

Housing Forward: CDD Financing for Housing Development and Housing Services Application

This application form should be used for projects seeking funding from City of Madison Request for Proposals #2022-11010; Housing Forward: CDD Financing for Rental Housing Development. Applications must be submitted electronically to the City of Madison Community Development Division by **noon on March 2, 2022**. Email to: cddapplications@cityofmadison.com

APPLICANT INFORMATION

Proposal Title:	Johnson-Butler Junction		
Amount of Funds Requested:	\$2,134,000	Type of Project:	<input checked="" type="checkbox"/> New Development <input type="checkbox"/> Rehabilitation
Name of Applicant:	Kaba Bah		
Mailing Address:	125 North Hancock st, Madison, WI, 53703		
Telephone:	757-319-9929	Fax:	608-262-5974
Project/Program Contact:	Kaba Bah	Email Address:	kababah@hotmail.com
Financial Contact:	Andrew Garner	Email Address:	agarner@home-savings.com
Website:	https://www.kaba-baal.com/		
Legal Status:	<input checked="" type="checkbox"/> For-profit <input type="checkbox"/> Non-profit <input type="checkbox"/> Non-profit (CHDO)		
Federal EIN:	47-3008601	DUNS #:	063134387
Registered on SAM:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Community Housing Development Organization:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> CHDO Application Attached		

AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at <http://www.cityofmadison.com/dcr/aaFormsID.cfm>.

LOBBYING RESIGTRATION

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over \$10,000 (this includes grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000. You may register at <https://www.cityofmadison.com/clerk/lobbyists/lobbyist-registration>.

CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, state and federal provisions. A sample contract that includes standard provisions may be obtained by contacting the Community Development Division at (608) 266-6520.

If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

SIGNATURE OF APPLICANT

Enter Name: Kaba Bah

By submitting this application, I affirm that the statements and representations are true to the best of my knowledge.

By entering your initials in this box you are electronically signing your name as the submitter of the application and agree to the terms listed above.

Date: 02/27/2022

PROPOSAL OVERVIEW

1. Please provide a brief overview of the proposal. Describe the impact of the proposed development on the community as well as other key characteristics. *(Please limit response to 300 words including spaces).*

We hereby propose a brand-new construction at the heart of Madison's housing forward targeted super preferred area map. This proposal meets all the three key objectives and exceeds the 2022 housing forward program's eligible activities.

As a result of this project, we will increase the quantity and quality of long-term affordable housing within 1/8 miles of the Bus Rapid Transfer (BRT) corridor by at least 22 brand new and energy efficient units.

These new constructions, will be efficiently built through the guidelines and principles of sustainable universal design that embraces and aligns with the city of Madison's 2030 net-zero carbon emission goals.

In addition, we will also guarantee long-term affordability of these units to serve families with the greatest needs so they can also have easy access to the heart of our economic center.

Number of unduplicated households estimated to be served by this project: 20

AFFORDABLE HOUSING NEEDS

2. Describe your agency's knowledge of and experience in addressing affordable housing needs of the City of Madison.

Our agency was purposefully formed for addressing the need for affordable housing and building generational wealth within the city of Madison and its surroundings. Every single project we have been involved in so far, is focused on providing safe quality housing for low-income and underserved populations particularly the BIPOC community. We have over 13 years combined work experience in the city of Madison and our agency is 100% minority owned.

3. Please describe the anticipated demand for the proposed target populations intended to be served. Please be specific as to which populations will be targeted, if any.

The demand for affordable housing in downtown Madison for the underserved and marginalized populations within the BIPOC are well established facts, backed by the city's own findings and supported by multiple studies done at the UW-Madison. As a real estate investor with over 13 years experience investing in downtown Madison, I do have first hand experience with this and my records also validate the city's own findings.

Housing prices and rent continues to rise much faster than inflation and average income, particularly for low income families. As a result, our underserved communities are gradually getting pushed further from the center of the city's economic hub to areas with lot less opportunities and barely any access to public transport.

Our targeted population are families that earn no more than 60% of the County Median Income (CMI). We also aim to prioritize marginalized and underserved families within the BIPOC community who are already rent over burdened and are facing rent increases.

AGENCY OVERVIEW

4. Describe the Agency's Mission Statement and explain how this project supports the Mission Statement.

Our agency's mission is to provide affordable and sustainable housing in prime locations with access to public transportations, jobs, social services and economic prosperity for marginalized and underserved families. The main goal is to support the well-being and balanced growth of our city into a socioeconomic and culturally inclusive society for all.

Our city's housing needs, particularly for lower income families and underserved populations is alarming. This trend has gotten even worse during the COVID pandemic as housing prices as well as construction materials continues to rise. If no measures are taken to correct it, this will lead to rapid gentrification through outpricing within the isthmus.

While this project alone will not solve all our housing problems over night, it will add atleast 22 new units of permanent affordable housing at the core of our super preferred location and provide dignified quality housing for low income familes. As a result, this new project is well alinged and support our mission of providing quality housing for low income families in prime locations, where they can have easy access to public transportation, jobs and other socioeconomic activites.

5. How does your agency reflect and engage the experiences of the target populations you serve or intend to serve, including black, indigenous, and other people of color, into your agency's operations and housing programs?

Our agency is very unique in the sense that it is 100% minority own and is primarily focused on addressing housing needs for other BIPOC and low income familes. Our agency was born as a result of first hand experience of the founders and his family's unmet need for affordable housing during the 2008-2011 recession.

Rent over burden is leading lots of BIPOC and other low income familes to relocate further out to Sun Prairie etc and commute much further away from work.

As a result, our agency is well intuned with engaging the experiences and reflecting on our target population bas a result of that first experience mentioned above.

6. Describe how your agency promotes and supports equity in internal policy and procedures and within the community and the greater Madison area.

Our agency promotes and supports equity in internal policy by being minory owned and having minorites being part of every step of the decission making process. Any generated reveneu also tends to circle a little longer within our comminty as a minority business.

Within the commnity, our members volunterss to server in housing related commeties for the city as well as for other non profit organkizations. I(Kaba Bah) for example do volunterily serve on the Habitat for humanity first time home buyer selection committed as well at the city of Madison's Economic Development Committee.

In addition, our agency is gradally expanding and reaching out the smaller communities within the greater Madison area. For example, we are currently doing a major affordable rehab project in downtown Colmubs WI, and are aslo working in partnership with the city of beverdam to three phase housing project that has both owner occupied and workforce housing in it.

7. List Percent of Staff Turnover in 2021: 15%

8. Divide the number of resignations or terminations in calendar year 2021 by total number of budgeted positions. Do not include seasonal positions. Explain if you had 20% or more turnover rate. Discuss any other noteworthy staff retention issues or policies in place to reduce staff turnover.

We are a lean but very efficient organization. The 15% above represents just one person who decided to get out the real estate business lasy year due to an ongoing illness.

9. Indicate by number the following characteristics for your agency's current staff and Board of Directors.

DESCRIPTOR	STAFF	BOARD
GENDER		
Female	2	2
Male	3	2
Unknown/Other		
TOTAL GENDER	5	4
AGE		

Less than 18 yrs old		
18-59 Yrs	5	2
60 and older		2
TOTAL AGE	5	4
RACE*		
White/Caucasian	2	1
Black/African American	3	2
Asian		1
American Indian/Alaskan Native		
Native Hawaiian/Other Pacific Islander		
MULTI-RACIAL:		
Black/AA & White/Caucasian		
Asian & White/Caucasian		
Am Indian/Alaskan Native & White/Caucasian		
Am Indian/Alaskan Native & Black/AA		
Balance/Other		
TOTAL RACE	5	5
ETHNICITY		
Hispanic or Latino		1
Not Hispanic or Latino	5	3
TOTAL ETHNICITY		
PERSONS WITH DISABILITIES		

*These categories are identified in U.S. Department of Housing and Urban Development (HUD) Standards.

10. The following attachments are included with this application:

Completed Budget Workbook

Proposals should complete Worksheets 1-4 (Agency Overview, Capital, and Expenses, Proforma).

PLEASE ATTACH THE FOLLOWING ADDITIONAL INFORMATION AND CHECK THE BOX WHEN ATTACHED:

- A completed Application Budget Workbook, showing the City's proposed financial contribution and all other proposed financing.
- A current list of Board of Directors, with home addresses included for each board member.
- For development proposals with an identified site, a detailed map of the site.
- For development proposals, a Capital Needs Assessment report of the subject property, if the proposal is for a rehabilitation project and if the report is available at the time of application.
- For development proposals, a recent market study or analysis, if available at the time of application.
- For rental development proposals with more than one owner, a Project Organizational Chart, including ownership interest percentages.

NOTE: If an appraisal, market study, or capital needs assessment is not available at the time of application, and the proposal is funded through this RFP process, these items must be submitted to the City prior to receiving a loan agreement.

Steve Shulfer	Sketchworks Architecture	Architect	sshulfer@sketchworksarch.com	608-836-7570
Jeff F. Mack	Park Bank	Financing	jmack@parkbank.com	608-278-2811
Andrew Garer	Hone-Savings Bank	Financing/FHLBC	agarner@home-savings.com	608-213-2269
Joseph D. Shumow	Reinheartlaw	Legal counsel	JShumnow@reinheartlaw.com	608-229-2245

3. Who will be responsible for monitoring compliance with federal regulations and requirements during development and construction phases of the project? List past projects they have completed.

Though our team has over a decade of experience monitoring construction projects, we are planning on subcontracting this role to a certified agent. One of the organizations that has extensive experience working with similar projects within the city of Madison is Madison Development Cooperation (MDC). We are looking to leverage the Dane workforce housing funds through MDC to help us fill the needed gap and we will be having this conversation with them to see if they can provide us with the needed compliance monitoring support during the construction phases. An alternative firm that we recently reached out to in case MDC cannot do it is Brohahn Management and Consulting.

4. Who will be responsible for monitoring compliance with federal regulations and requirements during the Period of Affordability? Please describe the experience of the property management agency including trainings and/or certifications that the individual/property management agency has completed and/or attained.

All compliance management with federal regulations and requirements will be handled by a WHEDA certified management agent and compliance specialist called Brohahn Management and Consulting (BMC). BMC was recently awarded the 2021 best property management company by "Best of Manona". They manage over 1000 apartment homes and condominiums in Madison area alone. BMC is a 2020 WHEDA Certified Management Agent and BMC's owner, Sue Broihahn, is a Housing Credit Certified Professional through the National Association of Home Builders. In addition, BMC has over 20 years of experience established Affirmative Fair Housing Marketing Plans (AFHMP) for their affordable properties. The work extensively with diverse group of residents, particularly our marginalized populations based on income levels, professions, race/ethnicity, people with disabilities

5. Please address, in detail, experience in and/or plans to implement inclusive and culturally-sensitive property management and marketing practices. Please include a list of organizations that you have partnered with in the past for marketing activities.

We are a minority owned real estate development agency and probably the only one of its kind within the city of Madison. The essence and life line of our agency is to make sure that inclusivity and cultural sensitivity in property management is not only reflected on paper but also in the leadership and will result into generational wealth building and self sustainance within the BIPOC community. We normally seek to partner with organizations that advocates and are committed to the equal opportunity ordinances & rules set by the Equal Opportunity Commission. Organizations that we have partnered with in the past for marketing activities includes the following:
 UW-Madison Business school
 Edgewood college
 Madison Development Cooperations
 Forward Community Investment
 Urban League of greater Madison
 Boys & Girls club of Dane county.

