



we do so you can.

Jim Doyle-Governor
Perry Armstrong-Chairman
Antonio R. Riley-Executive Director

April 27, 2009

WISCONSIN HOUSING AND ECONOMIC
DEVELOPMENT AUTHORITY

201 West Washington Avenue

Suite 700

P.O. Box 1728

Madison, WI 53701-1728

Ph: 608-266-7884 ■ 800-334-6873

Fx: 608-267-1099

140 South 1st Street

Suite 200

Milwaukee, WI 53204

Ph: 414-227-4039 ■ 800-628-4833

Fx: 414-227-4704

Richard Arnesen
Stone House Development, Inc.
PO Box 1547
Madison, WI 53701-1547

RE: Project: City Row Apartments
Project No: 5457

Dear Rich :

We have completed our preliminary review of the 2009 Round One Low Income Housing Tax Credit applications and want to thank you for your help in this process. Your participation was critical in achieving a timely and thorough conclusion.

I am pleased to say that your project, City Row Apartments, is approved to proceed to the next stage of the allocation process. Within approximately two weeks you will receive LIHTC Reservation Agreement for execution. Please read the Reservation carefully and return it to WHEDA before the required date with the 5% fee.

I encourage you to immediately start moving your development forward in terms of equity, construction and permanent loans, zoning, environmental, construction drawings and the like. Regarding ARRA and the expected TCAP and Exchange program, WHEDA, like other HFAs, awaits HUD and Treasury guidance. We believe that guidance will again emphasize being "shovel ready". We will publish our TCAP and Exchange guidance as soon as reasonably possible. In the meantime, WHEDA is encouraging developers to continue to move their developments forward.

Thank you for your interest in the 2009 credit program. Please call me at (608) 267-4513 to discuss any suggestions or comments you have to improve our program.

Kind Regards,

Anne Neujahr Morrison
Senior Underwriter
WHEDA

The Tenney-Lapham Neighborhood Association supports the request for a PUD-SIP rezoning the properties at 609-625 E. Gorham Street, 604-630 E. Johnson Street and 303-323 N. Blair Street with the intention to demolish 11 houses, build 3 apartment buildings and restore 8 houses.

TLNA applauds the commitment by Renaissance Property Group to restore 8 houses in or adjacent to the 4th Lake Ridge Historic District on E. Gorham Street and supports their long range goal of returning them to owner-occupancy.

While the proposed demolition and replacement by Stone House Development is not consistent with standards adopted in our Neighborhood Plan, the TLNA considers that the proposal merits an exception for the following reasons:

- The proposal upgrades the existing housing stock with new construction that is a grade far superior to the usual construction standards for apartments, including a significant emphasis on green construction features.
- The severe deterioration of many of the properties makes it extremely unlikely that they can be rehabilitated short of this current proposal.
- Section 42 housing is not targeted to the student rental market. This project will attract Workforce renters including families that will likely increase business for the E. Johnson Street Business District and increase enrollment at Lapham Elementary School. This supports the overall goals of the neighborhood.
- Restoring 100% green space to the backyards of the historic properties that are over 80% deteriorated surface parking lots.
- Each developer has demonstrated high quality performance in their given area- RPG for restoration of existing properties and Stone House for delivering successful Section 42 developments.

The exception is granted for the aggregate of reasons mentioned above. No single reason is sufficient to earn a future exception. Nor is the exception to be considered a precedent for approval of future demolition requests for structures in the neighborhood. The assembly of these properties by a single owner predated the Neighborhood Plan by decades and was a notable exception to the neighborhood at large. TLNA does not support the assembly of properties for redevelopment.

The text of the resolution passed by the TLNA Council at our April 15, 2009 meeting follows:

"The TLNA Council determines that the redevelopment proposal by Stone House Development for part of the 600 Block of E. Johnson Street, submitted to the City on 2/19/09, and revised on 4/8/09, has sufficient merit to be granted an exception to the standards set for this block in the adopted Tenney-Lapham Neighborhood Plan."

Parks, Timothy

From: PATRICIA M COFFEY [pcoffey@wisc.edu]
Sent: Monday, May 04, 2009 4:28 PM
To: Parks, Timothy
Subject: I support RPG and Stonehouse

Hello,

I had hoped to make the meeting tonight but cannot. I wanted to voice my very strong support for the RPG/Stonehouse collaboration on the 600 blocks of East Johnson and Gorham.

I live in the neighborhood and support this very positive development. This is a neighborhood in decline and creating this type of positive anchor in the neighborhood will be a step in the right direction. The Stonehouse project and philosophy would also serve the very population we talk about needing to serve in this community. We compromise on density, but gain so much with this project.

Thank you!
Patti Coffey