

UMCS Project Narrative 3900 W. Lisbon

United Methodist Children's Services (UMCS) is proud to present its plans for an exciting new development on the 3900 block of West Lisbon Avenue. UMCS current facility, located at 3940 W. Lisbon Avenue, houses UMCS's offices, a licensed day care, and 18 transitional living units for women with children. UMCS has been successfully operating supportive service programming in the neighborhood for over 15 years. UMCS also operates a Family Resource Center at 3832 W. Lisbon, which houses the largest emergency food pantry in Milwaukee County and provides several other resources to area residents.

Expanding on this success, UMCS intends to build a 3 Story, 32,100 sq. ft. building adjacent to its existing structure ("UMCS Expansion"). The UMCS Expansion will include approximately 14 three bedroom units and 4 two bedroom units, for a total of 18 units. These units will be moderately priced so that they are affordable to families earning 40% to 60% of the County Median Income (approximately \$20,000 to \$30,000 per year). These are not transitional units are designed for tenants to stay long term and will be operated like a standard market rate apartment. The UMCS Expansion will also include over 10,000 feet of community serving space, including a multi-purpose community room, fitness room, and relocation of the Family Resource Center. The Pantry and Thrift Store components of the Family Resource Center will be used to train program participants in job skills.

This expansion also includes the addition of 6 town home units along 39th Street ("UMCS Town Homes"). The UMCS Town Homes will include three 2 unit buildings that are architecturally designed to fit in with the neighborhood, provide privacy for tenants, but also capitalize on the efficiencies created by constructing two units in one building. With UMCS existing transitional units, the addition of the family apartment units, and independent town home units—UMCS will be able to provide a continuum of housing options for families to sustain independence.

Together the UMCS Expansion and Townhomes will cost approximately \$5.7 Million. To fund the project, UMCS intends to use 9% Low Income Housing Tax Credits (\$4.8M), Permanent Financing (\$.75M) and private funds (\$.15M).