SITE INFORMATION

6. Address of Proposed Site: This project requires assembling four adjacent parcels with the following addresses:
 7. (1) 301 East Johnson st, (2)305 East johnson steet, (3) 145 North Butler Steet and (4) 149 North Butler Street.
 8. If applicable, please identify in which of the following areas on the Affordable Housing Targeted Area Map your proposal is located:
 Preferred Area (New Construction Only)
 Super-Preferred Area (New Construction Only)

- Eligible Area (New Construction & Acquisition/Rehabilitation)
- Targeted Rehab Area (Ineligible for New Construction, but preferred for acquisition & rehabilitation)

9. Explain why this site was chosen and how it helps the City to expand affordable housing opportunities in areas of greatest impact. Describe the neighborhood and surrounding community. (Attach a map indicating project location.)

Our selected site, is only 2 blocks away from the state capital, hence it is located at the very heart of the super-preferred targeted area map. The location meets and exceeds all the objectives and eligible activity standards set by the housing forward program guidelines.

As our city continues to grow into the near future, the rental burden on lower income and marginalized populations will grow along side but at a faster rate. Hence, they will be priced out of locations with access and further marginalization with less and less access to help them break free of these vicious cycles. If measures are not taken to intentionally invest in affordable housing in such prime locations, the supply-demand rules of economics, will accelerate gentrification and lead to a more segregated city with wider generational wealth gaps.

The neighborhood and surrounding communities for this particular location includes all the good things that Madison has to offer. The state capital is only 2 blocks away, State street in 3 blocks away. Both Lake Monona and Lake Mendota are within 5-10 minutes walk distance. It has 7 days per week access to public transportation and a walking distance to the university and all jobs around the capital.

It took us nearly 10 years to assemble these parcels and have site control. The goal has always been to convert them to long term affordable housing as everything else around it is turning into high end rentals and lake front condominiums. By partnering with us to develop this corner and commit them to permanent affordable housing, the city will benefit greatly in supporting balanced growth and expand affordable housing opportunities where it matters most.

10. Date Site Control Secured (if applicable): 07/2020

11. Identify the distance the following amenities are from the proposed site. All distances should be entered as would be traveled by residents of the development (i.e. walking/driving distance, not straight-line distance).

Type of Amenities & Services	Name of Facility	Distance from Site (in miles)
Full Service Grocery Store	Festival Foods	0.5 Miles
Public Elementary School	Lapham Elementary school	1.0 Miles
Public Middle School	George O'Keeffe Middle School	2.0 Miles
Public High School	Capital High Eastside	0.9 Miles
Job-Training Facility, Community College, or Continuing Education Programs	Job Employment & Training Services	0.3 Miles
Childcare	Creative Learning preschool	0.3 Miles
Public Library	Madison Public library-Central	0.5 Miles
Neighborhood or Community Center	Wil-Mar Neighborhood Center	1.3 Miles
Full Service Medical Clinic or Hospital	Meriter Hospital	1.6 Miles
Pharmacy	CVS Pharmacy	1.0 Miles
Public Park or Hiking/Biking Trail	James Madison Park	0.2 Miles
Banking	Chase Bank	0.2 Miles
Retail	Pinkus McBride Market & Deli	0.05 Miles
Other (list the amenities):	Wisconsin State Capital	0.4 Miles

12. What is the actual walking distance between the proposed site and the nearest seven-day per week transit stops (i.e. weekday and weekends)? List the frequency of service at that bus stop during both the weekday and on the weekends (e.g., hourly, 1/2 hour, commuter hours). List the bus route(s) numbers, seven-day transit stop street intersections and describe any other transit stops (include street intersections and schedule) located near the proposed site. Please do not include full bus schedules.

The actual walking distance between the proposed site and the nearest seven-day per week transit stop is not more than 20ft. The bus stops right at the front door of 305 East Johnson street. This is a seven-day per week transit stop. The most frequent bus is the #2, which is also the most frequent bus in the whole city. It runs roughly about every 15 minutes during week day office hours and roughly every 30 minutes during the weekend.

The list of the bus routs that passes right through this location are as follows:

Route #2
 Route #5
 Route #10
 Route #27
 Route #28
 Route #81

13. Describe the historical use(s) of the site. Identify if a Phase I Environmental Site Assessment has been completed and briefly summarize any issues identified. Identify any environmental remediation activities planned, completed, or underway, and/or any existing conditions of environmental significance located on the proposed site.

The historical use of this site has always been residential since Madison officailly became a city. The Manson-Hill James Madison park neighbourhood is one of the oldest neighbourhoods in the city of Madison. The oldest bulding within this parcel is also the smallest and was originally built in 1889. None of these buildings are registered are registred in the historic archieves.

These buildiongs have served well beyond their intended life expectancy and are gradually starting to fall apart. They are also not energy efficient, most likely have lead pased paint and are a poor use of prime real estate for todays city needs. There are no existing conditions of environmental significance located on these parcels either.

14. Current zoning of the site: DR1 An interactive version of the Zoning Map can be found linked [here](#).

15. Describe any necessary planning and zoning-related approvals (rezoning, conditional use permit, demolition, etc.) that must be obtained for the proposal to move forward.

Both the city of madison planing and Zoning teams are well aware of this project. We have had preliminary meetings with both teams over the past 2years. Out next Meeting is scheduled for 03-01-2022. We plan on abiding by all existing city zoninig and regulations code. We do not anticipate the need for rezoing these parcels at this time and will follow the normal route to obtain those permits. If it turns out that there is a need for any conditional use permits, we do plan on following the exisiting guidelines and procedures to request and obtain those before the proposal moves forward as well.

16. Describe the proposed project's consistency with adopted [plans](#), including the City of Madison Comprehensive Plan (adopted 2018), Neighborhood Plan(s), Special Area Plans, the Generalized Future Land Use Map (interactive version linked [here](#)), and any other relevant [plans](#).

This project is not only located within the super preferred targeted area map but also complies with all of the adpoted city and neighbourhood plans. The challenge hower, has always been on how to make it financially feasible.

Taking the city of Madison's adopted Comprehensive plan and evaluating this proposal thought it's four guiding lenses of Equity, Sustainability, Health and adoptability, this project aligns with all of the above. In addition, it also meets the need for the missing middle development at the core of the city's activity center.

With regards to neighbourhood plans, this area falls under the adopted "downtwon plan", Key 04, objectives 4.11 and titled "James Madison Park Recommendations". The first recommendation based on this adopted plan is to "promote the construction and rehabilitation of family-supportive housig and consider adopting an ordinance with standards for such a developmet".

The special area plans and Genralized future land use map, calls for medium infill residential developments. Our proposed development of 32units fits all of these criterias as well.

CITY AND COMMUNITY ENGAGEMENT PROCESSES

17. Have you presented to the City's Development Assistance Team (DAT)? If so, please summarize the staff comments to your proposal and reference the date of the presentation. If not, what is the anticipated date of the DAT presentation?

We are anticipating to meet with the official DAT team in early April but well before the May 5th dateline. This will likely be soon after we meet with the distrcit alderperson. Our meetig with zoing took place on 03/01/2022 and our meeting with the district alderperson is currently pending his confirmation.

So far we have had three pre-application meetings with the city of Madison on this project over a period of two years. We found the informaton gathered as a result of these meetings to be very helpful in stairing us in the righ direction. While some of these meetings did included members of the City's Development Assitace Team, my understanfig is that they were not specifically scheduled as the anticipated DAT meeting mentiond above and we will have to schedule one soon.

18. If applicable, describe the neighborhood and community input process, including notification to and input from the nearby Neighborhood Association(s), already underway and planned. Describe the response of the alderperson in which the proposal is located, as well as the adjacent alderperson(s), if applicable. What issues or concerns with the project has been identified, if any? How will those be addressed? Please note new Aldermanic Districts that went into effect January 1, 2022.

For this round of funding cycle, we have not yet met with the neighbourhood association and the district alder person but we are plaing on doing both long before the May-03rd deadline. We have alredy reach out to the district alderperson and are waitiing for his response.

However, it is worth mentioning that while we did not sumit a proporsal for this project during the last funding cycle, we had met and discoursed this project with the alderperson and some of the neighbourhood associatons members about 2years ago and they were very supportive of it.

We have already started workong on scheduling the neighborhood meeting and are hopeful that they will also bless the project as well because we are planing on following the already estalished rules and guidelines as close as possible.

TENANT SELECTION, AFFIRMATIVE MARKETING & BARRIERS TO ENTRY/STABILITY

19. Are any 30% AMI units identified in Question 29 below? If yes, please describe your agency's experience (and experience of relevant property management companies) in working with supportive service providers to support residents in your developments. If you do not have experience in this, please indicate any supportive service agencies you have identified or previously partnered with that would help support housing stability in your development above and beyond providing affordable housing opportunities through this development.

There are no 30% AMI units identified in question 29 below.

20. Describe your plans to incorporate flexible tenant selection criteria for households who are connected to supportive services, in order to provide housing opportunities for persons or families who would otherwise face common obstacles obtaining housing (e.g., poor credit, negative rental history, criminal conviction records, etc.). Specifically outline how this proposal embraces the City of Madison Tenant Selection Best Practices (Attachment B-1 of the RFP) and provides the maximum feasible flexibility in tenant selection to the general population and supportive service units.

As a team of seasoned real estate inverstors with over a dacade of joint experience renting out units within the city of Madison, we have developed a robest residetial plan over the years that adhires to state, local and federal fair housing requirements. However, prior to selecting any tenants for this new development, we do plan on revisitng out internal documents and further incorporate maximum flexibility on tenant selection criterias and make sure that they are well aligned with latest recommended city of Madison Tenants Selection best practices.

Some of the key areas that will be revisted and clearly addressed prior to any marketing for potential occupance areas follows:

Income qualification and occupancy criteria.

Criminal and felony convictions.

Credit score

Waitlist process.

Notice of denial, e.t.c.

21. Describe your affirmative marketing strategy and any other strategies to engage your intended population. Specifically outline how you will embrace the City of Madison’s Affirmative Marketing Plan Best Practices (Attachment B-2 of the RFP), especially for Asian and Latinx populations which tend to be under-represented in CDD Completion Reports.

Over the past 13 years of serving the BIPOC and underserved populations in our community, our staff have built very strong relationships with our intended populations. As a result, our affirmative marketing strategies are built on these strong relationships we have with our intended populations.

In addition to these relationships, we also do make great effort to reach out to our intended population by meeting them where they are at. Hence we occasionally do participate and advertise in minority organized community events. Samples of such events are: World Music Festival, African Fest and Dane dances.

For the Asian and Latinx populations, we plan on advertising on local Latino newspapers and magazines, online websites, minority grocery stores and other similar businesses around us.

Generally, the demand for affordable housing within our targeted population, especially in prime locations with easy access to 7-days a week bus route and only 2 blocks away from the capital, far exceeds what we can provide. Hence we normally have a waiting list for below market rate housing and our biggest challenge has been on how to meet the demand. This allows our targeted populations better access to transportation so they can easily commute to work as well as get access to resources they need to better take care of their families.

22. How will you affirmatively market to populations that will be identified as least likely to apply? Please reference, in detail, successful past practices, relationships with agencies and/or marketing materials used.

As a minority owned real estate development firm, I normally tend to have the very opposite problem. My phone is usually off the hook with calls from well known friends or relatives asking for my help in finding affordable housing within city limits. This is because the vast majority of our folks are already rent overburdened. Hence each time rent gets raised at the beginning of a new leasing cycle it really hits our community hard. This need only got worse over the past 2 years during the peak of the COVID pandemic.

When I initially started about 13 years ago, my successful past practices included advertising during minority organized events such as Africa Fest, Dane dance, hanging signs in minority stores as well as social media through Facebook and Craigslist.

