



0. Application

Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.

Affordable Housing Fund (AHF-TC) Application

This application form should be used for projects seeking City of Madison AHF-TC funds. Please format for logical page breaks. Applications must be submitted electronically to the City of Madison Community Development Division by **noon on July 18, 2022**. Email to: cddapplications@cityofmadison.com

APPLICANT INFORMATION

Proposal Title:	3401 East Washington Avenue		
Amount of Funds Requested:	\$3,000,000	Type of Project:	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Acquisition/Rehab
Name of Applicant:	Wisconsin Housing Preservation Corp.		
Mailing Address:	150 E Gilman Street, Suite 1500, Madison, WI 53703		
Telephone:	(608) 807-1430	Fax:	
Admin Contact:	Jeff Landmark	Email Address:	jlandmark@whpc.com
Project Contact:	Megan Walela	Email Address:	mwalela@whpc.com
Financial Contact:	Mike Slavish	Email Address:	msslavish@whpc.com
Website:	whpcorp.org		
Legal Status of Maj. Owner:	<input type="checkbox"/> For-profit <input checked="" type="checkbox"/> Non-profit	LIHTC Application:	<input checked="" type="checkbox"/> 4% only <input type="checkbox"/> 4+4% <input type="checkbox"/> 9%
Anticipated WHEDA Set-Aside:	<input type="checkbox"/> General <input type="checkbox"/> Preservation <input type="checkbox"/> Non-Profit <input type="checkbox"/> Supportive Housing		
Federal EIN:	30-0002040	SAM/UEI #:*	KVLYDC1KL4W7
			<small>* If seeking federal funds</small>

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 <https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/individual-developers>.

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: Mike Slavish

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 MFS you are electronically signing your name as the submitter of the application and agree to the terms listed above.

Date: July 18, 2022

AFFORDABLE HOUSING NEEDS

6. Describe Development Team's knowledge of and experience in identifying and addressing affordable housing needs of the City of Madison.

With a portfolio of more than 8,500 affordable units at the time of this application, WHPC is the largest provider of affordable housing in the State of Wisconsin. Of these apartments, 775 are located in the City of Madison, so WHPC has deep experience serving this population of low- and moderate-income residents in Madison--including families, seniors, and people with disabilities. WHPC is also working on several new developments that would add a few hundred additional units to our portfolio in Madison. WHPC continues growing our presence in the state and working with our valued partners comprised of municipalities, lenders, investors, management companies, and our residents to develop high-quality affordable housing in Wisconsin. Additionally, our organization is based in Madison, so we are cognizant of the city's needs and the city's assets in a way that is more intimate given it is our home base. WHPC is a high-capacity, non-profit real estate company that generates \$9 million in annual cash flow. As a prominent leader in the affordable housing industry, WHPC is proud to be on the front line of providing quality, affordable housing in Madison and throughout Wisconsin, and we hope to continue this work with this development.

7. Please describe the anticipated demand for the proposed target populations served in this location.

The 2020 Census demonstrated that Dane County is the fastest-growing county in the state of Wisconsin. At the same time, of all 72 Wisconsin counties, only three counties had a lower vacancy rate than Dane County in 2020, signaling that too few units are available for residents. This shortage is compounded for people at the low end of the socioeconomic spectrum and especially acute for people of color, who have historically and presently faced greater barriers to finding quality housing at an affordable price. Additionally, the National Low Income Housing Coalition states in their 2021 report that for the Madison area, a rent that is affordable for someone making minimum wage is \$377--but the median rent in Madison is about \$1,100 for a one-bedroom apartment and \$1,250 for a two-bedroom apartment. This demonstrates the importance of the work that WHPC does to provide income-restricted housing to Wisconsin's low- and moderate-income residents. Lastly, the second initiative of Mayor Rhodes-Conway's 2021 Housing Forward Plan is to create affordable housing throughout the city, with a focus on developments with transit access that deliver long-term affordability. This proposal would serve residents from 30% area median income (AMI) to 80% AMI while offering residents close proximity to amenities and the future Bus Rapid Transit system.

INTEGRATED SUPPORTIVE HOUSING UNITS

8. Provide the number and percent of Integrated Supportive Housing Units proposed, the income category(ies) targeted for these units, and the target service population(s) proposed (e.g., households currently experiencing homelessness listed on the Community-wide Prioritized List, veterans, persons with disabilities, formerly incarcerated individuals, other, etc.). Describe the consultation and coordination between Developer, the Property Manager and the lead Supportive Service Coordination Agency that occurred prior to this application and planned to design the development in terms of matching unit mix (income and size) to the targeted population.

This project plans to have 12 units at 30% AMI that will have access to supportive services through Lutheran Social Services of Wisconsin and Upper Michigan (LSS), though other tenants will be able to access these services as well if they so choose. LSS is one of the COC service providers identified in Attachment C of this RFP. LSS has a strong presence in 18 of WHPC's residential communities throughout the state. They provide service coordination services in more than 2,600 of WHPC's units and other supportive services in an additional 225 units. With such a strong presence in WHPC's housing portfolio, they have established relationships with WHPC's third-party management agencies as well. For this development, WHPC has worked with LSS and ACC Management Group to vet the unit mix and proposed services and also to initiate the conversation about how to collaborate effectively on this aspect as the project progresses. Additionally, the target population will be people at 30% AMI, which in Dane County in 2022 is households making approximately \$24,000 (for a household of one person) to approximately \$35,000 (for a household of four).

9. Please describe your proposed integrated supportive housing approach that will go beyond meeting WHEDA's supportive housing requirements outlined in the Appendix S Checklist of the WHEDA Qualified Allocation Plan targeting veterans and/or persons with disabilities. Please elaborate on which target populations you plan on serving.

LSS will focus on an assessment and referral intervention approach, specifically in the categories of employment services, accessing benefits, financial assistance, adult education, and general service coordination. All supportive services will be available to any tenant who wishes to partake in them. LSS will use typical advertising techniques such as print ads, websites, mailings, brochures, etc. to inform tenants of available services. In addition, there will be information packets that will notify residents of the specific services listed above that are available to them through LSS and in their community. LSS will also provide general service coordination for tenants who need assistance outside of those specified services and assist with coordinating with relevant community partners such as CDA, DCHA, VASH, CE, etc. As mentioned in question eight, the target population will be people at 30% AMI, which in Dane County in 2022 is households making approximately \$24,000 (for a household of one person) to approximately \$35,000 (for a household of four).

10. Identify the partnership(s) with supportive service agencies that have been or will be formed to serve the target population(s) for the supportive housing units, including service provider(s) from the Continuum of Care (see Attachment C), if applicable. Provide a detailed description of the type (e.g., assessment and referral, on-site intensive case management, etc.) and level of supportive services (% FTE and ratio of staff: household) that will be provided to residents of the proposed project.

WHPC has had a longstanding partnership with Lutheran Social Services of Wisconsin and Upper Michigan (LSS) in a variety of capacities related to supportive services. This partnership will continue as LSS becomes the service provider at WHPC's proposed development on Madison's East Side at 3401 E Washington Avenue. Additionally, LSS is identified as one of the COC service providers on Attachment C of this RFP application. For this development, LSS will focus on an assessment and referral intervention approach, specifically in the categories of employment services, accessing benefits, financial assistance, adult education, and general service coordination. Tenants will have access to the help they need through an LSS employee who will help address their challenges and provide services and referrals so they may access resources and develop the skills necessary to maintain a healthy and stable lifestyle. LSS will initially begin service by being on-site every two weeks during the lease-up phase of the development to hold informational sessions, which would last approximately eight months to generate interest and spur involvement in the program. This initial interaction will be an important part of the supportive services component of the development as it will introduce the tenants to services available and provide a foundation of understanding of tenants' needs for LSS staff. After the lease-up phase of the development is complete, LSS will work with ACC and WHPC to develop ongoing Supportive Services Plans based on tenant needs so they are responsive to this particular population. LSS will establish a regular schedule of on- and off-site plans to meet with tenants to ensure introduction to, ongoing management of, and completion of supportive services programs. The Supportive Services Plan will be complete and agreed upon by the close of the first 12 months of operations. The Supportive Services Plan may be altered at any time as long as all parties are in agreement. It is yet to be determined what the precise FTE percentage will be; however, see question 11 for more information.

