



Silver City Townhomes Frequently Asked Questions

The **Silver City Townhomes** are energy efficient, affordable, rent-to-own apartments, which will be newly constructed at 3507 W. Pierce Street in the Silver City Neighborhood.

This development is generating a lot of interest and excitement. The following information will provide details regarding this development:

- **Why is this development being built?**

- Local stakeholders (residents, local business owners, employees, and government officials) participated in the creation of the following plans and surveys for the Silver City Main Street (National Ave. from S. 31st St. to Miller Park Way) and the Near South Side: The Near South Side Plan, the Silver City Visioning and Strategic Planning Report, and the Near South Side Visual Preference Survey. The Silver City Townhomes specifically used the goals, objectives and recommendations from these studies in creating the townhouse plans and designs.
- “Develop the new housing required by neighborhood population growth, in places where it will have the optimal effect on community development, i.e., on properties within or adjacent to retail centers.”
Near South Side Area: Market Study

- **Are the Silver City Townhomes going to affect the Arlington Heights Park?**

- There will be no changes to the Arlington Heights Park east of the 35th Street bridge. The playground, baseball field, band platform, and open space will continue to serve the neighborhood. LBWN will work with neighbors to enhance the existing playground area with resources they leverage as a result of the Silver City Townhomes. Neighbors will still be able to enjoy the *Concerts in the Park* music series featuring the best of Milwaukee’s local music scene. This year’s series will include bluegrass, blues, rock, and Latin rhythms. Call Beth Haskovec at 414-380-4680 for more information.
- The Silver City Townhomes’ design will incorporate the existing basketball and tennis courts into the development plan. The incorporation of these courts into the development was intended to ensure that the highly used basketball court would remain open to the public. An easement has been created to ensure public use of the basketball courts. All neighborhood residents will be welcomed and encouraged to play basketball and tennis on these brand-new, renovated courts.

- **Why was this site chosen for this development?**

- The development will be constructed on the large, underutilized city-owned parking lots, just west of Arlington Heights Park. These lots have not been used for years and are currently tax exempt.
- The development will put the lots back on the tax rolls.

- This site was identified by neighbors as one that should be addressed to prevent the graffiti tags and decrease delinquent activities under the 35th Street bridge.
- There is a lot of momentum occurring near this site and this development will build on that energy. This includes:
 - The Urban Ecology Center will be built by 2012 on 37th and Pierce.
 - The Pedestrian Passageway will be built this summer at 37th and Pierce, allowing recreationalists to access the Hank Aaron State Trail, the Menomonee River, Valley, 20 acres of green space, and Miller Park.
 - The Silver City Main Street has become an international dining destination providing cuisines from more than 10 countries.
 - The Streetscape project on National Avenue will slow traffic and increase the street's curb appeal.
- When entrepreneurs hear about this momentum, they will be motivated to seek commercial space on the Silver City Main Street. This has happened in other commercial areas where residential development has been developed including the Fifth Ward, Mitchell Street, National Avenue in West Allis and King Drive.
- **Does LBWN renovate other vacant buildings in the area?**
 - LBWN has rehabilitated vacant and foreclosed properties and continues to do so. This strategy removes the blighting influence these properties create and creates a catalyst for further neighborhood improvements. For more information about LBWN's rehabbing and neighborhood stabilizing efforts go to LBWN's website and click on the Development section (<http://www.lbwn.org/development.html>).
 - Each of these developments requires different types of financing packages. Due to the financial feasibility or the landlord's unwillingness to sell, some good ideas for renovation projects must be delayed until all the pieces of the project can align and be put into place.
- **How will the Silver City Townhomes be managed?**
 - The Silver City Townhomes will follow a very strict application process (background checks, credit checks, consulting with previous landlords, home visits of current residence, etc) that tenants will have to meet to be able to rent a townhome. At the March 2010 community meeting, a representative from the Silver City Townhomes' property management company discussed this process in depth.
 - An on-site property manager will live in one of the apartments and will maintain the property as well as connect with neighbors regarding any concerns.
 - Security cameras at the Silver City Townhomes will provide safety and security for the neighborhood.
 - A community room will be located and available on the first floor adjoining the sports courts and will provide all neighborhood residents a free community meeting room for block club meetings, workshops, or trainings.
 - Working families and individuals will reside in the apartments. Because tax credits have been awarded to the development, federal guidelines regulate that units must be rented to households earning 50% or 60% the County Median Income for a 15 year period. For a household of 4, this level is equal to \$35,350 or \$42,420 respectively.

