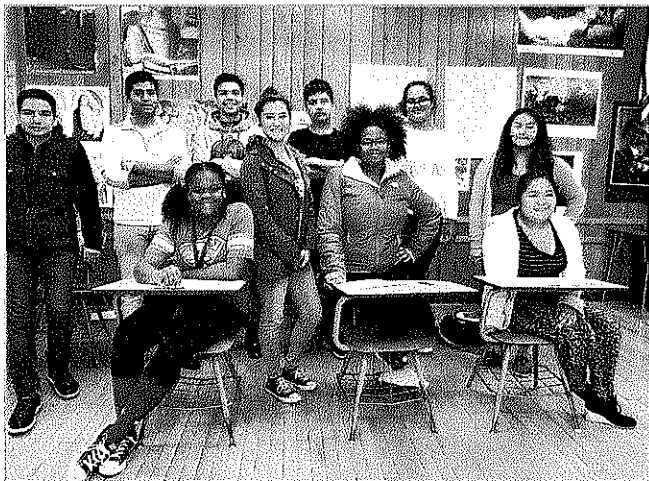
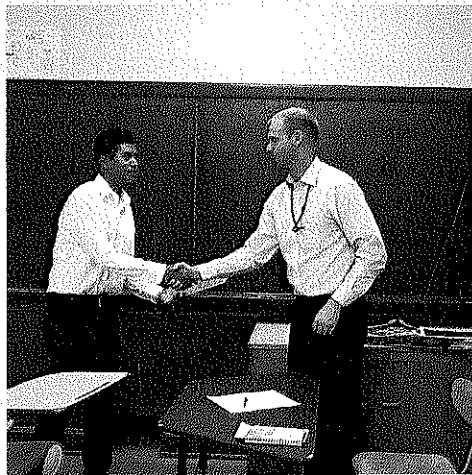
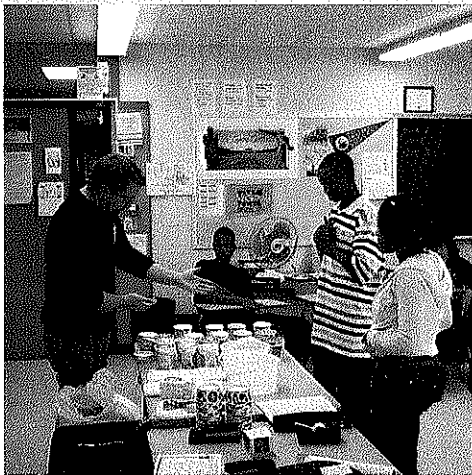
DEVELOPMENT

Youth Programs — Helping Teens Enter the Job Market

Since 1991, Common Wealth Development has delivered high-quality programming that provides area teens with training, mentoring, and employment opportunities. The Youth-Business Mentoring Program serves 151 youth annually. We serve an additional 100 students in our Employment and Financial Literacy Workshops, and another 50 students through the Wanda Fullmore Youth Internship Program. **Through these three programs, we provide opportunities for over 300 teens annually to start taking steps to healthier economic and financial futures.**

Understanding the Need

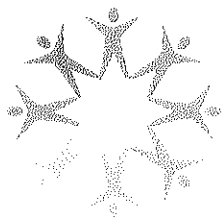
According to the Bureau of Labor Statistics, the national teen unemployment rate in November 2017 was 15.9%, nearly four times more than the unemployment rate for adults over age 25. This continues a disastrous trend of dwindling employment opportunities for the nation's teens. A 2011 report by Northeastern University's Center for Labor Market Studies stated, "The substantial drop in teen employment prospects has had a devastating effect on the nation's youngest teens (16-17), males, Blacks, low-income youth, and inner-city, minority males." Locally, the recent Race to Equity report by the Wisconsin Council on Children and Families highlights significant social and economic disparities among youth in Dane County. According to the report, black, non-Hispanic children in Dane County are 13 times more likely to live in poverty as white children. The same report also shows that black, non-Hispanic students in Dane County are more likely to be suspended, have lower school attendance rates, and are less likely to graduate high school on time.



Questions? Interested in Helping Out?

If you would like to learn more about our Youth Programs, including volunteer opportunities, please contact Liz Machesney, Youth Programs Manager at (608) 256-3527 x21 or liz@cwd.org.

If you would like to learn more about how to support youth employment and financial literacy training at Common Wealth Development, please contact Karen Bednar, Fund Development Director at (608) 256-3527 x34 or k.bednar@cwd.org.



Common Wealth

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Youth-Business Mentoring Program

The demand and demographics in our Youth-Business Mentoring Program reflect the trends indicated on reverse side. In 2017, 229 youth applied for the 151 spots available. We primarily serve youth who face challenges such as being a minority, coming from low-income households, living in challenged neighborhoods, and having few positive connections to the community. In 2017, 86% of YBMP teens were students of color, 73% came from low-income homes, and 17% had a history of contact with the juvenile justice system. In addition, 49% of our participants lived in particularly challenged neighborhoods.