11. CDD expects that supportive service partners have access to adequate compensation for the dedicated services provided to residents of the development. In order to ensure the success of the development, the partnership(s), and the tenants, describe the level of financial support to help pay for or subsidize supportive services that the development will provide annually to the identified supportive service partner(s). Identify any other non-City funding sources contemplated or committed for supportive services outside of this project. Explain any arrangement with developer fee sharing, "above the line" payments in the operating budget, "below the line" payments out of available cash flow and/or percent of developer fee shared. CDD is open to deferral of AHF Cash Flow Note payments to ensure meaningful financial support to supportive service partners.

Attach a letter from the service provider(s) detailing the services they intend to provide to residents of the supportive housing units, the cost of those services and how those services will be financially supported (i.e., through the development, fundraising, existing program dollars, etc.).

WHPC is committed to providing supportive services at this proposed development. There will be 12 units at 30% AMI in which the households will have access to supportive services through LSS. WHPC has underwritten roughly \$282,000 for staff salaries and some portion of that would be reserved for the supportive services staff through LSS. WHPC and LSS will work together to determine the appropriate outreach and staff time needed at the site to establish contact and develop a service plan for those 12 units. Please see the attached letter from LSS (bookmarked as 3.a) for additional information.

PROPERTY MANAGEMENT: TENANT SELECTION & AFFIRMATIVE MARKETING

12. 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 development's tenant selection criteria is consistent with 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.

WHPC is committed to providing housing to the low-income residents of Wisconsin. We are keenly aware that being on the low end of the socioeconomic spectrum often leads to other issues such as a low credit score and eviction history that can be barriers to housing. Additionally, WHPC's Board of Directors has created a strategic initiative to increase resident support services at all of our properties. We recognize that access to supportive services increases the chance of successfully maintaining housing and reducing housing-related issues. Currently, WHPC has truly supportive units for adults with autism at our Prairie Haus project in New Glarus. The screening criteria at Prairie Haus is the same as the other units; however our property management company will overturn a denial in these units for issues that are related to an applicant's disability. Examples include a poor housing reference or eviction from previous housing for behaviors associated with their disability, or criminal charges such as disorderly conduct for behavior related to their disability.

While formal Tenant Selection Criteria have not been established for this project, WHPC commits to following the best practices as described in Attachment B-1 of the RFP. In addition, we intend to include exceptions to the standard TSP for supportive housing units such as the options to overturn denials as described above for Prairie Haus.

13. Describe the planned approach, relationship and coordination between the Property Manager and the lead Supportive Service Coordination Agency for lease up and ongoing services. Have these entities previously participated in an in-depth pre-lease up coordination process with these target population(s) in coordination with relevant community partners (e.g., CDA, DCHA, VASH, CE, etc.)? How will these entities work together to ensure a successful development well-integrated with the immediate neighborhood and community?

As previously mentioned in question 8, LSS has a strong presence in roughly 2,800 units within the WHPC housing portfolio. This has allowed them to not only establish a relationship with WHPC, but also with many of WHPC's third-party management companies. LSS has been present as a partner during lease-up in past new developments, some of which included the target populations mentioned in this application. Moreover, LSS and many of the third-party management companies have worked together at WHPC properties during instances of eviction prevention, resident turnover, and new move-ins. For this development, LSS will initially begin service by being on-site every two weeks during the lease-up phase of the development to hold informational sessions. These initial interactions will be an important part of the supportive services component of the development as they will introduce the tenants to services available and provide a foundation of understanding of tenants' needs for LSS staff. After the lease-up phase of the development is complete, LSS will develop ongoing Supportive Services Plans based on tenant needs as described in question 10.

14. Describe the proposed development's **minimum** occupancy standards (1 pp per BR) that will prevent or reduce over-housing residents in such limited affordable housing opportunities consistent with Tenant Selection Plan Best Practices (Attachment B1 of the RFP).

WHPC understands that affordable housing is in very short supply both locally and statewide and must not be wasted. We will work with ACC to create the Tenant Selection Plan and will ensure that the TSP specifically requires a minimum occupancy of one person per bedroom in accordance with Attachment B-1.

15. Describe the affirmative marketing strategy and any other strategies to engage the target populations for this proposal. Specifically outline how this development's marketing will be consistent with 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 AHF Completion Reports.

WHPC has a long track record of affirmatively furthering fair housing in our existing portfolio. While an affirmative marketing strategy has not yet been developed for this project, WHPC commits to following the best practices as described in Attachment B-2 of the RFP. In conjunction with property management, we will identify advertising opportunities that reach those groups least likely to apply, including the Asian and Latinx populations. We will reach out to community organizations such as Centro Hispano and the Center for South Asian Outreach at the University of Wisconsin-Madison to ask for their assistance in marketing to the communities they serve. Additionally, as the owner of Kennedy Heights Apartments in Madison, home of the Kennedy Heights Community Center, we will work with the Asian Outreach Coordinator located at the property to distribute these materials. Finally, several staff members at WHPC have relationships with the staff at the Bayview Community who would be able to market these units within the Bayview Community Center.

16. How will you affirmatively market to populations that will be identified as least likely to apply? Detail specific partnerships that the development team, Property Manager, and/or other agencies in this proposal have had with community agencies and organizations that provide direct housing search and related assistance to households least likely to apply. Please reference successful past practices, relationships with agencies and/or marketing materials used.

WHPC will identify the populations least likely to apply for the project and outline strategies to reach those groups with targeted marketing materials. Our Assistant Vice President of Asset Management Rob Dicke is a former board member of Dane County's Homeless Services Consortium and will assist property management with networking to social service groups within the consortium that can help in this effort. We will ensure that information about the project is distributed to the Beacon Day Shelter and to the homeless coordinated entry network. Additionally both Rob Dicke and WHPC Asset Manager Amy Meyer served at the Dane County Housing Authority and have years of experience with the Section 8 Voucher program. They can assist property management in marketing these units to local Public Housing Authorities, who can place these units on their available unit lists ensuring voucher holders searching for housing are made aware of this opportunity.

17. Describe the proposed development's security deposit policy (e.g., ½ or 1x's rent, other set amount(s), criteria for variations if credit is conditional, etc.). Is the higher deposit policy waived for households with a guaranteed rent subsidy or voucher? What is the minimum required income to rent ratio (e.g., 1.5 to 1)? Are the lease up policies consistent with the City's Tenant Selection Plan Best Practices (Attachment B-1 of the RFP)?

The security deposit policy is the greater of 1.5 times the deposit (which is often a fixed amount less than one month's rent) or one month's rent, so that means that the deposit is typically no more than one month's rent. Applicants that do not meet the credit scoring criteria can obtain a co-signer--or in lieu of a co-signer--can provide a security deposit equal to the greater of 1.5 times the deposit or one month's rent, have the rent paid under contract by a sponsor or housing authority, or provide proof of ability to pay based on two years of rental history at a comparable rent amount. The income to rent ratio is 2:1, but applicants that do meet this can provide other proof of ability to pay under a contract by a sponsor, housing authority, or with verification of cash assets. As this project progresses, the final Tenant Selection Plan will align with the City of Madison's TSP to the maximum extent that is feasible.