- **Examples of professions that average annual wages that meet these income guidelines are:**

- Preschool & Child Care Administrators - \$40,530
- Dental Laboratory Technicians - \$33,370
- Bakers - \$22,460
- Automotive Body Repairers- \$37,480
- Office Clerks, General - \$27,170
- Police, Fire, Ambulance Dispatchers – \$40,910
- Tellers - \$23,240
- Child Care Workers - \$24,380
- Chefs and Head Cooks - \$32,060
- Dental Assistants - \$33,020
- Nursing Aides - \$24,990
- Veterinary Assistants - \$20,490
- Coaches and Scouts - \$24,120
- Museum Technicians and Conservators - \$28,420
- Mental Health Counselors - \$35,870
- Emergency Medical Techs, Paramedics - \$30,480
- Environmental Engineering Techs - \$ 39,830
- Biological Techs - \$31,410
- Court Clerks - \$39,750

- **Examples of professions with starting annual wages that meet these income guidelines.**

- Clergy \$42,080,
- Paralegals \$41,690
- Sociology Teachers/Postsec - \$35,460
- Kindergarten Teachers - \$39,830,
- Interior Designers - \$31,980
- Dietitians/Nutritionists - \$40,680
- Fire Fighters - \$35,660,
- Bookkeeper - \$29,480,
- Court Clerk - \$35,890
- Postal Carriers \$41,950
- Construction Laborers - \$30,240
- Carpet Installers -\$28,710
- Roofers -\$32,300
- Environmental Engineering Technicians -\$31,080
- Postal Service Mail Carriers -\$41,950
- Art, Drama, and Music Teachers, Postsec - \$32,520
- Middle School Teachers - \$36,050
- Adult Literacy, Remedial Ed, GED Teachers - \$33,730

- The following are nearby examples of affordable housing tax credit developments that have been recognized as improvements to neighborhoods: The Knitting Factory, Clarke Square Terrace, Kunzelmann-Esser Lofts, and the Historic Fifth Ward Lofts.

- **How did the developers of the Silver City Townhomes engage the community?**

- The development was originally presented to neighbors in October 2008. Comments were made regarding the development and these were subsequently incorporated into the design. These included limited alley access, onsite parking for residents, additional security measures, an understanding of management techniques, and assurances that the new sports courts would have public access.

- The development was reviewed and approved at public hearings by the City of Milwaukee Planning Commission, Zoning and Neighborhood Development Committee, the Common Council, and Mayor Barrett to secure an option to purchase the site for use as a workforce housing development.
 - All attendees were invited to tour a similar townhome development to see the quality of materials and construction that would be used in the Silver City Townhomes. Three neighbors attended the tour and each had positive things to say about the toured townhomes.
 - The development was discussed at various Silver City Main Street meetings including a presentation by Wisconsin Redevelopment in fall 2008.
 - The development team then worked for over a year to apply to the Wisconsin Housing and Economic Development Association (WHEDA) for tax credits, constantly meet with the City to finalize the design and site plan, acquire financing, and identify an investor to purchase tax credits, and much more. It was not certain whether the development would move forward until all items were in place by early March 2010.
 - A March 2010 meeting was held to update neighbors about a number of neighborhood improvement developments including the Silver City Townhomes. Many neighbors have worked over the past several years to plan and implement these projects. At the March meeting, some objections to the development were heard and questions similar to the ones stated here were answered. After the meeting, there were several people who expressed support for the development and inquired as to how they could sign up for an apartment.
- **When will the construction start and be completed?**
 - The construction will begin in May 2010 and will be completed by February 2011.
 - **How can I sign up for an apartment?**
 - Interested parties can call 273-8326, at Team Management to place their names on a list for the rent-to-own apartments.
 - **I am a handyman and/or contractor. How can I work on the project?**
 - Interested parties can call 1-262-754-3815, at Universal Construction Solutions to inquire if they can apply to work on a specific trade for the project.
 - **How will this development fit into the sustainable development that is occurring in the Menomonee Valley and in the neighborhood?**
 - The apartments will be highly energy efficient and use sustainable construction materials.
 - The development will have a living green roof that will reduce the amount of water flowing into the City's overtaxed sewer system, reduce the apartments' energy costs, and increase the production of clean oxygen.
 - The Silver City Townhomes will be located one block away from the Hank Aaron State Trail and 20 acres of newly renovated green space in the Menomonee Valley.
 - **How can I learn about the status of the project during this next year?**
 - Interested neighbors will meet monthly with LBWN to discuss the status of the construction. Please call Jeremy Belot at 383-9038, ext. 2515 or Jeremy@lbwn.org to participate in this.

- **Does LBWN work on other neighborhood improvements besides housing developments?**
 - LBWN is an innovative community development organization working to stabilize and revitalize the Silver City, Burnham Park, and Layton Park neighborhoods. LBWN is one of nine healthy neighborhoods that use strategies proven to be effective in Baltimore, Battle Creek Michigan, and in Milwaukee neighborhoods. These strategies include: block clubs, block improvement projects, home improvements, home ownership, commercial district revitalization, neighborhood marketing, and others. LBWN implements the Silver City Main Street in coordination with many volunteer committees to revitalize National Avenue. For more information, please see www.lbwn.org.