23. For the following development team roles, please identify the number and/or percentage of women and persons of color employed by that company.

Company	Role in Development (if different from above)	# or % Employees who are Women	# or % Employees who are Persons of Color
Kaba Baal LLC	Developer	40%	100%
National Construction	Property Manager	30%	10%
SketchWorks	Architect	40%	5%
Briarpatch	Service Provider	60%	40%

24. Please describe the development team’s experience with contracting with Minority- and Women-Owned Business Enterprises (M/WBE). Beyond standard construction bidding practices, what efforts have been made by the development team to ensure that M/WBE businesses are awarded contracts, and what efforts will be made to ensure that M/WBE businesses are given plentiful opportunities to be competitive when bidding on this proposal.

Our development team is 100% minority owned. We clearly do recognize the need to reach out to our fellow minority-and women owned business so we can thrive together. As a result, empowering minorities and women-Owned business enterprises is very essential to us and a great part of why we decided to establish our company. While we are an equal opportunity employee company, we always make effort to reach out and seek qualified BIPOC contractors to partner and grown along side. Some of the efforts we make to ensure that M/WBE business are given plentiful opportunities includes word of mouth through our small communitis, minority social networks and leveraging local non-profit organizations that serves our communities.

25. Beyond standard construction bidding practices, to what efforts will the development team commit to ensure that women and people of color represent a meaningful share of the construction labor force working on this proposal. Describe how the development team will commit to exceeding the City’s contract labor utilization goal of **7%** for persons of color working on the job site.

Our standards of commitment for ensuring that women and people of color are represent goes well beyond the 7% labor utilization standards and deep into company leadership, decission making, ownership structures and gradual weath building over generations for the BIPOC community.

We belief that in order to create a sustainable and enonomic just society for the future generations, the challenges and social disparities we face today, needs to be looked at with new sets of lenses. As a result, our development team aims well beyond labor utilization goals into sustainable ownership models for gradual wealth development over generations.

SITE AMENITIES

26. Describe the interior and exterior common area amenities that will be available to tenants and/or guests, and any costs for reservation (e.g., community rooms, exercise room, business center, tot lot, grill area, etc.). What parking will be provided and at what cost? Will the cost vary by CMI level? For family developments, will there be a year-round indoor play space for children?

While this location already comes along with pleny of exterior ameities such as public parks and easy access to both lakes, we are also planning on adding more ammenties such as a commuity room, exercise room and electric car charging stations. In addition, there will be atleast 25 new heated underground parking spaces.

We anticipate that there will be some fees associated to priate parking and rental of the community rooms for private us. We also anticipate the pricing will vary based on CMI levels but at the time of submission of this application those details have not bee fialized yet and they will also depends on zoing and plan commison approvals.

27. Describe the interior apartment amenities, including plans for internet service (and cost to tenants, if any) and a non-smoking indoor environment throughout the building.

We are planing to inculde a laundry facility as well as internet and cable servies.The anticipated cost for internet and cable services is estimate to be between \$10-\$20 per month. Cost associated to laundry servies if any, will be at the current standard rate of \$1.50per load. All units will be designed as non-smoking indoor environments as well.

PROPOSAL TIMELINE

28. Please list the estimated/target completion dates associated with the following activities/benchmarks to illustrate the timeline of how your proposal will be implemented.

Activity/Benchmark	Estimated Month/Year of Completion
1 st Neighborhood Meeting (Due by 3/3/22) [Target Month/Date] (if applicable)	03/20/22
1 st Development Assistance Team/ Meeting (Due by 3/4/22) [Target/Actual Month/Date]	03/25/22
Submission of Land Use Application (if applicable)	03/28/22
Plan Commission Consideration	04/03/22
Urban Design Commission Consideration, if applicable [Target Month/Date]	04/22
Complete Financing	07/22
Acquisition/Real Estate Closing	07/22

Activity/Benchmark	Estimated Month/Year of Completion
Rehab or New Construction Bid Publishing	08/22
New Construction/Rehab Start	10/22
Begin Lease-Up/Marketing	08/23
New Construction/Rehab Completion	09/23
Certificates(s) of Occupancy Obtained	10/23
Complete Lease-Up	12/23
Request Final Draw of CDD Funds	12/23

HOUSING INFORMATION & UNIT MIX

29. Provide the following information for your proposed project. List the property address along with the number of units you are proposing by size, income category, etc. If this is a scattered site proposal, list each address separately with the number of units you are proposing by income category, size, and rent for that particular address and/or phase. Attach additional pages if needed.

ADDRESS #1:		301 East Johnson street					Projected Monthly Unit Rents, Including Utilities				
% of County Median Income (CMI)	Total # of units	# of Bedrooms					\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
		# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs					
≤30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	0	0	0	0	0	0					
60%	22	4	12	6	0	0	850	1050	1200	1350	
Affordable Sub-total	22	4	12	6	0	0					
80%	10	0	6	4	0	0	950	1200	1350	1500	
Market*	0			0	0	0	1000	1300	1600	1800	
Total Units	32	4	18	10	0	0	Notes:1				

*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; 80% = 61-80% CMI; Market = >81% CMI.

ADDRESS #2:		N/A					Projected Monthly Unit Rents, Including Utilities				
% of County Median Income (CMI)	Total # of units	# of Bedrooms					\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
		# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs					
≤30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	0	0	0	0	0	0					
60%	0	0	0	0	0	0					
Affordable Sub-total	0	0	0	0	0	0					
80%	0	0	0	0	0	0					

Market*	0	0	0	0	0	0				
Total Units	0	0	0	0	0	0	Notes:			

*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; 80% = 61-80% CMI; Market = >81% CMI.

30. Utilities/amenities included in rent: Water/Sewer Electric Gas Free Internet In-Unit
 Washer/Dryer Other: _____

31. Please list the source of calculating your utility allowance, and the total utility allowance per bedroom size:
 Utilities Allowance Used: CDA DCHA HUSM

Unit Size (Number of Bedrooms)	Total Utility Allowance
Efficiency	0.5*Average consumption data (TBD)
1-Bedroom	0.7*Average consumption data (TBD)
2-Bedroom	0.9*Average consumption data (TBD)
3-Bedroom	1.1*Average consumption data (TBD)

REAL ESTATE PROJECT DATA SUMMARY

32. Enter the site address (or addresses if scattered sites) of the proposed housing and answer the questions listed below for each site.

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Biz or Residential Tenants to be Displaced	# of Units Accessible Current?	Number of Units Post-Project Accessible?	Appraised Value Current (Or Estimated)	Appraised Value After Project Completion (Or Estimated)	Purchase Price
Address:	301 East Johnson st, Madison, WI, 53703								
	3	12	3	0	3	8	800,000	2,500,000	800,000
Address:	305 East Johnson st, Madison, WI, 53703								
	2	12	2	0	2	8	450,000	2,500,000	450,000
Address:	145 & 149 North Butler st								
	3	24	3	0	3	16	850,000	5,000,000	850,000

33. Identify any existing buildings on the proposed site, noting any that are currently occupied. Describe the planned demolition of any buildings on the site.

All the existing buildings are currently occupied with only unit vacant. However, all the leases will be expired before construction and our agency do own other rental properties within two blocks of this location. Hence current tenants will be offered the option to sign a new lease on our other locations if the choose to stay with our agency.

All existing buildings on this site are very old, not energy efficient, probably have lead base paint and poorly utilizes prime real estate.

The planned demolition will follow the standard city of Madison guidelines for demilitions. This would include hooring exiting leases, neighborhood meetings, pulling and posting demolition permits etc.

34. Will any business or residential tenants be displaced temporarily or permanently? If so, please describe the relocation requirements, relocation plan and relocation assistance that you will implement or have started to implement.

These buildings are 100% residential, hence no business will be temporarily or permanently displaced. Also, all existing residential leases will be honored and will expire prior to construction begin date.

In addition, our organization do own similar rental properties within 2 blocks from this location. Hence, if some of the current tenants choose to sign new leases with us, we do have similar properties in the same neighbourhood that we can offer them and they will be given priority to sign a new lease with us in those properties.

ENERGY EFFICIENCY, RENEWABLE ENERGY & SUSTAINABLE DESIGN

35. What is your organization's experience in developing projects that incorporate extraordinary sustainable, energy efficient, and/or green building design techniques? Please list any awards, industry standards or third-party certifications achieved on projects developed in the past ten years, LEED®, WELL, Passive House, etc.

The founder of this Organization, Mr. Kaba Bah, is also a well known atmospheric and oceanic scientist at the UW-Madison Space Science & Engineering center. Mr Bah, has over 13 years experience working on weather, climate and how to reduce our global carbon foot prints using the latest NASA and NOAA Geostationary satellites.

Energy efficiency is not only good for the environment but also saves money in the long run. One of the first things we do whether it is a rehab or new construction, is to find ways to make our buildings more energy efficient. All of our properties have installed LED lights. We also do upgrade our exterior lights to motion sensed LED lights. In addition, we always seek to work with organizations such as Focus on Energy and Project Home to leverage other resources when upgrading equipments or appliances. Over the past decade, we have learned that these efforts always pays in the long run with energy savings as energy cost continues to rise and it also reduces our carbon foot print.

Some examples of our experience in developing such projects, includes the following:

In 2011, we invested over \$100,000 to replace all the windows, doors, roof, and hot water systems at 125 North Hancock st. to energy efficient ones, In addition, we upgraded all the interior lights to LED and all exterior lights to motion sensed LED lights. Looking back at this project after 10years, we are very glad we did that. Our local energy prices have significantly risen over the decade while our average energy consumption at this locations has gone down as a result.

In 2020, we invested a little 55,000 in 305 East Johnson and replaced all the windows on the second floor. We also replaced the old roof and added two energy efficient hot water systems. This has resulted to an average savings of about \$50/month per month when compared the year prior.

Currently, We are working on a \$1.2M project in downtown Columbus (101 East James Street, 105 East James and 114 North Ludington st) that has over \$400,000 going towards replacing all the windows, 6 heating and cooling systems that are 98% energy efficient, water saving toilets as well as energy efficient electric and gas appliances.

36. Please describe how this proposed development will contribute to the City's goal of 100% renewable energy and zero-net carbon emissions (originally adopted March 21, 2017). For more information, see [100% Renewable Madison Report](#).

This proposed development basically gives us the perfect opportunity to turn a brand new page and replace century old technology, that was invented before cars, with the latest and greatest net-zero carbon emission technology.

This is the only sustainable path forward into future for humanity. Not only is it good for the longterm survival of our species and other living things, it is also good for the environment and our longterm return on investment.

Our team is fully in support of the city's goal of 100% renewable energy and net-zero carbon emission by 2030. We are in this for the long run and for the betterment of our environment. We believe that if we all work together and play our separate roles, we will achieve our common goal and make Madison a model city.

37. Please describe the proposed project's energy efficiency goals. For new construction proposals, please attach a copy of the confirmation page demonstrating that your organization has submitted an [Initial Application](#) for Focus on Energy's Energy Design Assistance program. For rehabilitation proposals, please attach documentation confirming that your organization has reached out to Focus on Energy's [multifamily program](#). Identify any third party certification, such as LEED®, WELL, Passive House or similar, that will be sought.

Our project's proposed energy efficiency goals are to reach 100% renewable energy and zero-net carbon emission by 2018. About two years ago, we had a zoom meeting with a team from MG&E to seek their help and guidance on how we can achieve our goal.