18. What percentage of maximum LIHTC rents are used for 50 & 60% units? Describe the proposed development's policy toward limiting rent increases for lease renewals? How will it be ensured that prospective long-term tenants be protected from significantly and rapidly rising contract rents increases allowed under the published rent limits, even under the rent limit increase requirements in this RFP and Loan Agreement.

The project is underwritten with 50% units at 100% of potential LIHTC rent and 60% units underwritten at 95% of potential LIHTC rent--consistent with lender and tax credit investor standard underwriting. This underwriting also conforms to WHEDA requirements under the tax credit application.

All cashflow modeling for the application assumes 2% annual rent growth, which is consistent with lender and tax credit investor standard underwriting. WHPC is a non-profit owner who seeks to place the needs of the lower-income renter ahead of profits.

PUBLIC BENEFIT AND RISK

19. Please describe the public benefit of the proposed housing development and the risks associated with the project.

The public benefits of this proposed housing development are numerous and align with the goals of this RFP of increasing the supply of affordable housing, incentivizing new development near amenities and public transit, being in line with neighborhood and City-wide plans, and emphasizing energy efficiency and sustainable building design. This site has been vacant since the beginning of 2019 when Bimbo Bakeries ceased its operations. This redevelopment will transform the blighted site--putting it back onto the tax rolls and also bringing what is currently a six-acre, fully impervious site back into productive use. This development will bring 245 apartments to Dane County, all of which will be income-restricted, including deep income targeting with units at 30% AMI. This redevelopment will reserve more than one and half acres of the site as park space in a neighborhood in which park space is *not* in ample supply. Its location along the future bus rapid transit stop will promote the use of public transportation and decrease reliance on carbon-dependent automobiles, while its ground-floor commercial space will provide the neighborhood with a commercial tenant responsive to the needs of the surrounding area.

Additionally, when families and seniors do not have to stretch their budgets to have a safe place to call home, they have more money for other essentials such as food, transportation, and health care. Since this project aligns residents' monthly rent with their household income, residents do not have the financial or psychological burden of spending too much on housing. Not only that, they have a high-quality, thoughtfully-designed, and professionally-managed place to call home.

In an environment of rising interest rates during the summer of 2022, risks associated with the project include not being able to assemble enough sources of financing to make the deal financially viable. Another risk is that given this development is located in the 65 db DNL contour as modeled within the Air Force's 2020 Environmental Impact Statement, there could be issues with lease-up or occupancy. However, given demand for income-restricted housing as well as the significant soundproofing we will be providing in the design and construction of the building, we believe this risk is sufficiently mitigated. Additionally, the contours within these noise exposure maps can change over time with changes in airport operations, fleet, and timing of flights.

SITE INFORMATION

20. Address of Proposed Site: 3401 E Washington Avenue, Madison, WI, 53704

21. In which of the following areas on the Affordable Housing Targeted Area Map (see Attachment A) is the site proposed located? Please check one plus Limited Eligibility, if applicable.

- Preferred TOD Area
- Eligible Core Transit Area
- Preservation & Rehab Area (Ineligible for New Construction)
- Limited Eligibility Area

22. Identify the neighborhood in which the site is located: Hawthorne Neighborhood

23. Date Site Control Secured: Currently under contract to purchase as of July 2021 with an expected close of October 2022

24. Explain why this site was chosen and how it helps the City to expand affordable housing opportunities where most needed. Describe the neighborhood and surrounding community. Provide the streets of the closest major intersection as well as known structures/activities surrounding the site that identifies where the site is located. (Attach a map indicating project location. Include one close-up map of the site and a second map using the AHF Targeted Area Map to show the site in the context of the City.)

This site at 3401 E Washington Avenue was chosen for its size, proximity to amenities, and location within a Qualified Census Tract (QCT), which allows a boost in 4% tax credits and thus provides more equity into the deal. Housing opportunities in Madison are most needed in areas well-served by amenities and public transit, and the location of this site achieves that.

This site is located on Madison's east side in Hawthorne neighborhood at the corner of East Washington Avenue and North Fair Oaks Avenue. The Hawthorne Pedestrian Tunnel runs underneath the eastern portion of the intersection, allowing safer passage for people crossing East Washington Avenue. The site is about four miles northeast of the Capitol Square and about two miles southwest of Interstate 90, and it is adjacent to the future Bus Rapid Transit (BRT) Red Line's Wright-Fair Oaks stop. There is a bus stop for Route 6 in the public right-of-way on-site. To the north of the site is Access Community Health Center, to the northwest is Dane County Credit Union, to the southwest is Roadway Tire and Auto Repair, to the south is a single-family home and Hawthorne Elementary School, and to the northeast is O'Reilly Auto Parts. Nearby amenities include Carpenter-Ridgeway Park, East Madison Community Center, Madison College, Hy-Vee Grocery Store, Madison Public Library - Hawthorne branch, and East Towne Mall.

The northern part of Hawthorne neighborhood contains mostly single-family homes built from the 1920s to the 1970s that are tucked behind commercial buildings along East Washington Avenue. The southern part of Hawthorne includes one- and two-family homes built in the 1940s and 1950s, a zone of industrial activity, and Hawthorne Elementary School. This area is younger and more ethnically and racially diverse than other areas of Madison. Since the last targeted plan for this area is from 2001, the City of Madison is in the process of updating the neighborhood plan. Given this site is located somewhat near several vacant or abandoned structures—and has been vacant for three years itself—investment in this site will likely bring additional investment to this area.

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

The existing industrial/office building has been vacant since the beginning of 2019 when Bimbo Bakeries ceased its operations, and the existing retail building has been vacant since 2017. These obsolete buildings will be demolished as part of the redevelopment of the site into a primarily residential use. The demolition will include the removal of all building materials from the footprint of the buildings, and materials will be recycled, salvaged, or properly disposed of. Notice will be provided to the Department of Natural Resources for demolition, and we will pull a local permit to complete the work.

26. Describe the historical uses 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.

Since 1952, this site was a bakery manufacturing facility and retail store, so this site's environmental conditions are in line with what would be expected for an urban manufacturing site. Prior to its manufacturing use, the site was a private residence/farmstead. The Phase I Environmental Site Assessment (ESA) we commissioned in 2021 recommended a Phase II ESA and identified that there are continuing obligations to maintain a cap over an area contaminated by a fuel release in 1997 during the removal of an underground storage tank. This incident is a controlled recognized environmental condition. WHPC intends to maintain this cap in line with the continuing obligations.

The Phase II ESA involved soil borings and sub-slab vapor sampling and determined that none of the recognized environmental conditions appear to be a significant concern for the property. It was recommended that a "No Action Required" request be prepared and submitted to the WDNR from the current owner. Bimbo Bakeries has prepared that request and sent it to the WDNR, and it is currently under review. The WDNR will likely issue a general liability clarification letter outlining expectations for the property in the future and not require any further investigation and or remediation.

27. Current zoning of the site: IL - Industrial Limited An interactive version of the Zoning Map can be found linked [here](#).

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

The proposed redevelopment requires conditional uses to allow for new construction of a mixed-use building within the CC-T district that has more than 60 units, for a multifamily building with more than 36 units, and for a residential building complex. The site is currently zoned Industrial Limited and will be rezoned to Commercial Corridor - Transitional for the proposed redevelopment. On April 14, WHPC submitted the demolition notification form to the City of Madison, and on May 9, the Landmarks Commission determined that the existing buildings on-site had no historic value. On May 16, WHPC submitted our land use application and conditional use application to the City of

Madison. At the July 11 Plan Commission meeting, all four items (the demolition permit, the rezoning, the conditional use permits, and the CSM) were recommended for approval to Common Council. The applications will be reviewed at the July 19 Common Council meeting.

