

The Milwaukee Public Library held two community meetings regarding the potential development of a mixed-use, mixed-income housing development at 7717 W. Good Hope Road. A new, upgraded 15,000 square foot library would occupy the first floor of the new building. This new library would replace the Mill Road branch.

Several questions were raised at the two meetings. Below is a summary of those questions with answers provided by MPL and the potential development team of Maures Development/Common Bond Communities.

Why is the Mill Road library being replaced?

The current building has not been upgraded since it opened in 1970. It has an outdated and expensive to operate floor plan and failing mechanicals. A 2011 estimate to replace the building was over \$3.5 million.

Why is MPL considering moving the library to a new site?

The current site is difficult to access, is not visible from the street, and does not have adequate parking for patrons. Also, current population trends point to an increase in population in the north and west corner of the service area. Moving the library a mile north helps capture that growth and place the library in a convenient, easy to access location for our patrons.

Why is the library proposing a mixed-use building?

The library can save up to \$1.5 million dollars being part of a mixed-use building rather than a stand-alone facility. That savings means more library for you, the patron. MPL also feels it is important to leverage our investment and create the opportunity to add economic vitality and tax base to the area. We have seen this in our other mixed-use facilities at Villard Square and the new East Branch.

How many apartments are being proposed?

The current estimate is 46 apartment units.

Why is the developer proposing “affordable housing?”

The subsidy provided to the developer through the sale of tax credits will make it possible to finance the project.

Is the project 100% affordable housing? No it will be mixed income. The current estimate is for 25% of the apartments to be market rate.

Who is going to be living in these apartments?

The project will be targeting a mix of incomes on the higher end of the affordable housing spectrum. If there are 46 apartments, 25% of them would be Market Rate. It would breakdown as follows:

<i>Market Rate</i>	12 apartments
50%* units	23 apartments
60%* units	11 apartments

50% income ranges between \$24,650 (1 person) to \$35,150 (4 person household)
60% income ranges between \$29,580 (1 person) to \$42,180 (4 person household)
Market income is unrestricted and unlimited

*The percentages here represent the percent of County Median Income (CMI) for Milwaukee County.

Is there going to be parking for the apartments and library patrons?

Yes. The library is slated to have 50 parking spaces. That is a large increase over than what is available at the Mill Road library today. (Currently 28) The apartment building will have at least 63 dedicated parking spaces for residents and guests.

How will the new development affect traffic? MPL is currently doing a traffic study to assess the safest way to enter and exit the parking lot for the development, and what effect on traffic patterns this development might have.

Is it safe to be close to the railroad tracks?

The building will be set back from the tracks. Currently trains pass the site four times in a 24 hour cycle, two during the day, and two at night. There are many other apartment buildings in the Milwaukee area closer to train tracks that are in constant use.

What is proposal for the retail piece of the development?

At this time there is no decision about additional retail space on this site.

What will happen to the old Mill Road library building?

The old Mill Road library building will be marketed and sold by the Department of City Development. Until that time, the Department of Public Works will take responsibility for the building and grounds.

Why are you proposing more rental housing for this area when there is already so much?

The library is looking for a catalytic investment to share space with. A new \$13.5 million investment brings excitement and economic vitality to the area.

The developers hired a consultant to conduct a market study to see if there is demand on the NW side for new apartment housing both in market rate and affordable housing. The study showed an extremely high demand for both types of housing throughout the area. Out of several thousand apartment units studied there was just a 1.8% vacancy rate-evidence of very high demand.

Who is going to own and operate the apartments?

Common Bond Communities will own and operate the apartments. They are a highly reputable and mission driven affordable housing developer. They are the Midwest's largest nonprofit provider of affordable housing with services, in business for over 40 years. They develop, own or manage over 5,700 affordable rental apartments and townhomes throughout 48 cities in Minnesota, Wisconsin and Iowa. They have several properties in Milwaukee including Bishop's Creek and Jadem Apartments.