



**CITY YEAR MILWAUKEE
HOUSING MANUAL**

CONGRATULATIONS on your decision to serve with City Year and **WELCOME** to Milwaukee! City Year Milwaukee is very excited to have you join our team and to share our city with you.

Whether you are moving to Milwaukee from across the country or already here, this Housing Manual is a resource to answer your logistical questions, provide information about Milwaukee’s many neighborhoods, and list different housing recommendations.

Good luck in the housing process. We look forward to meeting you and supporting you throughout your service!

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STEP 1: TIMELINE & FAQs

SUGGESTED HOUSING TIMELINE



- Start pre-planning for housing search
- Find roommates



- Start searching for housing
- Housing survey



- Continue search (if needed)
- Sign lease



- Move in
- Start of service

TIPS FROM PREVIOUS AMERICORPS MEMBERS

Here are some tips from previous corps members to keep in mind as you begin your housing search:

- It is best to start contacting landlords 30-60 days before you plan to arrive in Milwaukee.
- As you talk to different rental companies, make sure you record the name of the person with whom you speak.
- If the listing you're interested in is no longer available, ask the landlord if they manage similar properties in the area.
- Some companies may ask for income or employment verification before you can sign your lease. If such complications arise, contact Luke Held (lheld@cityyear.org) for assistance.

FREQUENTLY ASKED QUESTIONS

Where will I serve? I want to live near my school.

City Year Milwaukee currently serves in thirteen Milwaukee Public Schools. In May, you will receive more information about our partner schools and complete a survey with your preference of where you would like to serve.



STEP 1: TIMELINE & FAQs

FREQUENTLY ASKED QUESTIONS

When is the first day of service & registration?

Service begins on Monday, July 23, 2018. Registration is Tuesday, July 17, 2018. **You are required to attend registration in person in order to present your AmeriCorps and employment eligibility documentation.** Registration will not be a full day commitment.

Does city Year provide housing for me?

No, finding housing is ultimately the responsibility of the AmeriCorps member. We will provide neighborhood recommendations, share partnerships with property managers we have created, and assistance finding roommates (this manual).

Am I required to live with other city year members?

There are no specific housing requirements. You can choose to live wherever you wish and with whomever you choose. The majority of AmeriCorps members live with other corps members but you're welcome to live with family members, friends, AmeriCorps members from other programs, etc.

What can I afford with my stipend?

Milwaukee rent is more affordable than most City Year sites. Most of our AmeriCorps members spend between \$350 and \$550 on rent each month. We recommend living with others to make rent more affordable.