29. Describe the proposed project’s consistency with the land use recommendations, goals and objectives as may be relevant in adopted [plans](#), including the City of Madison Comprehensive Plan (adopted 2018), Neighborhood Plans, Special Area Plans, the Generalized Future Land Use Map (interactive version linked [here](#)), and any other relevant [plans](#).

With this project's emphasis on increasing the affordable housing supply in the City of Madison and other goals such as sustainability, this project demonstrates consistency with adopted plans as outlined below:

- The 2018 Comprehensive Plan's Neighborhood and Housing Strategies outlines four elements that are consistent with this proposed project: 1) Create complete neighborhoods where residents have access to transportation options and resources needed for daily living, 2) Support development of a wider mix of housing types, sizes, and costs, 3) Increase the amount of available housing, and 4) Integrate lower priced housing, including subsidized housing, into complete neighborhoods.
- The Generalized Future Land Use Map identifies this site as General Commercial. We have submitted a rezoning application to change the zoning from Industrial Limited to Commercial Corridor - Transitional, and our redevelopment will include approximately 4,350 square feet of ground-floor commercial space.
- As mentioned previously, the neighborhood plan for Carpenter-Hawthorne-Ridgeway-Sycamore-Truax from 2001 is being updated by the City with a focus on the Hawthorne-Truax neighborhood. The 2001 plan assumed that bakery manufacturing would continue at this site indefinitely. Phase 1 of the update to the plan is complete, but the full plan will not be complete until early 2023. Initial conversations have identified the need for more affordable housing in this area. In fact, on the City's interactive commenting map, three distinct users shared that they would like to see affordable housing at this site in particular.
- The City's 2019 Equitable Development in Madison report identifies this site in the "early: type 1" typology, indicative of a tract beginning to see gentrification or conditions leading toward displacement given rapid rent and property value increases. WHPC's proposed project aims to counteract that by providing affordable rents in this amenity-rich area of Madison. Page 17 of the report discusses the need to maintain affordability in areas with adequate transit service so individuals can reach employment and educational opportunities as well as daily needs such as groceries. Page 26 also states that the City should consider "expedit[ing] the permitting process by fast tracking land use approvals for affordable housing development to accelerate the addition of new affordable housing units."

In sum, this project aligns seamlessly with the adopted plans and reports mentioned above, reinforcing the City's goals related to city planning, affordability, sustainability, equity, and more.

30. Identify the distance the following amenities are from the proposed site.

Type of Amenities & Services	Name of Facility	Distance from Site (in miles)
Full Service Grocery Store	Hyvee	0.8 miles
Public Elementary School	Hawthorne Elementary	<0.1 miles
Public Middle School	Whitehorse Middle School	2.5 miles
Public High School	Madison East High School	2.4 miles
Job-Training Facility, Community College, or Continuing Education Programs	Madison College	0.5 miles
Childcare	Sunny Ridge Kids Childcare	0.3 miles
Public Library	Madison Public Library Hawthorne Branch	1.2 miles
Neighborhood or Community Center	East Madison Community Center	0.4 miles
Full Service Medical Clinic or Hospital	Access Community Health Center	0.1 miles
Pharmacy	Walgreens	0.5 miles
Public Park or Hiking/Biking Trail	Carpenter-Ridgeway Park	0.4 miles
Banking	Dane County Credit Union	0.1 mile
Retail	Walmart Supercenter	1.2 miles
Other (list the amenities):	Kwik Trip	0.4 miles

31. What is the actual walking distance (in miles) 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 the weekday at noon. List the bus route(s), major 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. Please refer to [Metro's Adopted Network Redesign](#) and answer based on the best available information at the time of application.

There is currently an east-bound bus stop on this site (stop 9897 for Route 6) at East Washington Avenue and North Fair Oaks Avenue that travels to East Towne Mall. The bus runs every 20 minutes on weekdays and about every hour on the weekends and holidays. The west-bound location (stop 9322) is about 350 feet away at the northwest corner of East Washington Avenue and Wright St. West-bound buses run every 20 minutes from East Towne Mall to the West Transfer point during the week and every hour on the weekends and holidays. The West Transfer point allows passengers to go all over the city.

With the network redesign, there will be a stop at the corner of East Washington Avenue and Wright Street/North Fair Oaks Avenue on the A route, which runs every 15 minutes on weekdays. As mentioned previously, this stop is adjacent to the future bus rapid transit (BRT) system's Red Line. Residents will simply have to cross North Fair Oaks Avenue to board the BRT.

32. Describe the walking routes for children to get to their elementary and middle schools.

Hawthorne Elementary is the neighboring property to the southeast of the site WHPC intends to develop. There will be a sidewalk from the development to Hawthorne Elementary so children do not have to cross any traffic intersections. The path will likely go from the park space we are planning for our site to the Hawthorne Elementary Open Space path to the south of the school building depending on conversations with the school about their needs related to connections and fencing. The middle school is not within walking distance, but the nearby bus stops are described in question 31.

33. Describe the anticipated transit options for people to access employment and amenities such as childcare, after school activities, grocery stores, the nearest library, neighborhood centers, and other amenities described above.

As noted, most amenities are located less than a mile from the proposed site. As stated in question 32, Hawthorne Elementary School is adjacent to the site. This site is also fortunate to be located within walking distance (i.e., less than a half mile) to many great Madison institutions and businesses such as Access Community Health's Evjue Clinic, East Madison Community Center, and Madison College.

When walking is not an option, there are buses--including the future bus rapid transit system--running continuously to the many amenities that are located nearby. The current Route 6 provides many connections to businesses and organizations along East Washington Avenue. For people unable to ride the bus or walk, Madison provides other free rides for people enrolled in BadgerCare Plus. Additionally, the YWCA offers JobRide which provides transportation for low-income people going to/from work, operating 24 hours a day, every day of the year.

34. Describe the impact this housing development will have on the schools in this area. What percent are the 5-year projected capacities for the area schools (from 2019)? Ideal enrollment is considered 90%. Are the schools projected to be at, above, or below capacity? Approximately how many elementary and middle school children are projected to live at the proposed housing development based on your proposed unit mix and previous housing experience? See 5-year projected capacities in 2019 school capacity information found in this [Report](#) (.pdf pages 30-31).

This development is adjacent to Hawthorne Elementary, while the nearest middle school is Whitehorse and the nearest high school is East High School. Hawthorne's five-year projected capacity is 292 (73.7%), Whitehorse's capacity is 333 (51.3%), and East's capacity is 1,881 (70.6%)--all significantly below the ideal capacity of 90%. Based on this project's proposed unit mix, approximately 50 school-aged children might be expected to live in this housing development. Given the findings in the 2019 MMSD report, it appears that this number of children could be easily absorbed into the schools in the area.

CITY AND COMMUNITY ENGAGEMENT PROCESSES

35. Briefly summarize the staff comments during your Pre-application meeting with City of Madison Planning and Zoning staff. Please include the date.

During our pre-application meeting on December 1, 2021, staff discussed rezoning possibilities and indicated that CC-T would likely be the best fit for this project. Potential city funding sources such as TIF and AHF were mentioned, and staff told us that the Hawthorne neighborhood plan would be updated beginning in 2022. We received feedback that staff thought this was a great project with a much better land use, and we discussed the need for an upcoming neighborhood meeting, which we kicked off in February 2022.