3-Week Training & Mentoring Support

Our Youth-Business Mentoring Program provides youth with an intensive three week pre-employment training. We cover topics related to the entire job placement process, such as applying, interviewing, customer service, and financial literacy. Students complete mock interviews with community volunteers and get to tour the inside of a financial institution.

After a teen successfully completes our training, the real fun begins! We actively pursue part-time job opportunities for each student and support them through the application and interview process. We then coach them to be successful by relaying feedback gathered from workplace supervisors.

Employment and Financial Literacy Workshops

In addition to our Youth-Business Mentoring Program, we hold Employment and Financial Literacy Workshops at schools and other community agencies. This allows these organizations to provide their students with a broader curriculum and lets us teach more youth the basics of employment and finances.

Employment Skills: Tackling Job Search and Applications

The pre-employment portion of our workshops takes the mystery out of job hunting and reveals secrets of impressive job applications. Mock interviews allow students to learn how to answer typical interview questions. We focus on strengthening their skills and giving them the confidence to apply and interview successfully for their first job.

Financial Literacy: Wisdom with Money

The financial literacy component of our workshops then helps youth understand how to maximize their paycheck once they start earning one. We teach them the basics of saving and budgeting, help them understand financial institutions, and discuss some big mistakes to avoid.

Wanda Fullmore Youth Internship Program

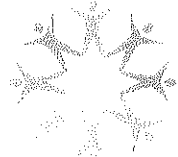
Since 2014, Common Wealth has partnered with the City of Madison to annually provide roughly 50 teens the opportunity to work paid summer internships with various City Departments. Initiated by Mayor Paul Soglin, this program aims to diversify the City of Madison staff to more accurately represent the residents they work for and represent. The program's namesake, Wanda Fullmore, grew up in Madison and spent her career as an employee in the Mayor's Office.

More than an Internship

Wanda Fullmore Interns do more than work for 8 weeks. They receive mentoring support from Common Wealth staff, complete professional development sessions, and are coached based on feedback communicated from City staff to Common Wealth mentors. This program is a unique opportunity for Madison youth to form valuable connections, gain exposure to different career paths, boost their resume, and represent the voice of Madison youth.

Program for Entrepreneurial and Agricultural Training (PEAT)

New to Youth Programs in 2018, after preliminary involvement in 2009, PEAT partners Common Wealth with Neighborhood Food Solutions to place 5-10 YBMP participants in an urban agriculture, food-systems training and employment experience over the summer. Students in PEAT will do more than work on a farm—they will learn about what it takes to run a business, the ins and outs of food systems, the details of the urban agriculture world, and more. We are very excited to be a part of this project-based learning opportunity as we start to learn more about food systems in Madison.



Common Wealth Development

Business Incubation - Accelerating the Development of Successful Small Businesses

Madison Enterprise Center (MEC), 100 S Baldwin Street. Since 1987, Common Wealth Development has been in partnership with MG&E in the former Gisholt Machine Company pattern shop. Our mission is to serve early start-ups and expanding small businesses with affordable rental space and shared services, including high-speed internet and video conferencing equipment. MEC Tenants must graduate out of the facility in 3-5 years. The Program Manager is on-site weekdays to provide business assistance. The MEC has 20,655 square feet of leasable space. The MEC is also home to the **Common Wealth Gallery**, a 1,991 square foot community art gallery space on the 3rd floor, which provides show space to solo or group artists for a fee. Minimum show time is one week. **In 2017, The MEC welcomed 4 new tenants. There are currently 17 businesses at MEC, four of whom have expanded into second suites. The Common Wealth Gallery hosted 19 shows in 2017.**

Main Street Industries (MSI), 931 E Main Street. In 1996, Common Wealth used grants and loans from various sources to purchase the abandoned Greyhound Bus terminal and brownfield site. Today, the facility has 50,000 square feet of leasable light industrial & manufacturing space that serves as a second stage business incubator. MSI is currently undergoing extensive renovation in response to a report that was prepared to address the facility's aging structure. These projects include a new roof, sanitary sewer and sprinkler system upgrades. **In 2017, MSI welcomed 1 new tenant. There are currently 15 businesses housed at MSI.**

Economic Vitality

Business incubation provides practical assistance and a variety of business and technical support services. Incubators typically offer: business assistance and referrals, networking opportunities, shared equipment and services, and help with financing. Incubator facilities also provide limited-term affordable space. An important goal of business incubation is to "graduate" successful and financially stable companies that create jobs and strengthen the local economy.

CWD Incubator Success Stories

Common Wealth Incubator Businesses have created over 675 jobs since the incubators began. Just a short list of our success stories includes Ancora Coffee, Shopbop.com, Full Spectrum Solar, Virent Energy Systems, Aquamost, Just Coffee, Applied Tech Solutions, Cronometro, Filament Games, and Artful Home.



Questions? Interested in Helping Out?

If you would like to learn more about our Business Incubators, please contact Rachel Darken, Director of Economic Development at (608) 256-3527 x18 or rachel@cwd.org.

