

Eagle Harbor Apartments, Care Net's proposed development for affordable workforce housing, is good for Madison. The Madison City Council should uphold the Plan Commission's unanimous decision to grant conditional use of 1360 MacArthur Road for this purpose for these reasons:

- Madison has a demonstrated need for affordable workforce housing.
 - The vacancy rate for Section 42 housing hovers near 0.2%, with very long wait lists.
 - Eagle Harbor Apartments will meet this need for 36 families and individuals on Madison's east side.
- Eagle Harbor Apartments appropriately uses an infill site zoned for commercial use that provides economic development on Madison's east side.
- Eagle Harbor Apartments will generate additional property tax revenue for the city of Madison estimated to begin at nearly \$80,000 per year.
- Eagle Harbor Apartments will create jobs.
 - In construction during the building phase.
 - For child care workers and property management following construction.
- Madison City Staff reviewed and addressed all neighborhood concerns and recommended approving the conditional use permit.
- Madison City Attorney, Michael Mays, details the precarious legal position in which the city finds itself based on its denial of Community Development Block Grant funding, stating, "The most significant other reasons that I have reviewed for refusing the funding do not appear to be related to the housing program... I had difficulty determining the factual basis to apply them on the available information."
- A volunteer for NARAL Pro-Choice Wisconsin, who visited Care Net posing as a pregnant woman, reported that Care Net staff "did a pretty good job of staying very near neutral" indicating that Care Net's current services are rendered in a respectful and professional manner.
- Allegations made at the CDBG committee meeting are unfounded and untrue.
 - Care Net nurses and staff provide medically accurate information about abortion and pregnancy. All of our medical information is reviewed by medical professionals and approved by our Medical Director, Dr. Michael Wilson.
 - 97% of our clients rated everything about Care Net as very good or excellent in optional exit surveys.
- Eagle Harbor Apartments will have a solid management plan through Meridian Group with tenant screening to ensure people can afford their home.
- Madison needs affordable housing and Eagle Harbor Apartments will provide safe, affordable housing for qualified Care Net clients, graduates of Care Net's residential program and others families and individuals in the community.