In addition we have also been working with "Focus on Energy". and have already applied for assistance from their Design Assistance Team. "Focus on Energy" have already confirmed that this project has a potential incentives of up to \$8,100 and available potential energy cost savings of up to \$9,200. Our Focus on Energy initial application number is: FEO-CD204-21420. Please see the attached documents from focus on energy that confirms the information above.

38. What building design and HVAC considerations will your team include to enhance community resiliency for building inhabitants in the face of a potential future pandemic?

The ongoing COVID pandemic has significantly changed our world and thought us very difficult but valuable lessons on how to better design future multiunits. In order to enhance community resilience in anticipation for potential future pandemics, we believe that shared spaces like common areas, laundry rooms, community kitchens and HVAC systems need to be re-evaluated.

Some of the building designs that we have adopted and are planning to implement in this particular project are as follows:

More individual units, designed with open space concepts within the unit that allows for easy conversion into an office space if needed.

Each unit will have its own HVAC system and control panels, independent from the common area units.

New buildings need to be well ventilated and also have the capacity to easily isolate floors with alternative access routes if needed.

Ability to easily isolate and monitor common areas without restricting access to other units or subsections of the buildings.

39. Describe this development's approach to accessibility, including the number and percent of accessible units proposed for each of level of accessibility. Will this development meet or exceed the minimum requirements? For rehab, describe the accessibility modifications that will be incorporated into the existing development.

Our approach to accessibility is, always aim to exceed the minimum requirements. Whenever we rehab older buildings, we always aim to improve accessibility both for emergency and for all people, including those who are mobility challenged.

For new constructions such as this project, we always make sure that we exceed the required minimums and widen access paths. Our approach to accessibility for new construction is to layout and design the access routes first then add the other components. This applies to human, pets as well as vehicle accessibility.

40. Describe this development's level of commitment to the principles of Universal Design. Elaborate on how the development team will incorporate Universal Design components in residential units, any commercial space, and in common areas, and how the development will exceed building code standards for Type A units. What percentage or number of units in the proposed development will incorporate Universal Design principles?

Our team is deeply committed to the principles and values associated with the concept of universal design. For this particular project, there will be no commercial space. Hence we are looking at the design purely from a residential perspective.

When designing a project such as a multi-unit affordable housing, it is very important that the design allows for the property to be inclusive, easily accessible and also usable by all people. We always aim to make our designs simple and intuitive to effectively communicate necessary information.

Taking common area doors for example, we aim to use doors that require low physical effort and allow for both flexibility and large tolerance for error during operations. Our goal for this project is to incorporate the Universal Design principles to 100% of the units.

41. For proposals that include rehabilitation, have you completed a capital needs assessment for this property? If so, summarize the scope and cost; attach a copy of the capital needs assessment if available.

This project is 100% new construction and does not include any rehabilitation.

ATTACHMENT B – Housing Development – Rental

SECTION B – TARGETED AREA (No Identified Site)

DEVELOPMENT TEAM OVERVIEW

1. Please describe the development team's experience using federal HOME or CDBG funds in detail, including a list of past projects the team has developed using such funds.

2. Identify all key roles in your project development team, including architect, legal counsel, property management agent, supportive services provider(s), and any other key consultants, if known.

Contact Person	Company	Role in Development	E-mail	Phone

3. Who will be responsible for monitoring compliance with federal regulations and requirements during development and construction phases of the project once site(s) are identified? List prior projects completed.

4. Who will be responsible for monitoring compliance with federal regulations and requirements during the Period of Affordability of sites once developed? Please describe the experience of the property management agency including trainings and/or certifications that the individual/property management agency has completed and/or attained.

5. Please address, in detail, experience in and/or plans to implement inclusive and culturally-sensitive property management and marketing practices. Please include a list of organizations that you have partnered with in the past for marketing activities.

SITE INFORMATION

6. General Area of Proposed Sites: _____
7. If applicable, please identify in which of the following areas on the Affordable Housing Targeted Area Map your proposal is generally located in, or that you anticipate you will target. If the area targeted for your proposal is larger or consists of multiple areas, please select one of the following that comprises the majority of your target area.
- Preferred Area (New Construction Only)
 - Super-Preferred Area (New Construction Only)
 - Eligible Area (New Construction & Acquisition/Rehabilitation)
 - Targeted Rehab Area (Ineligible for New Construction, but preferred for acquisition & rehabilitation)

8. Explain why this area was chosen by your agency. How does it help the City to expand affordable housing opportunities in areas of greatest impact? How will this area assist your agency is providing neighborhood-serving benefits?

9. Describe the type of housing project you propose to develop (i.e. new construction, preservation or acquisition and rehab)?

10. Number of units you anticipate developing in the targeted area: _____

11. Identify the following amenities that exist in the area which you have identified. If an amenity/service does not exist within the area, determine and list the next closest location.

Type of Amenities & Services	Name of Facility	In Targeted Area? (yes/no)
Full Service Grocery Store		
Public Elementary School		
Public Middle School		
Public High School		
Job-Training Facility, Community College, or Continuing Education Programs		
Childcare		
Public Library		
Neighborhood or Community Center		
Full Service Medical Clinic or Hospital		
Pharmacy		
Public Park or Hiking/Biking Trail		
Banking		
Retail		
Other (list the amenities):		

12. Are there seven-day per week transit stops (i.e. weekday and weekends) in or adjacent to your targeted area? List the number of routes and frequency of service at that you expect will service any sites identified in this geography (e.g., hourly, ½ hour, commuter hours). List the bus route(s) numbers, seven-day transit stop street intersections and describe any other transit stops (include street intersections and schedule) located near the targeted geography. Please do not include full bus schedules.

13. Describe your experience in gaining necessary planning and zoning-related approvals (rezoning, conditional use permit, demolition, etc.) that have been obtained for other developments. Are there adequate sites available in this targeted area that can feasibly identify and develop within the timeframe listed in the RFP? Please explain how you anticipate selecting a site(s).

- 14. Describe the your anticipated project and targeted area's consistency with adopted [plans](#), including the City of Madison Comprehensive Plan (adopted 2018), Neighborhood Plan(s), Special Area Plans, the Generalized Future Land Use Map (interactive version linked [here](#)), and any other relevant [plans](#).

CITY AND COMMUNITY ENGAGEMENT PROCESSES

- 15. Describe your familiarity with this neighborhood and community. Have you previously worked with this Neighborhood Association(s) or Alder? Describe the response of the alderperson in which the proposal is located, as well as the adjacent alderperson(s), if applicable. What issues or concerns with your anticipated project have been identified, if any? How will those be addressed? Please note new Aldermanic Districts that went into effect January 1, 2022.

TENANT SELECTION, AFFIRMATIVE MARKETING & BARRIERS TO ENTRY/STABILITY

- 16. Does your agency have experience in developing or managing supportive housing units (i.e. 30% AMI units)? If yes, please describe your agency's experience (and experience of relevant property management companies) in working with supportive service providers to support residents in your developments. If you do not have experience in this, please indicate any supportive service agencies you have identified or previously partnered with capacity and willingness to support housing stability in your targeted neighborhood.

- 17. Describe your experience with incorporating flexible tenant selection criteria for households who are connected to supportive services, in order to provide housing opportunities for persons or families who would otherwise face common obstacles obtaining housing (e.g., poor credit, negative rental history, criminal conviction records, etc.). Specifically outline how developments utilizing this funding will embrace the City of Madison Tenant Selection Best Practices (Attachment B-1 of the RFP) and provide the maximum feasible flexibility in tenant selection to the general population and supportive service units.

- 18. Describe your previous affirmative marketing strategies and any other strategies to engage your intended populations. Specifically outline how developments utilizing this funding will embrace the City of Madison's Affirmative Marketing Plan Best Practices (Attachment B-2 of the RFP), especially for Asian and Latinx populations which tend to be under-represented in CDD Completion Reports.

- 19. How will you affirmatively market to populations that will be identified as least likely to apply? Please reference, in detail, successful past practices, relationships with agencies and/or marketing materials used.

20. For the following development team roles, please identify the number and/or percentage of women and persons of color employed by that company.

Company	Role in Development (if different from above)	# or % Employees who are Women	# or % Employees who are Persons of Color
	Developer		
	Property Manager		
	Architect		
	Service Provider		

21. Please describe the development team's experience with contracting with Minority- and Women-Owned Business Enterprises (M/WBE). Beyond standard construction bidding practices, what efforts have been made by the development team to ensure that M/WBE businesses are awarded contracts, and what efforts will be made to ensure that M/WBE businesses are given plentiful opportunities to be competitive when bidding on this proposal.

22. Beyond standard construction bidding practices, to what efforts will the development team commit to ensure that women and people of color represent a meaningful share of the construction labor force working on this proposal. Describe how the development team will commit to exceeding the City's contract labor utilization goal of 7% for persons of color working on the job site.

SITE AMENITIES

Specific details of site amenities will be asked in a supplemental application submittal once a site(s) has been identified, as a component of City approvals before funding allocated.

ENERGY EFFICIENCY, RENEWABLE ENERGY & SUSTAINABLE DESIGN

23. What is your organization's experience in developing projects that incorporate extraordinary sustainable, energy efficient, and/or green building design techniques? Please list any awards, industry standards or third-party certifications achieved on projects developed in the past ten years, LEED®, WELL, Passive House, etc.

24. Please describe how proposed developments will contribute to the City's goal of 100% renewable energy and zero-net carbon emissions (originally adopted March 21, 2017). For more information, see [100% Renewable Madison Report](#).

25. What building design and HVAC considerations will your team include to enhance community resiliency for building inhabitants in the face of a potential future pandemic?

26. Describe this development team's past approach to accessibility. Will any proposed development meet or exceed the minimum requirements? For rehab, describe the accessibility modifications that will be incorporated into existing developments.

27. Describe this your agency's commitment to the principles of Universal Design. Elaborate on how your agency has incorporated Universal Design components in residential units, any commercial space, and in common areas. Do you anticipate that your agency will exceed building code standards for Type A units? Once a site is identified, what percentage or number of units in any proposed developments will incorporate Universal Design principles?

APPLICANT & PROJECT NAME:

KABA BAAL LLC, Johnson-Butler junction

1. AGENCY OVERVIEW

This chart describes your agency's total budget for 3 separate years. Where possible, use audited figures for 2019 Actual.

Account Description	2019 Actual	2020 Budget	2021 Proposed
A. PERSONNEL			
Salary (including benefits)	123,000	130,000	140,000
Taxes	21,000	25,000	27,000
Subtotal A	144,000	155,000	167,000
B. OPERATING			
All "Operating" Costs	62,000	53,000	41,000
Subtotal B	62,000	53,000	41,000
C. SPACE			
Rent/Utilities/Maintenance	15,000	10,000	27,000
Mortgage/Depreciation/Taxes	12,000	13,500	15,000
Subtotal C	27,000	23,500	42,000
D. SPECIAL COSTS			
Subcontracts	54,000	44,000	37,000
Deposits to Reserves	10,000	10,000	10,000
Debt Service (Excl Mortgage)			
Other: (Specify)			
Subtotal D	64,000	54,000	47,000
Total Operating Expenses:	297,000	285,500	297,000
REVENUE			
Direct Public Grants		9,000	
Direct Public Support			
Indirect Public Support			
Miscellaneous Revenue			
Restricted Funds Released			
Program Income			

Total Income	-	9,000	-
Net Income	(297,000)	(276,500)	(297,000)

APPLICANT & PROJECT NAME:

KABA BAAL LLC, JOHNSON-BUTLER-JUNCTION

2. CAPITAL BUDGET

Enter ALL proposed project funding sources.

