



Clarke Square Neighborhood Initiative

2110 West Scott Street

Milwaukee, WI 53204

(414) 647-0548

www.clarkessquare.org

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Ian B. Bautista, AICP

Executive Director

January 27, 2017

Dr. Michele Bria, Chief Executive Officer

Journey House

2110 West Scott Street

Milwaukee, WI 53204

and

Erich Schwenker, President

Cardinal Capital Management

901 South 70th Street

West Allis, WI 53214

Greetings Dr. Bria and Mr. Schwenker:

Please accept this letter as an indication of the Clarke Square Neighborhood Initiative's (CSNI) support for the proposed development of the Clarke Square Apartments (40 units on both W. Vieau Place and W. Mineral Avenue both adjacent to Clarke Square Park).

Last evening the CNSI board of directors voted unanimously to support this proposal. Please note that, due to the organization's conflict of interest policy, the following board directors recused themselves from the deliberation and the decision because of their close ties to Journey House: John Miceli, Dr. Michele Bria, and Eugene Manzanet.

The board of directors is convinced that the approximate \$7 million investment represented by the development of these quality housing units will have a positive impact on the neighborhood and within the context of the neighborhood's housing strategy of its Quality of Life Plan (2009, available via download on our website: <http://www.clarkessquare.org/goals>).

The directors acknowledge the principled concerns raised by some neighbors and have reiterated their commitment that the organization's staff will continue to work with neighbors and the development team (Journey House and Cardinal Capital) per our Memorandum of Understanding to create a community compact to enumerate the mutual accountability between the current neighbors and the development team (noting that Cardinal Capital Management will remain as the property manager for at least the first fifteen (15) years of the apartments' operation).

The directors are encouraged by the long-term commitment that is represented by Journey House's over 40-year history of community development in the Clarke Square Neighborhood. Additionally, the organization looks forward to continuously partnering with Cardinal Capital Management, and acknowledge its commitment not only to invest the approximate \$7 million for this development, but also to realize other financial, human capital, and in-kind resource contributions in the Clarke Square Neighborhood.

Pursuant to the Clarke Square Neighborhood's quality of life plan, specifically its housing strategy, this proposed development will add to the quality of housing stock available at diverse price points to existing and future neighbors. The board commends the development and management team for being open to the possibility of advancing the other main housing goal of the plan – home ownership – by being willing to discuss the possibility of this development and/or any future developments by this real estate development team (or either party thereto) to convert to and/or facilitate home ownership opportunities for Clarke Square Neighbors.

The CSNI organization encourages the City of Milwaukee Common Council and the Wisconsin Housing and Economic Development Agency (WHEDA) to approve this proposal first on the jurisdictional level and subsequently for the allocation of low-income housing tax credits (LIHTC) and any other financing instruments that may facilitate the development of these apartments as proposed.

CSNI is excited about this proposal, the investment it represents and about the additional investment it will attract to the neighborhood, the near South Side and the City of Milwaukee in general. As Clarke Square continues to seek new ways to prosper, this development is a tremendous leap forward in housing opportunity and the overall economic and social prosperity of our neighbors and our neighborhood.

Should you have any questions, comments or concerns, please do not hesitate to contact CSNI's executive director, Ian Bautista ((414) 647-0548 x 107 or via e-mail: ian@clarkesquare.org).

Thank you,



Ian B. Bautista, AICP
Executive Director



Tyna Rule
President, Board of Directors