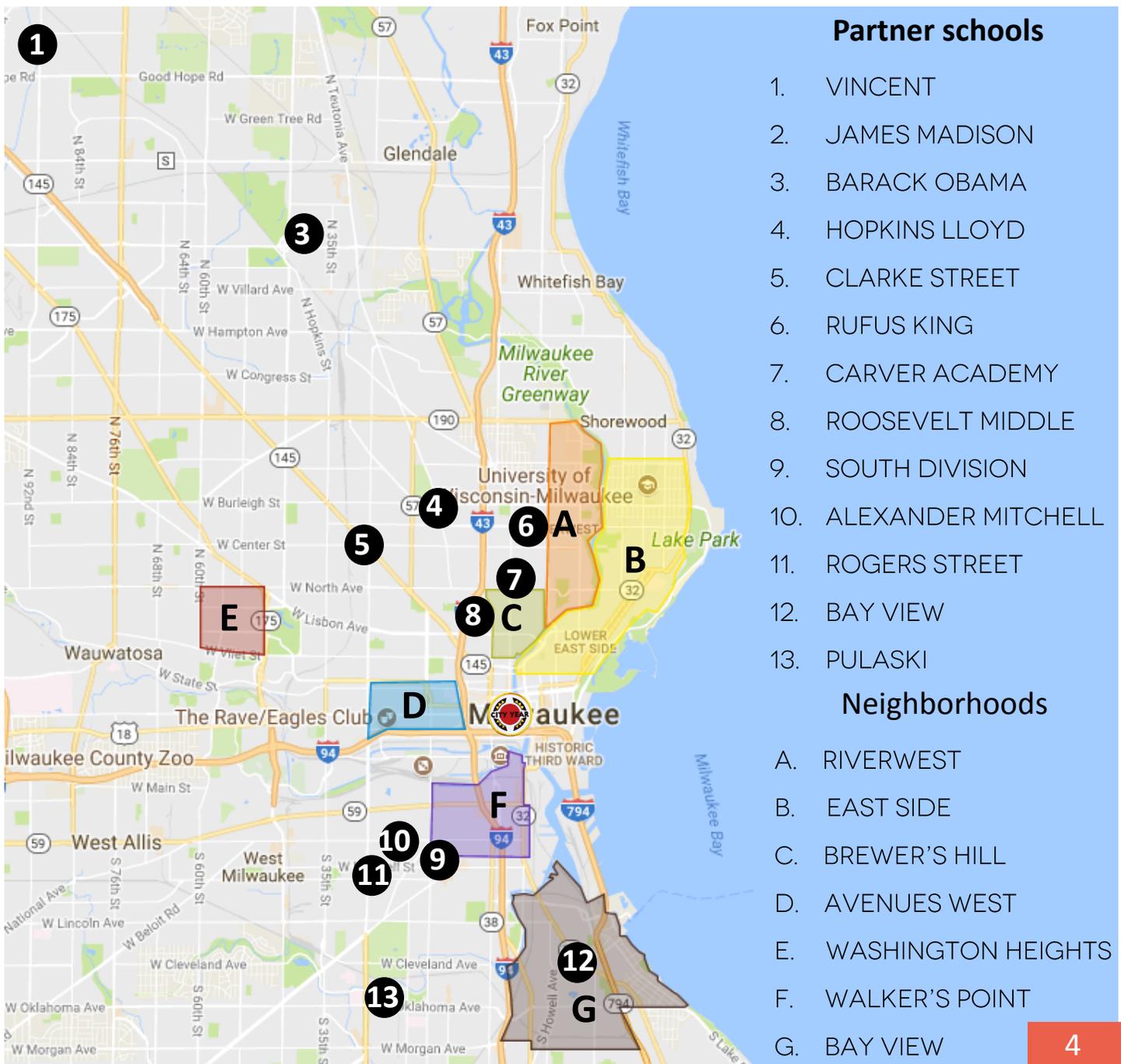


STEP 2: RESEARCH MILWAUKEE'S DIFFERENT NEIGHBORHOODS

Milwaukee is known as “the city of neighborhoods”

There are many popular areas for young adults to live in Milwaukee. To help narrow down your options, here are some neighborhoods recommended by previous AmeriCorps members. This list is not exclusive, so feel to research outside of these suggestions!

This map outlines the location of City Year Milwaukee's current partner schools in relationship to the recommended neighborhoods.



STEP 2: RESEARCH MILWAUKEE'S DIFFERENT NEIGHBORHOODS

RIVERWEST



Riverwest has long been known as the artist community of Milwaukee. It is home to Art Walk, Wisconsin's largest walking art tour, where artists open their homes and studios to the public. Riverwest is also a bike friendly neighborhood that organizes Riverwest 24, Milwaukee's 24 hour cycling event that promotes urban biking.

Riverwest has a diverse variety of restaurants, cafes, and shops. AmeriCorps members can spend their weekends getting some work done while enjoying delicious coffee at Colectivo, or indulging in one of the many brunch spots, like Café Corazon. If proximity to a health food store is a priority, the vegan and vegetarian options are easy to find in this neighborhood.



EAST SIDE



The East Side has an active and youthful vibe. Bordered by the Milwaukee River and Lake Michigan, the East Side includes walkways and trails for those who enjoy running and biking. Its demographic is a mix of families, college students, and young professionals, and its central location provides plenty of attractions within walking distance.

In the summer, Cathedral Square Park has both Jazz in the Park and a farmers market to keep you busy during the start of your service. Brady Street, known as the Haight Ashbury of Milwaukee, is located in the East Side and provides many locally owned retail and coffee shops, restaurants, and bars. Brady Street is not only a great place to shop or grab a bite, it also has a fun night life to unwind on weekends. The University of Wisconsin-Milwaukee is another great resource in the area. With multiple speakers and movie screenings, close proximity to UWM is a perk to



STEP 2: RESEARCH MILWAUKEE'S DIFFERENT NEIGHBORHOODS

BREWER'S HILL



Brewer's Hill is a historic neighborhood just north of downtown. The name is derived from the large number of brewery workers and owners that once inhabited the area. Present day, Brewer's Hill remains as an integrated neighborhood with a mix of income, life styles, and building choices.



