

## Three Oaks Circle Transfers to Housing Development Partners, Inc.

The partnership of the Indian Council of the Elderly, Inc. (ICE), the School Sisters of St. Francis, and the Sisters of St. Francis of Assisi on July 8 announced the transfer of Three Oaks Circle, Inc., and an adjacent 2.5-acre parcel of land to Housing Development Partners, Inc. (HDP).



Three Oaks Circle is a 48-resident senior housing development providing a high-quality living environment for seniors with limited economic means. Housing Development Partners is a local, private, non-profit organization whose mission is to preserve affordable housing.

The development began in the 1990s as a vision by ICE to build a combined senior center with attached affordable housing to serve the needs of Milwaukee urban Indians and non-native seniors aged 62 and older. ICE partnered with the two religious orders and applied for a HUD grant to build the housing portion of the development.

The three sponsors were awarded the grant, but prejudice and opposition from a small, vocal contingent in the neighborhood where it was to be built resulted in ICE filing a housing discrimination complaint and federal lawsuit. Upon investigation of the complaint, the U.S. Department of Justice agreed, and joined the lawsuit. The three sponsors and larger community stood strong together and prevailed.

The City of Milwaukee ultimately settled, and TOC was born in 2003. Capri Communities has managed the housing from the start and will continue to do so after the transfer.

Changes and challenges for the Indian Council of the Elderly kept them from raising the money necessary to build the senior center attachment to the housing. Through the Forest County Potawatomi's generous support, ICE's All Nations Senior and Cultural Center is now located in a building on their campus on Milwaukee's near north side.

The School Sisters of St. Francis and the Sisters of St. Francis of Assisi are each at pivotal points in their histories. As their membership demographics change, their focus and areas of strategic investment have also changed.

The sponsors' search for the right partner to sustain their legacy and commitment to affordable senior housing has been both thoughtful and strategic.

“Given Capri Communities’ involvement in building TOC from the beginning, and its relationship with HDP, this was the most logical entity to transition to, keeping our original mission alive,” said Sister Kathy Chuston, our community’s sponsorship representative.

“One of our key tenets is providing quality affordable housing for some of our community’s most underserved populations. We are thrilled to welcome Three Oaks Circle into our family”, said Jerry Neary, HDP board chair. HDP also owns two other Milwaukee-based affordable housing developments, both of which focus on individuals with disabilities.

The longest-tenured resident has called Three Oaks Circle home since its inception. One of the requisite aspects of this ownership transition was to ensure that the ministry established by the founding sponsors continues into the future, and that, from a resident’s perspective, nothing changes.

The founding sponsors are delighted to have found such a great, like-minded organization in HDP as they move forward with their individual organizational missions in 2021 and beyond.