If you would like to learn more about how to support business incubation at Common Wealth Development, please contact Karen Bednar, Fund Development Director at (608) 256-3527 x34 or k.bednar@cwd.org.



Common Wealth

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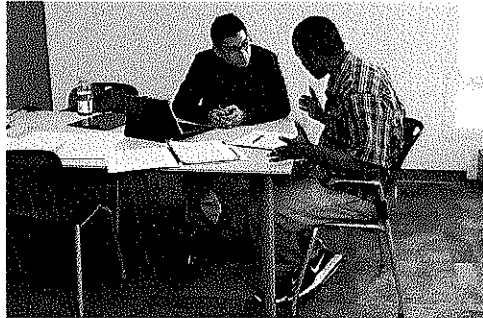
Southwest Transitional Employment Program (STEP)

STEP is a comprehensive relationship-based employment initiative. We connect motivated neighborhood residents to short-term paid employment experiences. Simultaneously, we provide the underlying case management and creative supports necessary to actualize participants' employment goals.

STEP participants are hired by Common Wealth as LTE employees

and paid a living wage while working temporary STEP positions designed specifically with individual participants' goals in mind. Common Wealth's Employment Continuum Coordinator provides case management to each STEP participant based on his or her own goals, experiences and skills. Part of this casework includes resume development, weekly tailored job leads and connection to area employers that have partnered with us. This casework is augmented by individual volunteer efforts by ORUCC, supportive services from JFF, and other collaborative partnerships.

STEP is engineered for success with individuals struggling to find employment locally. Participants often have had barriers to employment: lack of stable housing, lack of high school diploma, lack of driver's license, sporadic work history, history of criminal background issues, lack of computer proficiency and little to no support system. For these reason and others, STEP intentionally looks and feels vastly different than other area employment programs and the way we approach employment goals individually is unique to the STEP program.



How are we different?

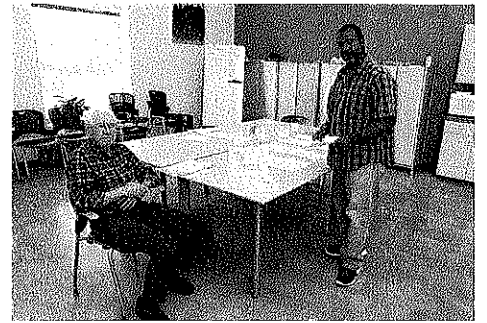
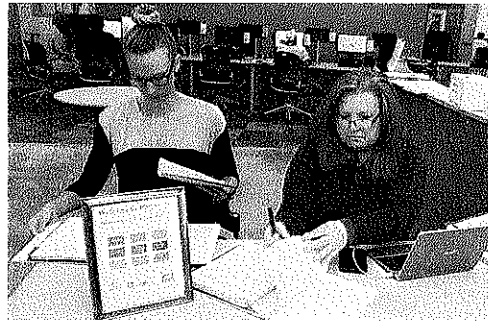
- **STEP offers holistic support to the families of all participants.** Assistance with homelessness, eviction prevention, mental health concerns, child care, transportation, education, budgeting, family stability, public welfare benefits, and more is available to each family as needed.
- **It combines professional resources with dedicated, skilled volunteer energy.** We believe that the value added component of skilled, passionate volunteers

allows us to provide more attention as well as to bring more networks and connections to bear on employment work.

- **It is rooted in the belief that one of the greatest resources for stable and vibrant communities is committed neighbors working together.** All of our efforts are rooted in supporting residents of Madison but focused on SW Madison specifically. Not only has JFF been in our area for over 10 years, but Orchard Ridge UCC is also an active neighborhood institution with strong human and institutional connections.
- **All of our work is grounded in the practice of listening,**

which leads to a culture of learning, improvement, adaptation and growth in how we support those seeking meaningful work at a livable wage.

- Cumulatively, participants have the opportunity to:
 - earn money while working at a STEP placement
 - add more work history for a resume
 - utilize individualized connections to volunteers
 - gain a work reference based on the individual's demonstrated performance working a STEP placement through Common Wealth.



STEP by the Numbers in 2017:

- Last year we worked with 38 women + 28 men = 66 total adults in STEP; their households included 145 people in total.
- 52 STEP (85%) participants found permanent jobs.
- Over 83% of participants were African American.
- 11 (15%) were people with disabilities.
- Over 66% of participants were actively homeless, recently homeless or had been homeless in the last 3 years.
- 25 (38%) of STEP participants had criminal background histories that were interfering with their ability to find work.
- 1,850 was the average increase in family monthly income for STEP participants upon program completion for individuals that found work.

For more information

- *If you would like to participate in the Southwest Partnership, please contact John Wroten, Employment Continuum Coordinator, at 608.516.5332 or john@cwd.org.*
- *If you would like to learn more about how to support the Southwest Partnership, please contact Karen Bednar, Fund Development Director, at 608.256.3527 x34, or k.bednar@cwd.org.*



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