FUNDING SOURCES

Source	Amount	Non-Amortizing (Y/N)	Rate (%)	Term (Years)	Amort. Period (Years)	Annual Debt Service
Permanent Loan-Lender Name:						
HOME-SAVINGS	\$ 6,300,204	Y	4.50%	30	5	
Subordinate Loan-Lender Name:						
Madison Development Coop	\$ 750,000	Y	4.00%	30	5	
Subordinate Loan-Lender Name:						
Forward Community	\$ 400,000	Y	4.50%	30	5	
Tax Exempt Loan-Bond Issuer:						
AHP Loan						
City-AHF Loan						
City-HOME Loan	\$ 2,134,000	N	0.00%	40	40	
City-CDBG Loan						
City-TIF Loan						
Other-Specify Lender/Grantor:						
Other-Specify Lender/Grantor:						
Other-Specify Lender/Grantor:						
Historic Tax Credit Equity						
Deferred Developer Fees	\$ 418,000					
Owner Investment	\$ 400,000					
Other-Specify:						
Total Sources	\$ 10,402,204					

Construction Financing			
Source of Funds	Amount	Rate	Term (Months)
Construction Loan-Lender Name:			
HOME-SAVINGS	\$ 7,000,000	5.00%	24
Bridge Loan-Lender Name:			
Forward Community	\$ 1,200,000	5.00%	24
Historic Tax Credit Equity:			
Total	\$ 8,200,000		

Estimated pricing on sale of Federal Tax Credits: \$ -
(if applicable)

Estimated pricing on sale of State Tax Credits: \$ -
(if applicable)

Remarks Concerning Project Funding Sources:

In addition on city HOME funds, we also plan on apply for the FHLBC grant, Dane workforce housing and Forward Community Investment bridge.

APPLICANT:

KABA BAAL LLC

3. PROJECT EXPENSES

Enter the proposed project expenses

Acquisition Costs	Amount
Land	\$2,150,000
Existing Buildings/Improvements	\$5,000
Other (List)	\$0
Construction:	
Construction/Rehab Costs	\$5,400,000
Construction Profit	\$26,620
Construction Overhead	\$210,500
General Requirements	\$2,000
Construction Supervision	\$80,000
FF&E/Personal Property	\$3,000
Demolition	\$350,000
Site Work	\$20,000
Landscaping	\$6,000
Letter of Credit/P&P Bond	\$0
Construction Contingency	\$200,000
Other (List)	\$0
Architectural & Engineering	
Architect - Design	\$115,250
Architect - Supervision	\$25,000
Engineering	\$12,100
Other (List)	\$0
Interim/Construction Costs	
Builder's Risk/Property Insurance	\$33,470
Construction Loan Interest	\$115,000
Construction Loan Origination Fee	\$33,000
Real Estate Taxes	\$45,000
Park Impact Fees	\$18,383
Other Impact Fees	\$12,000
Other (List)	\$0
Financing Fees	
Cost of Bond Issuance	\$0
Permanent Loan Origination Fee	\$20,650
Credit Enhancement	\$1,000
Other Permanent Loan Fees	\$22,000
Soft Costs	
Appraisal	\$9,315
Market Study	\$8,694
Environmental Reports	\$8,557

<--- If applicable, please list the costs attributable to "above and beyond" green building/Net Zero construction components included in the Construction Costs line item:

Total Cost:
\$10,402,204

Survey	\$8,355
Permits	\$12,420
Lease-Up Period Marketing	\$0
Accounting/Cost Certification	\$18,630
Title Insurance and Recording	\$5,210
Relocation	\$1,000
FF&E	\$2,000
Capital Needs Assessment (if rehab)	\$0
Legal	\$25,050
Other (List)	
	\$0
Fees:	
Bridge Loan Fees	\$80,000
Organizational Fees	\$3,000
Syndication Fees	\$0
Total Development Fee	\$836,000
Developer Overhead	\$10,000
Other Consultant Fees	\$0
Other (List)	
	\$0
Reserves Funded from Capital:	
Lease-Up Reserve	\$3,000
Operating Reserve	\$150,000
Replacement Reserve	\$15,000
Capital Needs Reserve	\$250,000
Debt Service Reserve	\$50,000
Escrows	\$0
Other: (List)	
	\$0
TOTAL COSTS:	\$10,402,204

APPLICANT: **KABA BAAL LLC**

4. PROJECT PROFORMA

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Income	630,000	631,260	632,523	633,788	635,055	636,325	637,598	638,873	640,151	641,431	642,714	643,999	645,287	646,578	647,871
Less Vacancy/Bad Debt	1,890	1,894	1,898	1,901	1,905	1,909	1,913	1,917	1,920	1,924	1,928	1,932	1,936	1,940	1,944
Income from Non-Residential Use*	3,000	3,006	3,012	3,018	3,024	3,030	3,036	3,042	3,048	3,054	3,061	3,067	3,073	3,079	3,085
Total Revenue	631,110	632,372	633,637	634,904	636,174	637,446	638,721	639,999	641,279	642,561	643,846	645,134	646,424	647,717	649,013
Expenses:															
Office Expenses and Phone	1,200	1,201	1,202	1,204	1,205	1,206	1,207	1,208	1,210	1,211	1,212	1,213	1,214	1,216	1,217
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising, Accounting, Legal Fees	5,000	5,005	5,010	5,015	5,020	5,025	5,030	5,035	5,040	5,045	5,050	5,055	5,060	5,065	5,070
Payroll, Payroll Taxes and Benefits	50,000	50,050	50,100	50,150	50,200	50,251	50,301	50,351	50,401	50,452	50,502	50,553	50,603	50,654	50,705
Property Insurance	12,000	12,012	12,024	12,036	12,048	12,060	12,072	12,084	12,096	12,108	12,121	12,133	12,145	12,157	12,169
Mtc, Repairs and Mtc Contracts	4,000	4,004	4,008	4,012	4,016	4,020	4,024	4,028	4,032	4,036	4,040	4,044	4,048	4,052	4,056
Utilities (gas/electric/fuel/water/sewer)	3,000	3,003	3,006	3,009	3,012	3,015	3,018	3,021	3,024	3,027	3,030	3,033	3,036	3,039	3,042
Property Mgmt	50,400	50,450	50,501	50,551	50,602	50,653	50,703	50,754	50,805	50,855	50,906	50,957	51,008	51,059	51,110
Operating Reserve Pmt	5,000	5,005	5,010	5,015	5,020	5,025	5,030	5,035	5,040	5,045	5,050	5,055	5,060	5,065	5,070
Replacement Reserve Pmt	2,000	2,002	2,004	2,006	2,008	2,010	2,012	2,014	2,016	2,018	2,020	2,022	2,024	2,026	2,028
Support Services	2,000	2,002	2,004	2,006	2,008	2,010	2,012	2,014	2,016	2,018	2,020	2,022	2,024	2,026	2,028
Other (List)															
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	134,600	134,735	134,869	135,004	135,139	135,274	135,410	135,545	135,681	135,816	135,952	136,088	136,224	136,360	136,497
Net Operating Income	496,510	497,638	498,768	499,900	501,035	502,172	503,312	504,454	505,598	506,745	507,894	509,046	510,200	511,357	512,516
Debt Service:															
First Mortgage	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243
Second Mortgage	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650
Other (List)															
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893
Total Annual Cash Expenses	581,493	581,628	581,762	581,897	582,032	582,167	582,303	582,438	582,574	582,709	582,845	582,981	583,117	583,253	583,390
Total Net Operating Income	49,617	50,745	51,875	53,007	54,142	55,279	56,419	57,561	58,705	59,852	61,001	62,153	63,307	64,464	65,623
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	49,617	50,745	51,875	53,007	54,142	55,279	56,419	57,561	58,705	59,852	61,001	62,153	63,307	64,464	65,623
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including commercial tenants, laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.11	1.11	1.12	1.12	1.12	1.12	1.13	1.13	1.13	1.13	1.14	1.14	1.14	1.14	1.15
DCR Total Debt	1.11	1.11	1.12	1.12	1.12	1.12	1.13	1.13	1.13	1.13	1.14	1.14	1.14	1.14	1.15

Assumptions

Vacancy Rate	0.3%
Annual Increase Income	0.2%
Annual Increase Expenses	0.1%
Other	

*Please list all fees (per unit per month) and non-residential income:

Year 16
649,167
1,948
3,091
650,311

1,218
0
5,076
50,755
12,181
4,060
3,045
51,161
5,076
2,030
2,030

0
0
136,633
513,677

402,243
44,650

0
0
446,893
583,526
66,784
0
0
66,784
0

1.15
1.15

APPLICANT:

3. PROJECT PROFORMA (cont.)

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Income	650,465	651,766	653,070	654,376	655,685	656,996	658,310	659,627	660,946	662,268	663,592	664,919	666,249	667,582
Less Vacancy/Bad Debt	1,951	1,955	1,959	1,963	1,967	1,971	1,975	1,979	1,983	1,987	1,991	1,995	1,999	2,003
Income from Non-Residential Use*	3,097	3,104	3,110	3,116	3,122	3,129	3,135	3,141	3,147	3,154	3,160	3,166	3,173	3,179
Total Revenue	651,611	652,915	654,220	655,529	656,840	658,154	659,470	660,789	662,110	663,435	664,761	666,091	667,423	668,758
Expenses:														
Office Expenses and Phone	1,219	1,221	1,222	1,223	1,224	1,225	1,227	1,228	1,229	1,230	1,232	1,233	1,234	1,235
Real Estate Taxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Advertising, Accounting, Legal Fees	5,081	5,086	5,091	5,096	5,101	5,106	5,111	5,116	5,121	5,127	5,132	5,137	5,142	5,147
Payroll, Payroll Taxes and Benefits	50,806	50,857	50,908	50,959	51,010	51,061	51,112	51,163	51,214	51,265	51,316	51,368	51,419	51,470
Property Insurance	12,193	12,206	12,218	12,230	12,242	12,255	12,267	12,279	12,291	12,304	12,316	12,328	12,341	12,353
Mtc, Repairs and Mtc Contracts	4,064	4,069	4,073	4,077	4,081	4,085	4,089	4,093	4,097	4,101	4,105	4,109	4,114	4,118
Utilities (gas/electric/fuel/water/sewer)	3,048	3,051	3,054	3,058	3,061	3,064	3,067	3,070	3,073	3,076	3,079	3,082	3,085	3,088
Property Mgmt	51,212	51,264	51,315	51,366	51,418	51,469	51,521	51,572	51,624	51,675	51,727	51,779	51,830	51,882
Operating Reserve Pmt	5,081	5,086	5,091	5,096	5,101	5,106	5,111	5,116	5,121	5,127	5,132	5,137	5,142	5,147
Replacement Reserve Pmt	2,032	2,034	2,036	2,038	2,040	2,042	2,044	2,047	2,049	2,051	2,053	2,055	2,057	2,059
Support Services	2,032	2,034	2,036	2,038	2,040	2,042	2,044	2,047	2,049	2,051	2,053	2,055	2,057	2,059
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	136,770	136,907	137,044	137,181	137,318	137,455	137,593	137,730	137,868	138,006	138,144	138,282	138,420	138,559
Net Operating Income	514,841	516,008	517,177	518,348	519,522	520,698	521,877	523,059	524,243	525,429	526,618	527,809	529,003	530,199
Debt Service:														
First Mortgage	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243	402,243
Second Mortgage	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650	44,650
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893	446,893
Total Annual Cash Expenses	583,663	583,800	583,937	584,074	584,211	584,348	584,486	584,623	584,761	584,899	585,037	585,175	585,313	585,452
Total Net Operating Income	67,948	69,115	70,284	71,455	72,629	73,805	74,984	76,166	77,350	78,536	79,725	80,916	82,110	83,306
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	67,948	69,115	70,284	71,455	72,629	73,805	74,984	76,166	77,350	78,536	79,725	80,916	82,110	83,306
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.15	1.15	1.16	1.16	1.16	1.17	1.17	1.17	1.17	1.18	1.18	1.18	1.18	1.19
DCR Total Debt	1.15	1.15	1.16	1.16	1.16	1.17	1.17	1.17	1.17	1.18	1.18	1.18	1.18	1.19

Assumptions

Vacancy Rate	0.3%
Annual Increase Income	0.2%
Annual Increase Expenses	0.1%
Other	

ATTACHMENT A

DESIGNATION OF CONFIDENTIAL AND PROPRIETARY INFORMATION

Proposers are hereby notified that all information submitted in response to this RFP may be made available for public inspection according to public records laws of the State of Wisconsin or other applicable public record laws. Therefore, proposers are encouraged to refrain from submitting information that cannot be open for public inspection. However, if proposers must include information deemed confidential and proprietary by the proposer, proposer must comply with these instructions:

1. Requests for confidentiality must be submitted prior to the proposal submission date to the City of Madison Purchasing Office.
2. Requests for confidentiality must use this designated form. Failure to include this form in the bid/proposal response may mean that all information provided as part of the bid/proposal response will be open to examination and copying. The City considers other markings of confidential in the bid/proposal document to be insufficient.
3. Any information to be considered confidential or proprietary must be separated and packaged from the rest of the proposal. Co-mingling of confidential/proprietary and other information is not acceptable.

