

# Becher Court

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Project Name: Becher Court  
Address: 1802 West Becher Street  
Property Type: Age-Restricted Apartments  
Date of Construction: 1981  
Land Size: 0.752 Acres  
Building Size: 6-story buildings  
Building Gross Area: 97,410 SF  
Number/Type of Units: One hundred twenty (120) dwelling units



Becher Court is located on Milwaukee's South Side at the intersection of 19<sup>th</sup> Street and W. Forest Home Avenue, with public transportation right in front of the building. The building features well-kept and secure interiors and friendly staff. Residents of Becher Court also enjoy the many amenities of the adjoining Becher Terrace senior living community, including a hot lunch program, computer lab, exercise room, library, craft room and additional laundry facilities.

Becher Court was successfully awarded \$649,865 in 9% Low Income Housing Tax Credits (LIHTC) by Wisconsin Housing and Economic Development Authority (WHEDA) in August 2019. The project cost is estimated at \$12,163,532. HACM will partner with PNC Real Estate as the equity investor. The total capital contribution of \$6,140,610 would be based upon the tax credit price of 94.5%. Other sources include \$100 capital contribution from Becher Court Development, \$3,570,000 Seller Take Back Financing, \$832,822 soft debt by HACM and \$1,620,000 permanent debt provided by WHEDA.

## Scope of Work

Renovations are estimated to take place from July 2020 – October 2021.

- **Site Work:** Building façade repairs, roof replacement, front drive to be milled and resurfaced, new monument sign and landscaping
- **Common Areas:** New flooring throughout common areas, new corridor ceiling tiles, new corridor light fixtures, paint thought-out, addition of WIFI throughout the building, elevator modernization
- **ADA Accessible Units (24 units):** new layout, entry doors, cabinets, countertops, energy star appliances, LED lighting, bathroom layouts with fixtures, ventilation system, flooring, paint relamping, new window blinds
- **Standard Units (96 units):** paint, energy star appliances, ventilation systems, relamping, window blinds and miscellaneous repairs in units as needed.

Relocation will be required to complete the necessary renovations. Forty-one (41) households will need to be temporarily moved offsite for a period not lasting longer than 12 months. HACM will work with impacted households to assess their needs and preferences and provide comparable housing options.

Currently, Becher Court is a public housing project. As part of the HACM portfolio repositioning efforts, the site will be converted to Rental Assistance Demonstration (RAD) Section 8 Project-based Voucher (PBV) assistance. HACM will remain the property manager.

The project team met with Becher Court residents on January 14, 2020 to discuss the RAD Resident Rights & Protections, LIHTC regulations, tentative renovation plans and relocation plans. The event was well attended with over 60% participation. The next onsite resident meeting will be in April 2020.