36. 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 presented this project to DAT on March 10, 2022. At the meeting, a variety of topics were discussed, and we can provide additional information on any of these comments. CDD informed us of this RFP being released in June. Engineering discussed a developer agreement and MMSD fees, sewer plug permits, and a utility plan. Traffic engineering discussed wider terraces along East Washington Avenue and Fair Oaks Avenue. Zoning discussed the conditional uses needed and maximum setbacks for the requested CC-T zoning. Building inspection discussed usable open space requirements, bird-safe glass, and electrical vehicle parking. Fire discussed the fire access lanes, and parks discussed impact fees and CDD certification required. Forestry discussed the street tree report, protecting existing trees in the right of way, and the need for removal permits if they need to be removed; and metro discussed the existing bus stop.

37. Describe the response of the alderperson in which the proposal is located, as well as the adjacent alderperson(s), if within 200 feet of an adjacent Aldermanic District. What issues or concerns with the project did they identify, if any? How will those be addressed? Please note new [Aldermanic Districts](#) went into effect January 1, 2022.

We have met with Alder Abbas on numerous occasions through his involvement with and chairing the Environmental Justice Committee and three different neighborhood meetings. He has been consistently supportive of the project given of the tremendous need for workforce housing in the city and WHPC's commitment to incorporate sound attenuation measures within the new development. These improvements include upgraded exterior doors and windows, spray-on insulation, additional drywall layers and resilient channels, as well as enhanced building massing through the use of more brick on the building exterior in an effort to minimize vibration. The associated cost of these mitigation measures will add approximately \$5K/unit, or \$1.225M in total for 245 units.

38. Describe the neighborhood and community input process to date, including notification to and input from the nearby Neighborhood Association(s). What issues or concerns with the project has been identified, if any? How will those be addressed? Describe the plan for continued neighborhood input on the development (e.g. steering committee, survey, informational meetings, project website, etc.).

The project team has robustly engaged the neighborhood and community about this project. We held our first neighborhood meeting in early February 2022, which was advertised by mailing cards to nearby residents, posters hung in closeby businesses, information shared on Alder Abbas's blog post, information shared in the Hawthorne Elementary newsletter, and targeted outreach. We then held the first-ever hybrid in-person and Zoom meeting in April 2022 with the same advertising methods. We provided marketing materials in English and Spanish; we shared PowerPoint slides in English and Spanish; and we also had a Spanish interpreter.

Both meetings had good participation, and the topics discussed included levels of affordability, height of the proposed buildings, traffic and parking, safety, sound mitigation, and construction noise. We plan to continue to have additional informational meetings as the project progresses as recommended by the Alder, and we also plan to have a project website/page where we can share additional informational updates. This will be in addition to periodic updates that are sent by email to our list of community contacts.

Hawthorne Neighborhood does not have an active neighborhood association; however we held a meeting with the Carpenter-Ridgeway Neighborhood Association in May 2022 and also sent communications about our intent to develop the site to the people listed as contacts for the Truax Neighborhood.

39. The COVID-19 pandemic has changed the way that residents have been able to interact with local government on impacts of new development. Detail how the Development Team has engaged and communicated with not only with the existing neighborhood, but with potential future tenants of your building as part of the community engagement process. What groups, if any, have you identified that were not engaged through this process? How has engagement with potential future tenants impacted the design process for the proposed development?

Please see question 38 for how the development team has engaged and communicated with existing neighborhood residents. Many of the existing residents in the neighborhood are already stably housed in single-family homes in Hawthorne neighborhood or Carpenter-Ridgeway. One of the limitations of a democracy is engaging potential

future recipients of a large project, especially when they tend to be dispersed. Organizing potential future tenants is challenging given their dispersion throughout an area, but WHPC has been able to capture a wider swath of people through word of mouth and drawing on our existing connections in this area--not to mention our expertise as an owner of 8,500+ apartments throughout Wisconsin.

For example, WHPC, which is based in Madison, has a diverse staff of nearly 35 people. By asking WHPC staff to share information on the development within their networks, we reach more people across Dane County. In neighborhood meetings for this development, we also asked people to spread the word about the project to their friends, neighbors, and contacts. Despite the challenges of engaging potential future tenants, WHPC's experience as the largest provider of affordable housing in the state of Wisconsin helps us understand how to optimize the design--while we may not be able to engage a majority of the future tenants, we know what type of amenities and site features tend to be most valued by residents. Additionally, conversations with our architect and design team help us get a good pulse on residents' general desires when it comes to their housing. Furthermore, by approaching this project with the understanding that people tend to know what is best for themselves and affordable housing development can be easily confused by the general public, we have sought to make our materials easy-to-follow and our verbal communications easily digestible so that the barriers to participate are lower. By emphasizing active listening and mutual respect, we believe we get to a more optimal design and final product.

40. Describe your plans for neighborhood informational meetings and other ways of engaging and informing residents both during construction and approaching lease-up. Describe your experience in working with neighborhood residents post-approval and detail effective strategies you have used since the beginning of the pandemic to effectively communicate with residents.

Given this project's close proximity to the surrounding residential neighborhood and Hawthorne Elementary, we plan to provide periodic updates to surrounding property owners and stakeholders. This can be done by providing quarterly mailers outlining construction progress and any updates to the project schedule. The initial mailer will also include contact information for the on-site construction superintendent as well as WHPC staff, so that if residents have questions or concerns, they can contact our team immediately. We have used a similar approach during the pandemic to communicate with our own residents, housed in the 8,500 units that we own and manage throughout the state. Finally, once we have reached a point in construction where it is safe to be on-site, we will offer tours of the project for anyone who may have an interest. This could potentially also include staff and students from Hawthorne Elementary, since they will have a "front row seat" throughout the entire construction process.

41. Describe how this development will promote both racial and social equity in the community and the greater Madison area. How does this proposal embrace the City's [Racial Equity and Social Justice Initiative](#)? What steps will be taken to ensure goals of this initiative are met on an ongoing basis?

Both historically and presently, people of color and people with disabilities have suffered from a legacy of disinvestment, segregation, widespread discrimination, and/or harmful housing practices such as redlining. This—and many other factors—have led to vast demographic disparities in median income, homeownership rates, and generational wealth in Dane County and more broadly. WHPC provides safe, decent, and affordable rental housing to people across the socioeconomic spectrum, from all racial and ethnic backgrounds, and to people with physical, mental, and intellectual disabilities. This is important not only given the legacy of discriminatory practices mentioned above but also the limited home ownership opportunities in Dane County currently.

The average person living at a WHPC property has an annual income of less than \$15,000. By providing an apartment with a rent that is in line with a household's income level, that means more resources for essential needs like food, health care, and transportation.

We believe everyone benefits when individuals and families are stably housed. For many people, a third of their days are spent at home, and home is the foundation of health and prosperity. One's future should not be limited by their housing; in fact, housing can be a springboard to opportunity.

This development directly helps achieve the RESJI vision of safe neighborhoods, a healthy sustainable natural environment, parks and green spaces, and affordable and safe housing in which the benefits are shared across communities. In addition, during the construction of this project, we will work towards a goal for emerging business participation of 25% and a workforce development program goal of hiring 12 area residents so that individuals at 80% CMI or less and people who have historically been denied opportunities (e.g., people of color, women, etc.) can achieve long-term employment.

Additionally, because this development provides a range of housing types (e.g., two-story townhomes with walk-up entrances as well as walk-up apartments in buildings with elevators), bedroom sizes, and affordability levels, it will be more inclusive to people with various backgrounds. To ensure the RESJI goals are met on an ongoing basis, some of the steps we will take include affirmative marketing, continuing to fund service coordination as part of the property's annual operating budget, and fostering an understanding amongst staff and contractors working at the property that all people deserve fair and just inclusion in public processes and decisions.

Please also see questions 38 and 39 for more about how WHPC has strived to make our neighborhood meetings and engagement efforts inclusive. Additionally, please see question 29 for how this development aligns with the City's 2019 Equitable Development in Madison report.