Prices always become public information when bids/proposals are opened or when negotiations have been completed and the contract has been awarded. Other information usually cannot be kept confidential unless it involves a trade secret as defined in S.134.90(1)(c), Wis. Stats. Any information that will be included in any resulting contract cannot be considered confidential. A proposal, in its entirety, will not be considered confidential and/or proprietary.

Other information cannot be kept confidential unless it is a trade secret. Trade secret is defined in s. 134.90(1)(c), Wis. Stats. as follows: "Trade secret" means information, including a formula, pattern, compilation, program, device, method, technique or process to which all of the following apply:

1. The information derives independent economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use.
2. The information is the subject of efforts to maintain its secrecy that are reasonable under the circumstances.


In the event the designation of confidentiality of this information is challenged, the undersigned hereby agrees to provide legal counsel or other necessary assistance to defend the designation of confidentiality and agrees to hold the City of Madison harmless for any costs or damages arising out of the City's agreeing to withhold the materials.

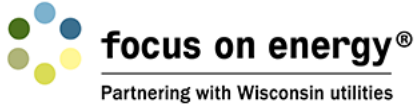
The attached material submitted in response to Bid/Proposal # _____ includes proprietary and confidential information which qualifies as a trade secret, as provided in s. 19.36(5), Wis. Stats., or is otherwise material that can be kept confidential under the Wisconsin Open Records Law. As such, we ask that certain pages, as indicated below, of this bid/proposal response be treated as confidential material and not be released:

Section	Page No.	Topic	Specific law that supports confidentiality of information

Company Name _____

Enter Name: _____

By entering your initials in the box,  You are electronically signing your name and agreeing to the terms above.

[Skip to main content](#)

New Construction

Thank You

Your application has been saved. You will receive an email notification that includes a link to make subsequent changes to this application.

Application Number: **FOE-CE204-21420**

Program: **New Construction**

Sponsor: **Focus on Energy**

Created By: **KABA BAH on 3/1/2022 4:42:07 PM**

Project Name: **Johnson-Butler**

Project Location: **305 East Johnson Street
Madison, WI 53703**

Business Customer: **KABA BAAL LLC**

Your unique application number is listed below:

[FOE-CE204-21420](#)

You can make additional updates to your application at any time by clicking the above application number. You will also receive a confirmation email that contains this link to allow you to make further modifications.

[Return to Application](#)

ERROR fo
Invalid do

[Help](#)



Focus on Energy partners with utilities across Wisconsin to help residents and businesses reduce energy waste

Thanks for your interest in Focus on Energy!

You submitted details about your 305 E Johnson St, Madison, WI 53703, USA project.

Based on the provided details for your building, we have estimated your potential incentives and energy savings:

- Potential incentives available up to **\$8,100**
- Potential energy cost savings available up to **\$9,200**

A Focus on Energy representative will contact you soon at the email address you provided.

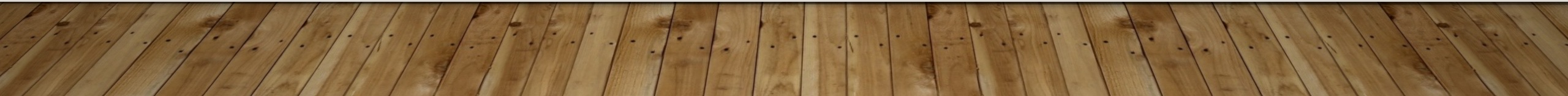
Applicant: KABA BAH

Phone: 757-319-9929

Email: kababah@hotmail.com

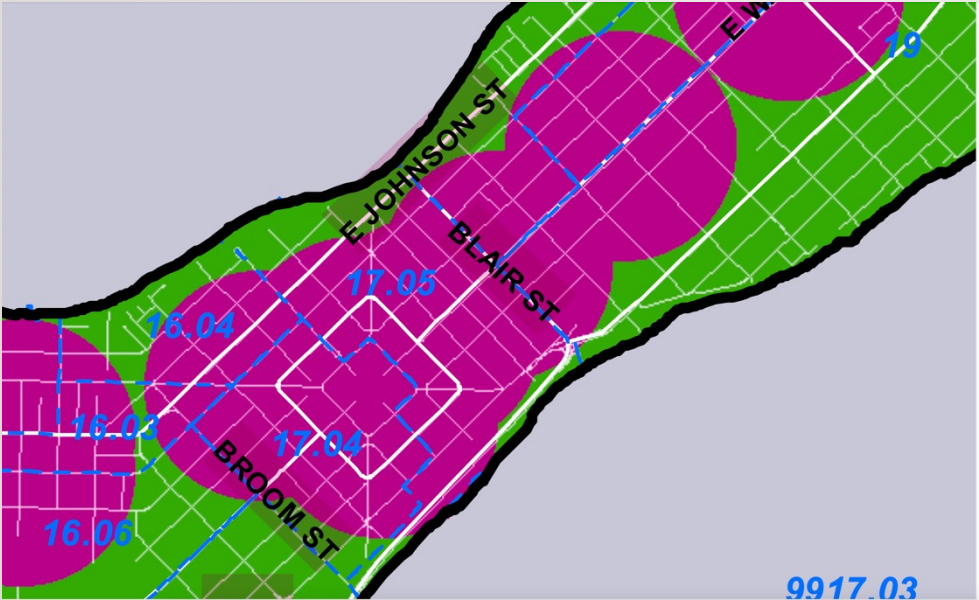
If you'd like to continue enrollment, visit our [Energy Design Assistance](#) website. If you need immediate assistance, please give us a call at 800.762.7077.

