

From: Silletti, Leslie
Sent: Monday, July 28, 2008 3:55 PM
To: MacDonald, Terry
Cc: Bauman, Robert
Subject: FW: New Berlin & "affordable" housing

Terry-

Per Ald. Bauman, please attach this E-mail to File 080012.

Thank you,

Leslie Silletti
Legislative Reference Bureau
City Hall, Room B-11
200 E. Wells. St.
Milwaukee, WI 53202
414-286-2253 (phone)
414-286-3004 (fax)
leslie.silletti@milwaukee.gov

-----Original Message-----

From: Bauman, Robert
Sent: Tuesday, July 22, 2008 2:37 PM
To: Silletti, Leslie; Brown, Martha
Subject: FW: New Berlin & "affordable" housing

-----Original Message-----

From: Karyn Rotker [mailto:krotker@aclu-wi.org]
Sent: Tuesday, July 22, 2008 2:29 PM
To: Bauman, Robert
Subject: New Berlin & "affordable" housing

Ald. Bauman:

I thought you might find the following information relevant to the hearing on water sales to New Berlin, on the question of the extent to which NB has really limited affordable housing. In particular, note that it appears that virtually all the subsidized housing they identify on page 9 of the following link is senior housing, not affordable workforce housing (<http://legistar.milwaukee.gov/attachments/59c83ec2-1b65-4d52-bf9a-99d784705e90.pdf>)

Also, I've heard the hearing is now at 10:30 instead of 9 a.m. - is that correct?

1) The document erroneously states that NB "ranks first" in Waukesha county in affordable units (uh, what about the city of Waukesha?) with 75-100 units of affordable housing.

Further, a review of the WHEDA site (<http://www.wheda.com/Reports/Waukesha.pdf>) indicates that basically ALL this affordable housing is for seniors. (the math doesn't add up to what NB says, but regardless, it's NOT workforce housing): Here are the projects:

Deer Creek Village: 145 units - (101 are affordable). 115 are for seniors, 0 are family, 30 are "other" (generally means persons with disabilities). Also, the "Affordable" units rent is: \$726 for a typical One-Bedroom residence, and a typical Two-Bedroom residence is \$867 per month. There is an additional charge of \$20 per month to add washers and dryers to the apartment.

National Manor Apts (I think this is also called Parkwood): 35 units, 23 affordable, ALL for seniors

National Manor Apts III: (I think this is called Parkwood III): 37 units, 19 affordable, ALL for seniors

not on this link, and hard to track down (but I've been told it exists) is a federally subsidized senior complex:

High Ridge Manor (Section 202, all elderly), 47 units

2) New Berlin supports private rental developments that accept rental assistance vouchers FOR THE ELDERLY POPULATION of the city:

National Manor (see #1 above - since it's a tax credit project, it has to accept section 8 vouchers by law)

National Regency Apts (this seems to be Regency Senior communities) - http://www.regencyseniorcommunities.com/regency_newberlin.asp

Steepleview - - this is "A Christian Senior Community" , also looks like some kind of either condo or endowment as the pricing starts at \$114,000 <http://www.steepleview.org/sv-pricing.htm>

3) NB claims they supported multifamily housing by issuing bonds for Appleglen & Pinewood Creek: not clear how affordable either one is. No rents listed on their websites, and neither lists with WI Front door listing of affordable housing. Also, neither has more than 2 bedrooms.

http://www.wellstonapartments.com/featured_properties/apple_glen.cfm
Apple Glen LUXURY Apartments
(interestingly, this developer DOES do subsidized apts - look at the top of the web page - but NONE of them are in New Berlin).

<http://www.pinewoodcreek.com/Default.aspx>
Pinewood Creek: Spacious and comfortable. These 1 and 2 bedroom apartment homes were designed for the height of luxury while preserving the natural setting.

4) HOME consortium:
States New Berlin participates in Home consortium thru CDBG program. No evidence of affordable housing built in NB through the (federally funded) consortium.

Also, important to note that the CDBG program (42 USC 5304(b)(2) requires that New Berlin "affirmatively further fair housing", something it does not appear to have done.) There is also no mention that, among other things, NB has used CDBG money for its industrial park - again, without any evident effort to further fair housing.

I hope this information is helpful. Please let me know if you have any questions.

Karyn

Karyn L. Rotker
Senior Staff Attorney
Poverty, Race & Civil Liberties Project
ACLU of Wisconsin Foundation
207 E. Buffalo St. #325
Milwaukee WI 53202
(414) 272-4032 ext. 21
(414) 272-0182 (fax)
krotker@aclu-wi.org
www.aclu-wi.org