Best known for its Greek Revival, Italianate, Queen Anne, and Colonial Revival buildings dating from the 1850s to the 1920s, Brewer's Hill provides easy access to downtown and the East Side, making it a great location for AmeriCorps

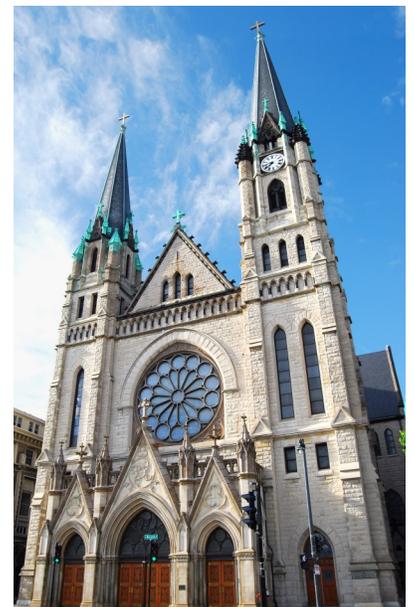
AVENUES WEST



Avenues West is known for its rich demographic diversity and affordable housing. It is home to Marquette University and many organizations and families creating both a college town and community feeling. Its a central location in the city and affordable housing, make Avenues West a great housing option for

AmeriCorps members.

Avenues West is home to The Rave, which attracts major tours, and Conway's Smokin' Bar and Grill, which has live blues every Wednesday. Some of the best brunch secrets are in Avenues West, with all you can eat pancakes at Ruby G's on Saturday mornings and the Ambassador Hotel's famous French toast.



STEP 2: RESEARCH MILWAUKEE'S DIFFERENT NEIGHBORHOODS

WASHINGTON HEIGHTS



Washington Heights, a neighborhood that advertises itself as “In the City — Out of the Ordinary!” lies on Milwaukee’s western border. The area and surrounding neighborhoods are a great option for AmeriCorps members and popular with many young professionals and families. The neighborhood is bordered by North Avenue to the north and Vilet Street to the south, both busy thoroughfares home to many shops, restaurants, and bars.

The neighborhood offers close proximity to Wauwatosa and downtown Tosa Village, a popular business district home to many more small businesses and restaurants.



WALKER'S POINT



Walker's Point, also known as the 5th Ward, is readily identifiable by the Rockwell Clock Tower. Trendy, diverse, and LGBTQ friendly, Walker's Point has many restaurants, music venues, and art galleries, making it one of the most up and coming areas of Milwaukee. CMs can enjoy delicious barbeque ribs at Ashley's Que, hear live music at Caroline's Jazz Club, or savor some artisanal ice cream at Purple

Door.

Walker's Point is also just a short walk to the many attractions of the Historic Third Ward, such as The Milwaukee Public Market, Milwaukee Gallery Night, the Summerfest Grounds, and the River Walk.



STEP 2: RESEARCH MILWAUKEE'S DIFFERENT NEIGHBORHOODS

BAY VIEW



Before being incorporated, Bay View was its own town. This independent past is felt in the unique identity of Bay View today. Its location outside of downtown allows CMs to escape the city's hustle and bustle, but is still an easy 20-30 minute bus ride to the center of Milwaukee.

Bay View is a scenic and family-friendly area, located right alongside Lake Michigan, with multiple parks scattered throughout. Humboldt Park, right by Bay View High School, is not only a nice place for a walk but also includes a Beer

Garden, the summer concert series Chill on the Hill, and winter ice-skating.

Additionally, Bay View's thriving main street, Kinnickinnic Avenue, has many unique shops, restaurants, and entertainment venues. Must visits are HoneyPie Café, Café Lulu, Café Centraal, Old Duck, and Tenuta's. The Bay View Bash is an annual September festival to end the summer.