JOHNSON-BUTLER

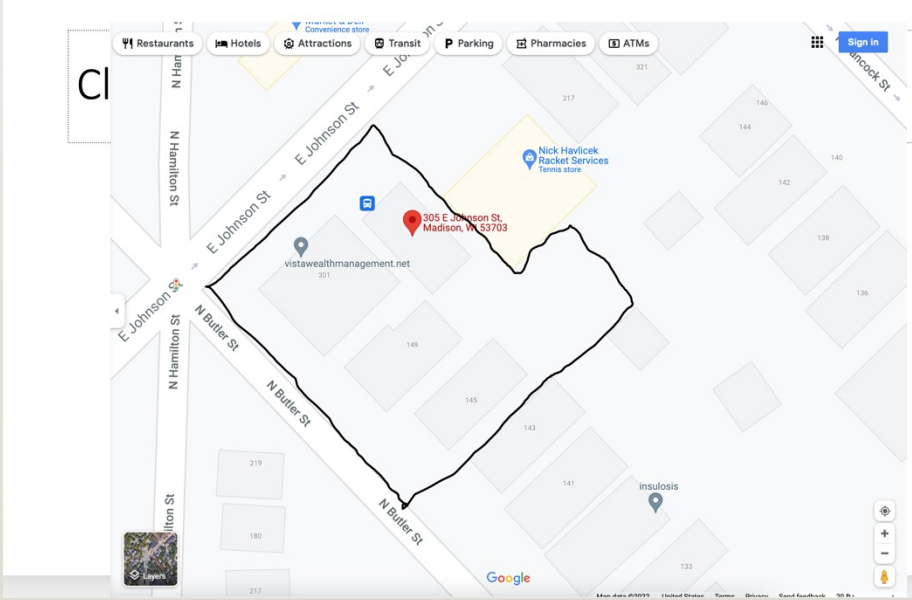


LOCATION

SUPER PREFERRED



ZONING: DR-I



STREET VIEW

6-WAY INTERSECTION



BUS ROUTE: 7DAYS A WEEK,
#2, #5, #10, #27, #28, #81

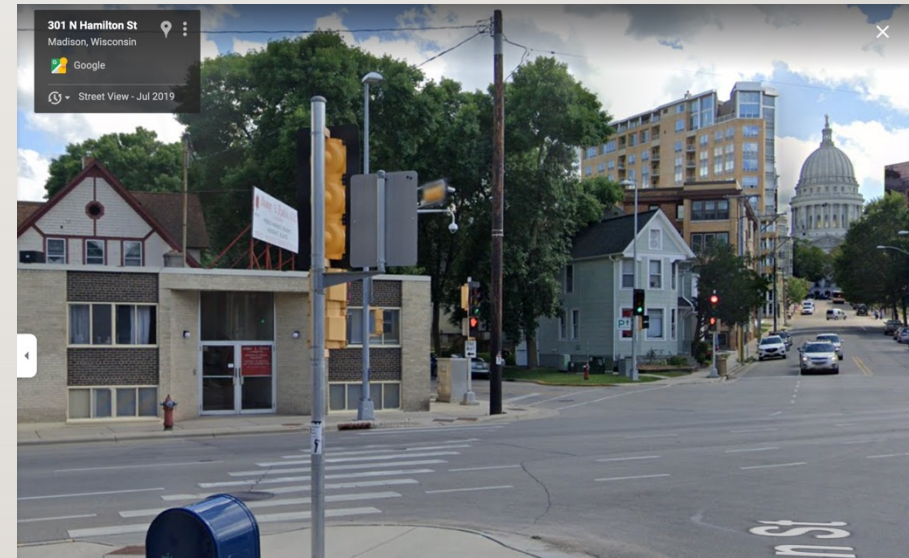


ACCESS

LAKE MENDOTA: 0.2MILES

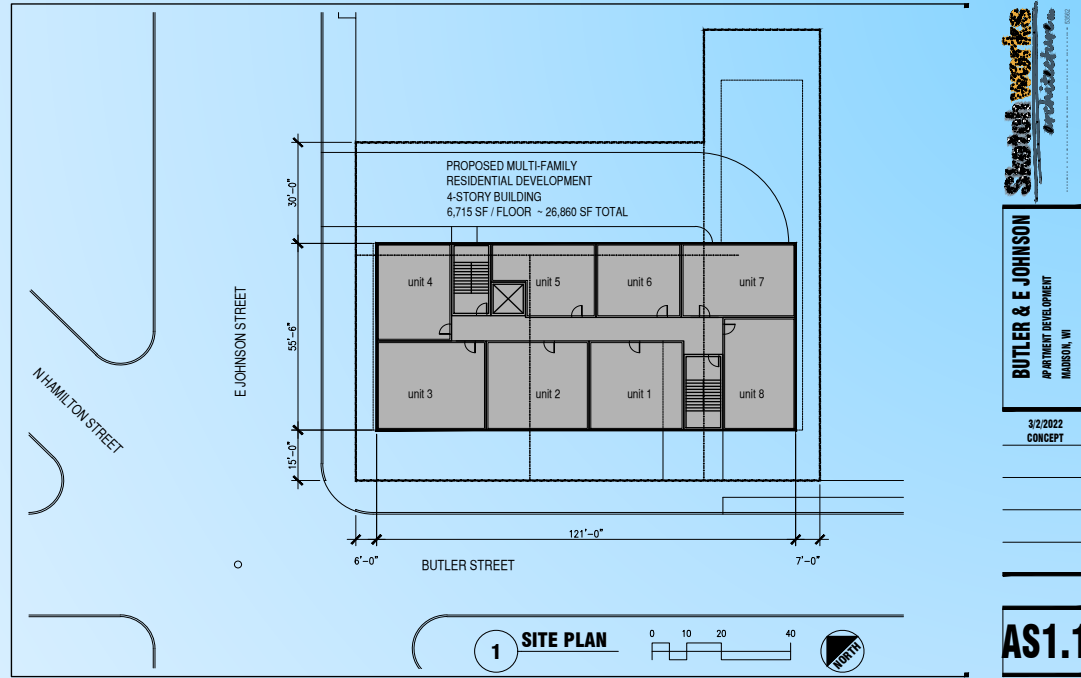


STATE CAPITAL: 0.4MILES

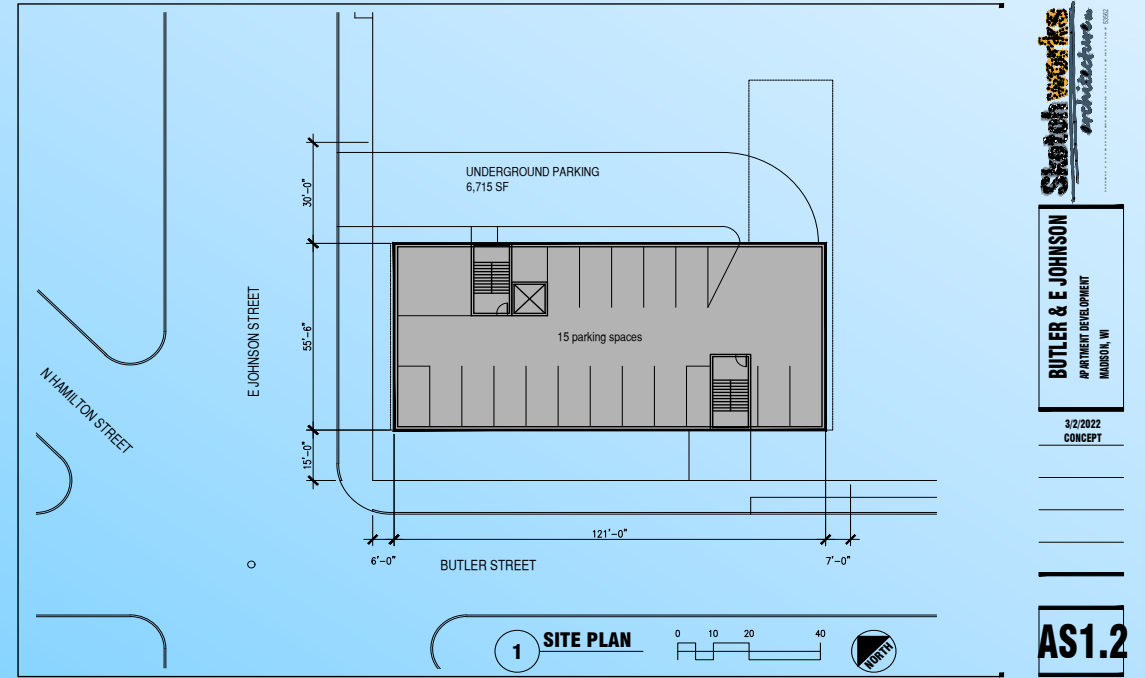


CONCEPT DESIGN: 32 UNITS & UNDERGROUND PARKING

PLAN VIEW



PARKING



3D LAYOUT OPTIONS:

EFFICIENCY



1 BED ROOM



MORE 3D LAYOUT OPTIONS:

2 BED ROOM



1 BED ROOM



CONSTRUCTION QUALITY: SIMILAR TO BEAVERDAM BUT NO COMMERCIAL SPACE



CURRENT VS FUTURE STATE

BEFORE



AFTER



ACCESS TO AMENITIES'

Type of Amenities & Services	Name of Facility	Distance from Site (in miles)
Full Service Grocery Store	Festival Foods	0.5 Miles
Public Elementary School	Lapham Eleemetry school	1.0 Miles
Public Middle School	George O'Keeffe Middle School	2.0 Miles
Public High School	Capital High Eastside	0.9 Miles
Job-Training Facility, Community College, or Continuing Education Programs	Job Employment & Training Services	0.3 Miles
Childcare	Creative Learning preschool	0.3 Miles
Public Library	Madison Public library-Central	0.5 Miles
Neighborhood or Community Center	Wil-Mar Neighborhood Center	1.3 Miles
Full Service Medical Clinic or Hospital	Meriter Hospital	1.6 Miles
Pharmacy	CVS Pharmacy	1.0 Miles
Public Park or Hiking/Biking Trail	James Madison Park	0.2 Miles
Banking	Chase Bank	0.2 Miles
Retail	Pinkus McBride Market & Deli	0.05 Miles
Other (list the amenities):	Wisconsin State Capital	0.4 Miles

U.S. Return of Partnership Income

Department of the Treasury Internal Revenue Service

For calendar year 2020, or tax year beginning _____, 2020, ending _____, 20 _____

2020

Go to www.irs.gov/Form1065 for instructions and the latest information.

Part I: Principal business activity, Principal product or service, Business code number, Name of partnership, Employer identification num., Number, street, and room or suite no., Date business started, City or town, state or province, country, and ZIP or foreign postal code, Total assets.

Part II: Check applicable boxes, Check accounting method, Number of Schedules K-1, Check if Schedules C and M-3 are attached, Check if partnership.

Caution: Include only trade or business income and expenses on lines 1a through 22 below. See the instructions for more information.

Table with 30 rows: Income (1a-8), Deductions (9-21), Tax and Payment (22-30). Includes columns for line numbers and amounts.

Sign Here: Declaration of preparer, Signature of partner or limited liability company member, Date, May the IRS discuss this return with the preparer shown below?

Paid Preparer Use Only: Print/Type preparer's name, Preparer's signature, Date, Check self-employed, PTIN, Firm's name, Firm's EIN, Firm's address, Phone no.

Schedule B Other Information

1 What type of entity is filing this return? Check the applicable box:
a Domestic general partnership
b Domestic limited partnership
c Domestic limited liability company
d Domestic limited liability partnership
e Foreign partnership
f Other

2 At the end of the tax year:
a Did any foreign or domestic corporation, partnership (including any entity treated as a partnership), trust, or tax-exempt organization, or any foreign government own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership?
b Did any individual or estate own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital of the partnership?

3 At the end of the tax year, did the partnership:
a Own directly 20% or more, or own, directly or indirectly, 50% or more of the total voting power of all classes of stock entitled to vote of any foreign or domestic corporation?

Table with 4 columns: (i) Name of Corporation, (ii) Employer Identification Number (if any), (iii) Country of Incorporation, (iv) Percentage Owned in Voting Stock

b Own directly an interest of 20% or more, or own, directly or indirectly, an interest of 50% or more in the profit, loss, or capital in any foreign or domestic partnership (including an entity treated as a partnership) or in the beneficial interest of a trust?

Table with 5 columns: (i) Name of Entity, (ii) Employer Identification Number (if any), (iii) Type of Entity, (iv) Country of Organization, (v) Maximum Percentage Owned in Profit, Loss, or Capital

4 Does the partnership satisfy all four of the following conditions?
a The partnership's total receipts for the tax year were less than \$250,000.
b The partnership's total assets at the end of the tax year were less than \$1 million.
c Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.
d The partnership is not filing and is not required to file Schedule M-3

5 Is this partnership a publicly traded partnership, as defined in section 469(k)(2)?

6 During the tax year, did the partnership have any debt that was canceled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?

7 Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?

8 At any time during calendar year 2020, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR). If "Yes," enter the name of the foreign country

9 At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If "Yes," the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions

10a Is the partnership making, or had it previously made (and not revoked), a section 754 election? See instructions for details regarding a section 754 election.

b Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If "Yes," attach a statement showing the computation and allocation of the basis adjustment. See instructions

Schedule B Other Information (continued)

Table with columns for question number, question text, Yes, and No. Includes questions 11 through 25 regarding partnership adjustments, foreign partners, and tax elections.

Designation of Partnership Representative (see instructions)

Enter below the information for the partnership representative (PR) for the tax year covered by this return.

Name of PR KABA MOMODOU

U.S. address of PR 125 N HANCOCK STREET MADISON WI 53703 U.S. phone number of PR (757) 319-9929

If the PR is an entity, name of the designated individual for the PR

U.S. address of designated individual U.S. phone number of designated individual

Table with questions 26 through 29 regarding Qualified Opportunity Fund, foreign partners, and foreign corporation ownership.

Schedule K		Partners' Distributive Share Items	Total amount
Income (Loss)	1	Ordinary business income (loss) (page 1, line 22)	1 0
	2	Net rental real estate income (loss) (attach Form 8825)	2 (9,475)
	3 a	Other gross rental income (loss)	3a
	b	Expenses from other rental activities (attach statement)	3b
	c	Other net rental income (loss). Subtract line 3b from line 3a	3c
	4	Guaranteed payments: a Services 4a b Capital 4b	4c
	c	Total. Add lines 4a and 4b	4c
	5	Interest income	5
	6	Dividends and dividend equivalents: a Ordinary dividends	6a
	b	Qualified dividends 6b c Dividend equivalents 6c	6c
	7	Royalties	7
8	Net short-term capital gain (loss) (attach Schedule D (Form 1065))	8	
9 a	Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
b	Collectibles (28%) gain (loss)	9b	
c	Unrecaptured section 1250 gain (attach statement) . Statement #17. .	9c 16,633	
10	Net section 1231 gain (loss) (attach Form 4797)	10 22,201	
11	Other income (loss) (see instructions) Type ▶	11	
Deductions	12	Section 179 deduction (attach Form 4562)	12
	13 a	Contributions	13a
	b	Investment interest expense	13b
	c	Section 59(e)(2) expenditures: (1) Type ▶ (2) Amount ▶	13c(2)
d	Other deductions (see instructions) Type ▶	13d	
Self-Employment	14 a	Net earnings (loss) from self-employment	14a
	b	Gross farming or fishing income	14b
	c	Gross nonfarm income	14c
Credits	15 a	Low-income housing credit (section 42(j)(5))	15a
	b	Low-income housing credit (other)	15b
	c	Qualified rehabilitation expenditures (rental real estate) (attach Form 3468, if applicable)	15c
	d	Other rental real estate credits (see instructions) Type ▶	15d
	e	Other rental credits (see instructions) Type ▶	15e
	f	Other credits (see instructions) Type ▶	15f
Foreign Transactions	16 a	Name of country or U.S. possession ▶	
	b	Gross income from all sources	16b
	c	Gross income sourced at partner level	16c
		Foreign gross income sourced at partnership level	
	d	Reserved for future use ▶ e Foreign branch category ▶	16e
	f	Passive category ▶ g General category ▶ h Other (attach statement) ▶	16h
		Deductions allocated and apportioned at partner level	
	i	Interest expense ▶ j Other ▶	16j
		Deductions allocated and apportioned at partnership level to foreign source income	
	k	Reserved for future use ▶ l Foreign branch category ▶	16l
m	Passive category ▶ n General category ▶ o Other (attach statement) ▶	16o	
p	Total foreign taxes (check one): ▶ Paid <input type="checkbox"/> Accrued <input type="checkbox"/>	16p	
q	Reduction in taxes available for credit (attach statement)	16q	
r	Other foreign tax information (attach statement)		
Alternative Minimum Tax (AMT) items	17 a	Post-1986 depreciation adjustment	17a
	b	Adjusted gain or loss	17b
	c	Depletion (other than oil and gas)	17c
	d	Oil, gas, and geothermal properties - gross income	17d
	e	Oil, gas, and geothermal properties - deductions	17e
	f	Other AMT items (attach statement)	17f
Other Information	18 a	Tax-exempt interest income	18a
	b	Other tax-exempt income	18b
	c	Nondeductible expenses	18c
	19 a	Distributions of cash and marketable securities	19a
	b	Distributions of other property	19b
	20 a	Investment income	20a
b	Investment expenses	20b	
c	Other items and amounts (attach statement)		