42. Have you or will your development team be willing to provide a meaningful internship, employment opportunity, or development partnership role, to a student or graduate of the Associates in Commercial Real Estate (ACRE) program on this or another project? If so, describe how your development team will address this priority?

WHPC's philosophy of owning and developing affordable and workforce housing throughout Wisconsin is that our own staff should be a reflection of the populations we serve. This includes providing employment opportunities for individuals that may not yet have the complete skill set required to fully contribute to our business. Clearly the ACRE program is a great vehicle for students to learn about our industry, and WHPC will actively reach out to graduates looking to develop their skill set further in owning, managing and developing affordable housing. This internship and/or employment opportunity would include this project as well as working with our larger portfolio. Given our clear understanding of the tremendous shortfall in affordable housing in WI and the US as a whole, developing future leaders in our industry will always be an important part of WHPC's mission.

SITE AMENITIES

43. Describe the exterior amenities that will be available to tenants and guests (e.g., tot lot or play structure, outdoor exercise equipment, patio, permanent tables and chairs, greenspace, grill area, gardens, etc.).

This site will feature more than one and a half acres of park space for residents--a space that will amplify the existing Hawthorne School Open Space to the south of the site. While the exact programming is still being determined, possible features include a pergola, sitting area, a council ring, and playground equipment.

Other exterior amenities planned for the site include a rooftop plaza, several ground-floor plaza or terraces, balconies for many of the units, individual entrances for the townhomes, adjacency to future Bus Rapid Transit stop, and around 300 bike racks for residents and guests. The development will also feature a solar array.

44. Describe the interior common area amenities that will be available to tenants and/or guests (e.g., community rooms, exercise room, business center, etc.). For family developments, will there be a year-round indoor play space &/or youth lounge for children and teens?

There will be four community rooms throughout the development, a fitness room, elevators within the two five-story buildings and one three-story building, and upgraded building materials and construction techniques for soundproofing (e.g., thicker, double-paned windows, additional wall insulation, and upgraded doors and walls). The community rooms will be designed for flexibility so that activities such as adult gatherings or child play could occur.

45. What is the anticipated number of total number parking spots, both underground and surface, that will be provided to tenants of the development? What is the ratio to units? What is the associated monthly cost? Will the parking cost in this development vary by CMI level?

There will be 213 underground parking spots for automobiles and 69 surface parking spots for a total of 282. This is a parking ratio of 1.15. There will also be 267 underground parking spots for bicycles and 36 surface parking spots. Currently we are planning for the cost of underground parking to be \$60/month for all residents, while surface parking would be free.

46. For proposals contemplating first floor commercial space, describe how the use and/or tenant of the space will be a benefit to the immediate neighborhood (e.g. childcare, senior center, community facility, neighborhood-serving commercial etc.). Explain how the use of the space was identified to fill a service gap or enhance the surrounding community. Describe if a prospective tenant or use has already been identified or how a prospective tenant will be found and will help inform the space's design.

This development includes 4,350 square feet of first-floor commercial space at the corner of East Washington Avenue and North Fair Oaks Avenue. Given this project would not be complete until fall 2024, we do not yet have a confirmed tenant or tenants for this space. However, we are interested in filling this space with tenants who are responsive to neighborhood needs and enhance the surrounding community. It is also important that the tenant provides goods or services that are within reach of the budgets of this development's residents. We have had preliminary conversations with prospective tenants that include child care and early education. We will continue these conversations over the coming months so that we can integrate specific tenants' needs into the design of the building.



47. 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.

This development will be non-smoking throughout the building, and free internet will be provided in common areas. There will be laundry within each apartment, and each unit will have a designated residential storage area (other than the townhome units). Other amenities include EnergyStar appliances and spacious floor plans.

PROPOSAL TIMELINE

48. 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
Draft Site Plan Ready to Submit to Dev. Assistance Team (DAT) [<i>Target/Actual Month/Date</i>]	3/2022
1 st Development Assistance Team/ Meeting (Due by 8/4/22) [<i>Target/Actual Month/Date</i>]	3/2022
1 st Neighborhood Meeting (Due by 8/17/22) [<i>Target Month/Date</i>]	2/2022
Submission of Land Use Application (Zoning Map Amendments Due by 9/26/22)	5/2022
Submission of Land Use Application (Permissively Zoned Due by 10/10/22)	5/2022
Plan Commission Consideration (If Rezoning, 11/21/22 Meeting for 12/6/22 Common Council)	7/2022
Urban Design Commission Consideration, if applicable [<i>Target Month/Date</i>]	6/2022
Application to WHEDA	9/2022
Complete Equity & Debt Financing	1/2023
Acquisition/Real Estate Closing	10/2022
Rehab or New Construction Bid Publishing	12/2022
New Construction/Rehab Start	4/2023
Begin Lease-Up/Marketing	3/2024
New Construction/Rehab Completion	9/2024
Certificates(s) of Occupancy Obtained	9/2024
Complete Lease-Up	6/2025
Request Final AHF Draw	8/2024

HOUSING INFORMATION & UNIT MIX

49. 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:		3401 E Washington Avenue, Madison, WI 53704									
% of County Median Income (CMI)	Total # of units	# of Bedrooms					Projected Monthly Unit Rents, Including Utilities				
		# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
≤30%	12	0	5	5	2	0		649	778	899	
40%	0	0	0	0	0	0					
50%	102	0	43	39	20	0		1081	1297	1499	
60%	47	0	17	17	13	0		1298	1557	1799	
Affordable Sub-total	161	0	65	61	35	0		1105	1327	1576	
80%	84	0	35	41	8	0		1215	1452	1661	
Market*	0	0	0	0	0	0					
Total Units	245	0	100	102	43	0	Notes/Utility Allowance Assumptions: Of the 84 units listed at 80% CMI, six of them are truly at 80% and the remaining 78 are at 70% CMI. The monthly rents therefore reflect the average of these 70% and 80% rents.				

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

ADDRESS #2:											
% of County Median Income (CMI)	Total # of units	# of Bedrooms					Projected Monthly Unit Rents, Including Utilities				
		# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 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/Utility Allowance Assumptions:				

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

NOTE: For proposals contemplating project-based vouchers (PBVs), please list vouchered units under the same CMI designation that you will be representing to WHEDA (e.g. if the LIHTC application to WHEDA presents 8 PBV units as 50% CMI or 60% CMI units, please include those on the “50%” or “60%” row in the above table(s)). The City of Madison will enforce this income designation in the AHF Loan Agreement, if this proposal is awarded funds. Include a comment in the Notes, e.g., Eight (8) 50% CMI units will have PBVs.

50. Utilities/amenities included in rent: Water/Sewer Electric Gas Free Internet In-Unit

Washer/Dryer Other: _____

51. Please list the source of calculating your utility allowance, and the total utility allowance per bedroom size:
 Utilities Allowance Used: CDA DCHA HUSM (HUD HOME)

Unit Size (Number of Bedrooms)	Total Monthly Utility Allowance (\$)
Efficiency	
1-Bedroom	<u>\$80</u>
2-Bedroom	<u>\$100</u>
3-Bedroom	<u>\$117 (non-townhome) / \$140 (townhome)</u>

ENERGY EFFICIENCY, RENEWABLE ENERGY & SUSTAINABLE DESIGN

52. 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, such as LEED®, WELL, Passive House, etc.

