



# Ecumenical Housing Corporation

12 Dempsey Road, #204 • Madison, WI 53714

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Catholic  
*Immaculate Heart of Mary*  
*St. Dennis*

February 8, 2011

Evangelical  
*City Church*

Dempsey Manor Letter of Intent:

Lutheran (ELCA)  
*Burke*  
*Deerfield*  
*Hope*  
*Lake Edge*  
*Messiah*  
*St. Paul's Liberty*  
*St. Stephen's*

Ecumenical Housing Corporation (EHC) currently owns and operates Dempsey Manor at 12 Dempsey Road as an apartment community that is restricted to residents 55 years of age and better who meet the Wisconsin Housing and Economic Development Authority's (WHEDA) guidelines for affordability. EHC has a Conditional Use Permit (CUP) and seeks an alteration to its existing CUP to convert Dempsey Manor to a non-age restricted apartment community that continues to meet WHEDA's guidelines for affordability.

Methodist (UMC)  
*Bashford*  
*Monona*

Existing Conditions: The property is currently an apartment building with 14 one bedroom units and 11 two bedroom units (25 total units). The building was constructed in 1985 and EHC purchased it in 1999. When the building was constructed, a Conditional Use Permit was issued allowing Dempsey Manor to operate as an age-restricted apartment community. There are twenty seven parking stalls, including four handicapped accessible stalls. EHC also has its corporate offices located at Dempsey Manor. The rental rates for the apartment homes range from \$644.00 to \$834.00 per month.

Moravian  
*Lakeview Community*

Proposed Changes: EHC is not proposing any physical modifications to the building internally or externally. The only change that EHC is proposing to make is to remove the age restriction (55 years of age or better) from the property and operate as multi-family affordable housing under the current R5 zoning. EHC will make minor modifications to the site plan to comply with current standards and requirements. These changes include combining four handicapped stalls into two (discussed below) and installing a stop sign and a bike rack.

Presbyterian  
*Bryn Mawr*

United Church of Christ (UCC)  
*Lake Edge*  
*Plymouth Congregational*

EHC is proposing to partner with several organizations including United Way Housing First Initiative which includes the YWCA, The Road Home and Salvation Army, as well as HUD Veterans Affairs Supportive Housing. These partnerships will provide services to residents. EHC will continue to rigorously screen potential residents.

Contact Information and Submittal Dates:

EHC Corporate: Carla Fears, Executive Director	(608) 221-4161
EHC Corporate Address:	12 Dempsey Road, #204 Madison, WI 53704
EHC Board of Trustees President: Dan Rolfs	(608) 345-4238

Number of Employees: EHC currently and will continue to employ six full time staff and three part time staff. However, only two to three of these people are usually ever at Dempsey at one point in time. EHC employs an Executive Director, an administrative assistant/community manager, two community managers, two maintenance technicians, a part time custodian, a part time driver, and a financial consultant. The Executive Director and an administrative assistant/community manager serve full time at Dempsey Manor in our corporate offices. The maintenance technicians, custodian, driver, and financial consultant are only at corporate one to two times per week, depending upon needs.

Parking Stalls: Dempsey Manor currently has twenty seven parking stalls, including four handicapped stalls. Ordinance requires thirty four parking stalls. To conform to new size standards for handicapped parking stalls, EHC proposes to combine the four handicapped stalls into two handicapped stalls. This would bring the total number of parking stalls located at Dempsey Manor to twenty five.

As such, EHC is requesting a parking reduction of nine stalls. This reduction is consistent with the residents that EHC anticipates serving. Based on the expected population that EHC will be serving, many potential residents will not have cars due to income restraints. Dempsey Manor is strategically located approximately two blocks from Madison Metro's East Transfer Point. This provides residents with easy access to Metro Transit options and reducing the needs for residents to have an automobile.

EHC appreciates the City of Madison Planning Commission's consideration of this application for a Conditional Use Alteration. If you have any concerns or questions, please contact our corporate office at the number provided above.

Sincerely,

Carla Fears  
Executive Director