

# **BECKER PROPERTY SERVICES, LLC**

CONSULTING - DEVELOPMENT - MANAGEMENT

July 5, 2007

Mr. Richard Marcoux  
DCD Adm Svc  
809 N. Broadway  
Milwaukee, WI 53202

Dear Mr. Marcoux:

We are writing to support the "Rivianna" project proposed by developer, architect Robert (Bob) Schultz, and encourage you to consider relaxation of typical height and density requirements in order to create more affordable housing options in Milwaukee.

HOLIE, Inc., is an experienced developer of affordable elderly apartments and consists of a group of seven Milwaukee multi-denominational Southside churches. HOLIE has worked with Mr. Schultz on a number of affordable housing developments in the Milwaukee and Waukesha area. Developments include; Burnham Village Apartments in West Milwaukee, Cifaldi Square Apartments in Cudahy, Oak West Apartments in West Allis, Sunset Heights Apartments in Waukesha, and the Valentino Square Apartments in West Allis. Additionally, HOLIE is working on the development of the Gonzaga Village Apartments in West Allis. Bob Schultz has provided architectural services these developments over the past ten plus years. On behalf of H.O.L.I.E., we share his passion for creating affordable living opportunities for the elderly. In addition, Mr. Schultz leverages each of the projects he is involved with, creating job training programs within the construction trades for minority and women workers. We applaud his efforts in this regard.

As a result of our history developing affordable housing units, we have found it to be our experience that affordable housing units tend to be smaller units, thus unit densities tend to be much higher than with market rate units. We have struggled for many years to educate communities that this does not necessarily mean a larger project footprint (or necessarily more occupants) than market rate housing.

We believe the "Rivianna" project is an important project for our community and one that will create more affordable housing options and training opportunities for the economically disadvantaged. This project requires your attention, swift approval, and relaxation of height and density requirements.

Sincerely,

**BECKER PROPERTY SERVICES, LLC**



Kenneth S. Becker, President  
Consultant to HOLIE, Inc.