Analysis of Net Income (Loss)

Table with 7 columns: (i) Corporate, (ii) Individual (active), (iii) Individual (passive), (iv) Partnership, (v) Exempt Organization, (vi) Nominee/Other. Row 1: Net income (loss) ... 12,726. Row 2: Analysis by partner type. Row 2b: Limited partners ... 17,464. Row 2a: General partners ... (4,738).

Schedule L Balance Sheets per Books. Table with 4 columns: (a) Beginning of tax year, (b) End of tax year, (c) End of tax year, (d) End of tax year. Assets section includes Cash (20,615), Buildings (277,004), Land (1,559), etc. Liabilities and Capital section includes Accounts payable, Mortgages, etc. Total assets: 268,821. Total liabilities and capital: 268,821.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income (Loss) per Return

Note: The partnership may be required to file Schedule M-3. See instructions.

Table with 3 columns: Description, Amount, and another Amount. Row 1: Net income (loss) per books ... 13,281. Row 2: Income included on Schedule K ... 555. Row 3: Guaranteed payments ... 555. Row 4: Expenses recorded on books ... 555. Row 5: Add lines 1 through 4 ... 13,281. Row 6: Income recorded on books this year not included ... 555. Row 7: Deductions included on Schedule K ... 555. Row 8: Add lines 6 and 7 ... 555. Row 9: Income (loss) (Analysis of Net Income (Loss), line 1). Subtract line 8 from line 5 ... 12,726.

Schedule M-2 Analysis of Partners' Capital Accounts

Table with 3 columns: Description, Amount, and another Amount. Row 1: Balance at beginning of year ... 55,631. Row 2: Capital contributed: a Cash ... b Property. Row 3: Net income (loss) per books ... 13,281. Row 4: Other increases (itemize). Row 5: Add lines 1 through 4 ... 68,912. Row 6: Distributions: a Cash ... b Property. Row 7: Other decreases (itemize). Row 8: Add lines 6 and 7. Row 9: Balance at end of year. Subtract line 8 from line 5 ... 68,912.

Rental Real Estate Income and Expenses of a Partnership or an S Corporation

▶ Attach to Form 1065 or Form 1120S.
 ▶ Go to www.irs.gov/Form8825 for the latest information.

OMB No. 1545-0123

Name KABA-BAAL LLC	Employer identification number 47-3008601
------------------------------	-----------------------------------------------------

1	Show the type and address of each property. For each rental real estate property listed, report the number of days rented at fair rental value and days with personal use. See instructions. See page 2 to list additional properties.			
	Physical address of each property - street, city, state, ZIP code	Type - Enter code 1-8; see page 2 for list	Fair Rental Days	Personal Use Days
A	305 EAST JOHNSON MADISON, WI 53701	2 MULTI-FAMILY		
B				
C				
D				

		Properties			
		A	B	C	D
2	Gross rents	2	8,330		
Rental Real Estate Expenses					
3	Advertising	3	108		
4	Auto and travel	4			
5	Cleaning and maintenance	5	1,192		
6	Commissions	6			
7	Insurance	7	525		
8	Legal and other professional fees	8	1,050		
9	Interest (see instructions)	9	4,689		
10	Repairs	10	273		
11	Taxes	11	5,433		
12	Utilities	12	1,627		
13	Wages and salaries	13			
14	Depreciation (see instructions)	14	2,856		
15	Other (list) ▶ Amortization	15	52		
16	Total expenses for each property. Add lines 3 through 15	16	17,805		
17	Income or (loss) from each property. Subtract line 16 from line 2	17	(9,475)		

18a	Total gross rents. Add gross rents from line 2, columns A through H	18a	8,330
b	Total expenses. Add total expenses from line 16, columns A through H	18b	(17,805)
19	Net gain (loss) from Form 4797, Part II, line 17, from the disposition of property from rental real estate activities	19	
20a	Net income (loss) from rental real estate activities from partnerships, estates, and trusts in which this partnership or S corporation is a partner or beneficiary (from Schedule K-1)	20a	
b	Identify below the partnerships, estates, or trusts from which net income (loss) is shown on line 20a. Attach a schedule if more space is needed.		
	(1) Name	(2) Employer identification number	
	_____	_____	
	_____	_____	
21	Net rental estate income (loss). Combine lines 18a through 20a. Enter the result here and on: • Form 1065 or 1120S: Schedule K, line 2	21	(9,475)



Mennenga
TAX & FINANCIAL

February 04, 2021

Kaba Momodou
125 N Hancock Street
Madison, WI 53703

Kaba Momodou:

Attached is a copy of the Schedule K-1 for Kaba-Baal LLC. Use the information on this schedule when preparing your 2020 income tax return.

If you have questions regarding the amounts on Schedule K-1, submit your questions to the following address:

ACCOUNTING
Kaba-Baal LLC
1915 Winnebago Street
Madison, WI 53704

Enclosed is supplemental K-1 information to assist you in preparing your tax return.

Sincerely,

R Lynne Mason
Tax Advisor

Enclosure

Schedule K-1 (Form 1065)

Department of the Treasury Internal Revenue Service

2020

For calendar year 2020, or tax year

beginning _____, 2020 ending _____, 20

[X] Final K-1

[] Amended K-1

OMB No. 1545-0123

Partner's Share of Income, Deductions, Credits, etc.

See separate instructions.

Part I Information About the Partnership
A Partnership's employer identification number 47-3008601
B Partnership's name, address, city, state, and ZIP code KABA-BAAL LLC 1915 WINNEBAGO STREET MADISON, WI 53704
C IRS Center where partnership filed return E-FILE
D Check if this is a publicly traded partnership (PTP)
Part II Information About the Partner
E Partner's SSN or TIN (Do not use TIN of a disregarded entity. See instr.) 389-19-4356
F Name, address, city, state, and ZIP code for partner entered in E. See instr. KABA MOMODOU 125 N HANCOCK STREET MADISON, WI 53703
G [X] General partner or LLC member-manager [] Limited partner or other LLC member
H1 [X] Domestic partner [] Foreign partner
H2 [] If the partner is a disregarded entity (DE), enter the partner's: TIN _____ Name _____
I1 What type of entity is this partner? INDIVIDUAL
I2 If this partner is a retirement plan (IRA/SEP/Keogh/etc.), check here []
J Partner's share of profit, loss, and capital (see instructions):
Beginning Ending
Profit 50.0000000 % 50.0000000 %
Loss 50.0000000 % 50.0000000 %
Capital 50.0000000 % 50.0000000 %
Check if decrease is due to sale or exchange of partnership interest. . . . []
K Partner's share of liabilities:
Beginning Ending
Nonrecourse \$ \$
Qualified nonrecourse financing \$ \$
Recourse \$ \$
[] Check this box if item K includes liability amounts from lower tier partnerships.
L Partner's Capital Account Analysis
Beginning Capital Method: Tax Basis
Beginning capital account \$ 27,815
Capital contributed during the year . . . \$
Current year net income (loss) \$ 17,741
Other increase (decrease)(attach explanation)\$
Withdrawals & distributions \$ (45,556)
Ending capital account \$
M Did the partner contribute property with a built-in gain or loss?
[] Yes [X] No If "Yes," attach statement. See instructions.
N Partner's Share of Net Unrecognized Section 704(c) Gain or (Loss)
Beginning \$
Ending \$

Part III Partner's Share of Current Year Income, Deductions, Credits, and Other Items
1 Ordinary business income (loss) 15 Credits
2 Net rental real estate income (loss) (4,737)
3 Other net rental income (loss) 16 Foreign transactions
4a Guaranteed payments for services
4b Guaranteed payments for capital
4c Total guaranteed payments
5 Interest income
6a Ordinary dividends
6b Qualified dividends
6c Dividend equivalents 17 Alternative minimum tax (AMT) items
7 Royalties
8 Net short-term capital gain (loss)
9a Net long-term capital gain (loss) 18 Tax-exempt income and nondeductible expenses
9b Collectibles (28%) gain (loss)
9c Unrecaptured section 1250 gain * STM 16,633
10 Net section 1231 gain (loss) 22,201 19 Distributions
11 Other income (loss)
20 Other information
12 Section 179 deduction
13 Other deductions
14 Self-employment earnings (loss)
21 [] More than one activity for at-risk purposes*
22 [] More than one activity for passive activity purposes*
*See attached statement for additional information.
For IRS Use Only

Schedule K-1 Supplemental Information

2020 PG01

Partner's name

KABA MOMODOU

Partner's ID Number

389-19-4356

Name of Partnership

KABA-BAAL LLC

Partnership EIN

47-3008601

**LINE 9C - UNRECAPTURED
SECTION 1250 GAIN**

Statement #99

DESCRIPTION

AMOUNT

PARTNERSHIP ASSETS

16,633

TOTAL

16,633

SECTION L: CURRENT YEAR NET INCOME (LOSS)

DESCRIPTION

AMOUNT

NET RENTAL REAL ESTATE INCOME (LOSS)

(4,737)

NET SECTION 1231 GAIN (LOSS)

22,201

M-1 TAX-TO-BOOK AMORTIZATION ADJUSTMENT

277

TOTAL

17,741

DRAFT

STATEMENT A - QBI Pass-through Entity Reporting

Information Reported in Accordance with Section 199A-6
Schedule K-1, Line 20, Code Z

2020

Name(s) as shown on return

KABA-BAAL LLC

Tax ID Number
47-3008601

Name(s) as shown on K1

KABA MOMODOU

Tax ID Number
389-19-4356

Line No.	Description of Trade or Business	Taxpayer Identification Number	PTP	Aggregated	SSTB
1	305 EAST JOHNSON MADISON WI 53701	47-3008601			No
2	KABA-BAAL LLC	47-3008601			No

LINE NUMBER	NO. 1	NO. 2	NO. ____	NO. ____	NO. ____	NO. ____
Ordinary Business Income (Loss)						
Rental Income (Loss)	(4,737)					
Royalty Income (Loss)						
Section 1231 Gain (Loss)		11,100				
Other Income (Loss)						
Section 179						
Other Deductions						
W-2 Wages						
Unadjusted Basis Immediately After Acquisition						
Section 199A Dividends						