STEP 3: FIND ROOMMATES

Many AmeriCorps members choose to live with other AmeriCorps members, and some will live with AmeriCorps members from other programs. Some will have roommates not connected to City Year or AmeriCorps, and some live alone. You have options! Keep in mind, City Year Milwaukee will not assign AmeriCorps members that are roommates to the same service team.

If you decide you would like to live with other AmeriCorps members, the housing survey is a good tool to find others looking for roommates. AmeriCorps members also use the City Year Milwaukee Facebook group to connect and reach out to other AmeriCorps members.

ADVICE FROM PREVIOUS AMERICORPS MEMBERS

"I lived with people who were already living in Milwaukee."

"I live alone and I love it! Especially with City Year's long hours, I need time and space to relax and recharge. It's not for everyone, but it really helps me"

"Living with corps members is the best decision I made because I can decompress with people who know what my day is like."

"Living alone is the way to go!"

"Living with corps members is the best decision I made because I can decompress with people who know what my day is like."



STEP 4: LOCATE HOUSING

CITY YEAR MILWAUKEE PARTNERS

Property name

Neighborhood:

Address:.

Rent total/per person:

Number of Bedrooms:

Partnership Benefits:

Utilities Included:

Other Amenities:

Contact Info:



STEP 4: LOCATE HOUSING

Once you determine where you are interested in living and how many roommates you will have, it is time to locate housing!

A benefit of serving in Milwaukee is enjoying the city's low cost of living. AmeriCorps members in Milwaukee are able to stretch their stipend further. One member explained:

*"I was living in NYC when I was looking for places in Milwaukee, and at that point anything below about \$900 was unbelievable to me because I was used to NYC's housing market. **I really didn't realize how great the pricing and value of housing is in Milwaukee.** Nice places in nice areas can be a lot lower than what I'm used to, like maybe around **\$300!**"*



KEEP IN MIND

- Remember you will most likely not be able to confirm your housing 30-60 days before you want to move because landlords require at least a 30 days' notice from current tenants.
- This is an 11-month commitment and you do not need a super fancy place to live.
- Most AmeriCorps members spend between \$350 and \$550 on rent each month.
- You will be at the downtown office approximately once a week for training and other events.

USEFUL RESOURCES

- Craigslist
- UWM Neighborhood Housing
- ApartmentFinder
- Apartments.com
- Trulia
- Zillow

STEP 4: LOCATE HOUSING

Questions for landlords

UTILITIES AND AMENITIES

- Is heat included in the rent?

Ask to see the heating bill from the previous tenants to help estimate how much heat will be in the winter!

- Which utilities are included in the rent?
- Are there personal laundry units in the apartment? Is there a laundry room in the building? If not, where is the closest Laundromat?
- Is there air conditioning?
- What is the garbage removal policy?

TRANSPORTATION & PARKING

- Is parking available? If so, do I have to pay for a parking spot? If there is street parking, how easy is it to locate a space?
- Is the apartment close to public transportation?

GENERAL QUESTIONS

- How much is the security deposit? What is required to fully receive the deposit back?
- Is it possible to receive photos of the apartment?
- Are cosigners required to sign the lease? Who can be a cosigner?
- Are pets allowed? Are there additional fees or security deposits necessary for pets?
- If something breaks, what is the maintenance policy?

STEP 5: MOVE IN & GET COMFY



It is suggested that you move into your apartment a week or so before your in-person registration date. The Admissions team will be in touch with logistical information closer to registration. Moving in a week or so prior to registration will give you time to set up your apartment and get to know your new community prior to starting City Year Milwaukee.

AFFORDABLE FURNITURE SUGGESTIONS:

When buying furniture, some affordable options are:

Habitat for Humanity ReStore: Items at the ReStore are often 50 to 70 percent below retail prices, and proceeds go to Habitat for Humanity to build homes and strengthen the community.

Goodwill: Profits from Goodwill's affordable furniture fund their training, employment and supportive services for people who seek greater independence.

Craig's List & Facebook: Check out what local people are selling and get great deals.

Once you move in, take photos of any pre-existing damages or stains. Documenting that these were there before you arrived will help ensure that you get your full security deposit back.

City Year Milwaukee is looking forward to you joining our team and supporting you to have an excellent service experience! If you have any questions, please contact our Regional Admission's Manager, Erica Henderson (ehenderson@cityyear.org).