WHPC has a proven track record of incorporating sustainable, energy-efficient, and green building design techniques in our work. WHPC has developed several buildings that meet or exceed the Wisconsin Green Built certification requirements including Prairie Haus in New Glarus, Tennyson Ridge in Madison, and City Place I in Milwaukee. We have also established a Green Team within WHPC to look for ways to reduce energy consumption, reduce tenant utility bills, decrease use of fossil fuels, and promote green technologies and materials in our new developments. Additionally, in 2021 WHPC received a \$99,000 energy planning grant from the WI Public Service Commission to study our use of energy across our portfolio. In conjunction with Elevate Energy, our consultants on this effort, WHPC has created a database of all the heating, cooling, and water saving devices at our properties, what fuels are being used, and average utility cost per building and per unit. From this we have been able to identify properties that are outside the norm for consumption and conducted full-scale energy audits to identify improvements that can be made. In 2022, WHPC received additional awards from the Public Service Commission for a total of over \$1.4 million to create a solar and battery microgrid at our senior property Villa West in Green Bay, to install solar panels and battery systems at our property Lakeview Village in Middleton, and to replace electric baseboard heat with more efficient air source heat pumps (ASHPs) at our property River Grove in Black River Falls. In addition to these projects, the WHPC Green Team is also working with Elevate Energy to transition townhome units in Madison and Middleton from gas-fired furnaces and water heaters to ASHPs to reduce greenhouse gas emissions.

53. Describe how this proposed development will contribute to the City’s goal of 100% renewable energy and net-zero carbon emissions (originally adopted March 21, 2017). What size/range of solar array is anticipated? If not yet known, what percentage energy offset is the development aiming to provide via the solar array. For more information, see [100% Renewable Madison Report](#).

WHPC embraces this RFP’s laudable goals of energy efficiency, renewable energy, and sustainable design. We are committed to implementing the greatest level of energy efficiency that is feasible for this project and plan to incorporate solar photovoltaic of at least 30 kW on the roof of this development subject to approval by the Dane County Regional Airport given its proximity. We have completed Focus on Energy’s initial application for Energy Design Assistance for New Construction, which is included in these application materials (please see bookmark 4 in the PDF). As we work through the design of the building with our architect, we plan to incorporate building techniques that substantially reduce energy and water consumption on-site and source a significant amount of building materials from renewable sources. WHPC’s Green Team has begun the effort to create a Standard Materials Design book that will direct our projects to select materials that save energy, reduce emissions, come from recycled or renewable resources, and have low or no volatile organic compounds. Through these efforts, WHPC strives to become a leader in green affordable housing development in the State of Wisconsin.

54. Describe the proposed project’s energy efficiency goals. 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. Identify any third party certification, such as LEED®, WELL, Passive House or similar, that will be sought.

As stated above, WHPC is committed to implementing the greatest level of energy efficiency that is feasible for this project. Our goal with this development, and all of our existing developments, is to reduce the energy consumed, reduce the carbon emissions released, and reduce the amount of water used in the operation of the building. WHPC's Green Team will be involved in the design of the building and its mechanicals to ensure that we are taking advantage of every opportunity to improve the performance of the property. We plan to install a solar photovoltaic system to generate electricity on-site and thus reduce the reliance on fossil fuel electricity generation. We plan to incorporate water saving devices such as low-flow fixtures and toilets, and we are exploring the installation of an Exact Water system (as described in question 57), which may save up to 40% on the property's total water usage. In addition, the sound mitigation techniques we are planning will help keep the building better insulated and thus reduce on energy consumption. Finally, this project will exceed the State of Wisconsin Department of Safety & Professional Services Building Envelope Requirements by at least 2% (2015 IBC code).

55. How will this project contribute to creating a walkable, human-scaled community both inside and outside the property lines?

One portion of this site has been vacant since 2019, and the other has been vacant for 2017. This has meant there is a fully impervious 6.4 acres sitting idly along one of Madison's prime transportation corridors. Vacant properties do not create hospitable environments for pedestrians and are often interpreted as unsightly or even unsafe. Our redevelopment will significantly improve this by transforming the site into an appropriately-scaled community with a variety of housing options. Notably, this project is adjacent to the future bus rapid transit stop, thereby reducing dependency on automobiles. Additionally, the site has been designed for optimal site circulation while positioning the buildings to hold the urban edge along the corner of East Washington Avenue and North Fair Oaks Avenue. The placement of the one-and-a-half-acre park in the south of the site, adjacent to the Hawthorne Elementary Open Space, enhances the existing neighborhood asset while promoting engagement with the natural environment. Finally, the buildings will range in height from two stories to five stories, in line with the height of the surrounding neighborhood and uses.

56. Describe how the local south-Central Wisconsin climate will inform the design of the proposed development and the challenges it will present.

The climate in south-central Wisconsin requires adequate HVAC systems to respond to both extreme heat and extreme cold. As our climate continues to change, we must be prepared for more dramatic temperature swings and stronger storms. Informed by this, the building will be designed with additional insulation to reduce air penetration and mechanical systems that can keep the units temperate in both 100-degree heat and negative 30-degree cold. Additionally WHPC intends to install solar panels on the buildings to reduce solar heat absorption by the building and reduce our carbon emissions to help mitigate climate change. The sound mitigation measures that WHPC will incorporate in the development will also provide improved energy efficiency within the units.

57. Describe this development's proposed strategies to reduce reliance on municipal water sources (i.e. water efficiency). Will the development incorporate systems to recapture and/or reuse water generated on-site?

WHPC has developed a Green Team to address utility consumption at all of our existing properties and inform the development process to ensure we are constructing efficient buildings that do not unnecessarily add to climate change. We have initiated a test pilot program to reduce water usage at our buildings through the installation of a device to protect against rapid fluctuations, unmanaged flow, and unnecessary over-oxygenation of water supply. This device--in combination with leak detection sensors to limit waste--is projected to reduce the water consumption at covered properties by 50%. If proven effective, WHPC will install these devices on all new construction buildings.

58. 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?

COVID-19 has impacted the way we interact socially, manage properties, and design new multifamily buildings. WHPC intends to learn from industry best practices around reducing pathogens and implement them into this project. For example, ductless heat pumps are more effective than traditional forced air systems at preventing the spread of viruses, as they do not recirculate the air throughout the building. Due to zoned heating and cooling, the air in a single room with a ductless heat pump will largely be confined to that room. On top of having highly effective filtration systems, ductless heat pump units can be equipped with add-on devices, such as air scrubbers. We can also reduce the transmission of viruses by selecting materials that have inherent anti-microbial properties such as building products with copper alloy or using antimicrobial paint. Finally the building design can be modified to increase contactless routes, touchless smartphone or fob-controlled lifts, and automatic opening doors. Furthermore, WHPC intends to incorporate HVAC that is efficient, sustainable, and upgradable as new technologies become available.

59. Describe this development’s approach to accessibility, including the number and percent of accessible units proposed for each of level of accessibility (i.e. Type A and B units). Elaborate on this development’s plan to meet or exceed WHEDA’s minimum requirements as well as exceeding building code standards for Type A units. For rehab, describe the accessibility modifications that will be incorporated into the existing development.

The development will be funded with equity derived from the sale of Low Income Housing Tax Credits (LIHTC) to an investor. The LIHTC application requires that the development incorporate Type B units through the WHEDA Appendix M Design Requirements in accordance with ANSI Section 1104. The project will be designed and constructed in accordance with those requirements. Five Type A units, 2% of total, will be incorporated in accordance with building code requirements.

60. Describe this development’s level of commitment to the principles of Universal Design. Explain the extent to which the development team will incorporate the greatest feasible levels of Universal Design in residential units, commercial spaces, and common areas in accordance with the requirements outlined in the RFP. What percentage or number of units in the proposed development will incorporate Universal Design principles?

WHPC strives for high-quality design in all of its developments because excellent design contributes to not only a well-functioning building but also the health and well-being of residents. We develop multi-family housing in line with universal design principles to make the properties accessible to people with a wide range of ages and abilities. In our properties, we promote both visitability—with zero-step entrances, doors with sufficient passage space, and bathrooms on the main floor of multi-floor units—and accessibility—with grab bars, easy-to-reach work areas, and walk-in showers.

