

WESTLAWN RENAISSANCE LLC [PHASE 4B] PROJECT

Project Description

The Housing Authority of the City of Milwaukee received 4% federal and state housing tax credits, as well as multifamily loans to develop Westlawn Renaissance VI. Westlawn VI is a 138 unit family development that includes supportive housing assistance, when necessary, for 29 of the 138 units and is being developed as part of HUD's Rental Assistance Demonstration (RAD) program in conjunction with the Choice Neighborhoods Implementation grant that was awarded to the City of Milwaukee in partnership with the Housing Authority of the City of Milwaukee. One hundred and thirty-six (136) of the 138 units are RAD replacement units that will receive HUD rental subsidy (project-based vouchers), and the remaining two units (3 bedrooms) are LIHTC only units. The Choice Neighborhoods Implementation grant includes a neighborhood transformation plan that is bounded by Sherman Blvd. (east), 76th Street (west), Mill Road (north) and Villard Avenue (south).

Westlawn Renaissance VI is bounded by Silver Spring Drive (north), Custer Ave. (south), 66th Street (east), and 68th Street (west). The improvements consist of 57 buildings (individual parcels) with a total of 138 dwelling units on 8.7 acres. There are two-bedroom, three bedroom and four bedroom units housed in single family homes, duplexes, triplexes, 4 plexes and 5 plexes. There will be 138 surface parking spaces. These new buildings will be designed to mirror the architectural styles of Westlawn East, which is certified LEED-ND Stage 3 Silver (first in the world) and Platinum LEED for Homes (first in Milwaukee) by the US Green Building Council, and the surrounding neighborhood. Residents pay for electricity, gas, cable and phone; water and sewer are included in the rent.

These buildings will have two, three and four bedroom units and be of wood frame construction with crawlspaces or slab on grade foundations. The buildings will be one, two and three stories. Building exteriors will primarily be cement fiberboard siding, pitched roof surface with asphalt shingles, fiberglass windows and fiberglass entry doors. Building design will match the design of the new town house buildings at Westlawn. .

Apartment units will include kitchens with range, refrigerators, plastic laminate counter tops, wood cabinets and dishwasher. Flooring will be carpet in living rooms and bedrooms and vinyl in kitchens and baths. Bathrooms will have vinyl shower surrounds and a vanity with cultured marble top. Interior walls will be painted drywall and windows will have mini blinds.

All units will have dishwashers, central air-conditioning, and washer/dryer hookups.

Although no on-site common amenities are proposed. All of the residents of Westlawn Renaissance VI will have access to the services provided at the Silver Spring Neighborhood Center, as well as the walking trails, playground, computer center, exercise room, picnic area, leasing office, exam room, gazebos and garden plots at Westlawn.

There are 29 supportive housing units through which services (case management and service coordination) will be provided by the Housing Authority of the City of Milwaukee (HACM) to link residents to services they need to maintain their housing. These low income families, especially those families with disabled individuals or children that need supportive services, often face eviction when they can no longer meet the terms and conditions of their lease. Our goal is to assist the family in accessing the services they need to support their continued living in subsidized independent living and avoid eviction.

In addition to the supportive housing services, HACM will provide case management and service coordination services to families in Westlawn Renaissance VI through funding provided in the Choice Neighborhoods grant. HACM's case management team consists of six case managers who provide comprehensive, family-centered supportive services focused on the needs of the entire family, including education, adult education, health, early childhood education, transportation, and/or any other supportive services need. In addition, the case managers will also act as an Education Case Manager to engage the children and their parents in education and enrichment activities/programs. These case management services will complement the services available through the Silver Spring Neighborhood Center, which has a Transitional Jobs Program (Job Training Center), and a partnership with the University of Wisconsin-Milwaukee School of Nursing to provide on-site health care services.

The site of Westlawn Renaissance VI is cleared and ready for construction. Westlawn Renaissance VI is one of eight phases proposed for the transformation of Westlawn into a mixed-income, mixed use community that will have 958 homes and apartments: 767 affordable apartments, 141 market-rate apartments and 50 market-rate homes on the former Westlawn public housing site that had 726 public housing units on 75 acres.

All of the proposed work is subject to Section 3 requirements, and the Wisconsin Housing and Economic Development Authority's Emerging Business and Workforce Development Program.

Project Schedule:

ACTIVITY	COMPLETION DATE
Demolition Approval from HUD	9/19/16
Disposition Approval from HUD – RAD (closing)	02/27/20
LIHTC Award	4/19/19
Environment Review Completed (HUD-7015.16 signed) (anticipated date of HUD signature)	2/28/20
Relocation Completed	N/A
Financial Closing	2/27/20
Abatement/Demolition Completed	3/1/18
Vertical Construction Start	2/27/20
Construction Completed	12/30/2021
Target Date of Full Availability (DOFA) for Public Housing Units	11/30/2021
LIHTC Placed-in-Service Date	12/31/2021
Lease Up Complete	12/31/2021
Submission of Final Cost Certification	6/30/222
Other:	
Other:	