All units are required by code to be on an accessible circulation route to provide access to all the building’s public entries and common areas. Within each unit, an accessible route will connect all rooms to provide a barrier-free circulation path throughout the unit. The accessible route requirements include sufficient door and hallway widths as well as low-profile thresholds and floor level transitions to provide a barrier-free environment that minimizes impediments to individuals. Unit interiors are designed to meet or exceed prescribed space requirements, particularly in bathrooms, kitchens, and laundry areas to allow individuals adequate space to freely maneuver and use the various appliances or fixtures. Controls and other operable elements for windows, doors, kitchen fixtures, bath fixtures, communication devices, lighting, and electrical outlets will be installed within a given height range to be compliant with required reach guidelines. They will also be operable with one hand without the need for tight grasping, pinching, or twisting. Signage throughout any building will comply with graphic and tactile guidelines to be legible to all individuals regardless of potential limitation.

61. 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.

This is not applicable since this is a new construction project.

REAL ESTATE PROJECT DATA SUMMARY

62. 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:	3401 E Washington Avenue, Madison, WI								
	0	245	0	0	0	5	\$3,095,300	\$24,926,000	\$3,000,000
Address:	Enter Address 2								
Address:	Enter Address 3								

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

Please see question 25.

64. Will any business or residential tenants will 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.

There are no business or residential tenants on-site currently, so none will be displaced.

DEVELOPMENT TEAM

65. Describe the project's organizational structure. Please attach an organizational chart detailing the roles of the applicant, all partners, and the ownership and controlling interest percentages of each entity.

When the tax credit ownership entity is formed, it will be made up of the managing member (0.01% owner) and the federal investor member (99.99% owner). Wisconsin Housing Preservation Corp. will be the sole member and 100% owner of the managing member of that tax credit ownership entity when it is formed. Please see the organizational chart included in the section on Development Team Experience and Capacity (bookmark 2 in the PDF and specifically bookmark 2.2).

66. For projects that will be co-developed with a non-profit partner, please explain the non-profit's role in the development. State if the non-profit will have a controlling interest (as memorialized in organizational documents), Right of First Refusal, or General Partner Purchase Option. If not, please elaborate on how the non-profit organization will be involved in the long-term ownership of the development.

WHPC is a nonprofit corporation, and will act as the sole developer of this property, and will be the managing member of an LLC to be formed with a Housing Tax Credit equity partner. WHPC will have the option to reacquire the property through a right of first refusal or option to purchase at the end of the tax credit compliance period.

67. For projects that will be co-developed with a BIPOC or minority developer, please explain the BIPOC or minority developer role in the development. State what percentage stake the BIPOC or minority developer will have in the development, cash flow, etc. (as memorialized in organizational documents). If the development team will partner with a BIPOC or minority developer but will not provide a stake in the organization structure, please explain this decision and elaborate on how the BIPOC or minority developer will be involved in the long-term ownership of the development.

This is not applicable, as WHPC will be the only developer.

68. Identify all key roles in your project development team, including architect, general contractor, 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
Mike Slavish, Chief Operating Officer	Wisconsin Housing Preservation Corp.	Developer	msslavish@whpc.com	608.289.8054
Kevin Burow, Partner	Knothe & Bruce Architects, LLC	Architect	kburow@knothebruce.com	608.836.3690 x110
Aaron Kostichka, President/CEO	McGann Construction, Inc.	General contractor (prospective)	aaron.kostichka@mcgannconstruction.com	608.241.5585
Gregory Collins, Managing Partner	Axley Brynelson LLP	Legal counsel	gcollins@axley.com	608.283.6749
Chris Hand, President	ACC Management Group, Inc.	Property management agent	chris@accmanagementgroup.com	920.966.9905 x15
Dennis Hanson, Vice President	Lutheran Social Services of Wisconsin and Upper Michigan	Supportive services provider	dhanson@lsswis.org	414.246.2711
Justin Zampardi, Project Leader	Vierbicher	Civil engineer and landscape	jzam@vierbicher.com	608.821.3970

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69. 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	BIPOC		Women	
		#	%	#	%
Wisconsin Housing Preservation Corp.	Developer	8	24%	17	52%
-	Co-Developer				
-	Co-Developer				
McGann Construction, Inc. (TBD)	General Contractor	11	14%	6	8%
ACC Management Group, Inc. (TBD)	Property Manager	52	19%	134	49%
Knothe & Bruce Architects, LLC	Architect	1	4%	10	36%
Lutheran Social Services of Wisconsin and Upper Michigan	Service Provider	110	15%	594	82%

70. Will the development team commit to making annual payments on the AHF Cash Flow Note concurrently with repayment of the deferred developer fee? If yes, explain how this will be memorialized in organizational documents, including the final Amended and Restated Operating Agreement.

WHPC is a non-profit applicant. Pursuant to the RFP guidelines, WHPC intends to request a higher percentage of City financial assistance offered in the form of a long-term deferred loan. WHPC can also be willing to commit to permanent affordability on the property in exchange for waiving the shared appreciation terms in a Long Term Deferred note. In the event that WHPC is required to receive funds through an AHF cash flow note, it will be payable via surplus cash as defined in the Amended and Restated Operating Agreement cash flow waterfall distribution priority order.

REFERENCES

71. Please list at least three municipal/financing references who can speak to your work on similar developments completed by your team.

Name	Relationship	Email Address	Phone
Steve Sosnowski	Lender partner	steve.sosnowski@associatedbank.com	608-259-3637
Abby Attoun	Municipal partner	aattoun@cityofmiddleton.us	608-821-8343
John Giegel	Lender partner	jgiegel@johnsonfinancialgroup.com	608-250-7243

PLEASE ATTACH THE FOLLOWING ADDITIONAL INFORMATION (such as assessment and referral, on-site intensive case management, etc.) **AND CHECK THE BOX WHEN ATTACHED:**

- 1. A completed Application Budget Workbook, showing the City's proposed financial contribution and all other proposed financing.
- 2. Description of the Development Team's Experience and Capacity per Section 2.4, Item 2 of the RFP.
- 3.a. Letter(s) from Supportive Service Provider(s) detailing what services are necessary to be adequate for the number of supportive housing units and target population as well as what level of services they intend to provide.
- 3.b. A detailed map of the site and a second map using the AHF Affordable Housing Targeted Area Map showing the site in the context of the City.
- 3.c. A preliminary site plan and drawings, if available.
- 3.d. 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.
- 4. A confirmation page demonstrating that an Initial Application for Energy Design Assistance was submitted to Focus on Energy
- 5. Written confirmation from the Zoning Administrator of permissive zoning or a letter confirming the proposed site's zoning status and process.

NOTE: If a preliminary site plan is not available at the time of application, submittal will be required for DAT on August 4, 2022 with submittal with week prior. If the Capital Needs Assessment is not available at the time of application for a rehab project, submittal will be required by August 17, 2022.



I. Application Budget Workbook

Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.

APPLICANT & PROJECT NAME:

Wisconsin Housing Preservation Corp. - 3401 E Washington Avenue

1. CAPITAL BUDGET

Enter ALL proposed project funding sources.

FUNDING SOURCES

Source	Amount	Amortizing (Y/N)	Rate (%)	Term (Years)	Period (Years)	Annual Debt Service
Permanent Loan-Lender Name:						
Permanent Loan TBD	\$ 29,400,000	Y	5.40%	18	40	\$1,795,695
Subordinate Loan-Lender Name:						
Subordinate Loan-Lender Name:						
Tax Exempt Loan-Bond Issuer:						
AHP Loan (List FHLB):						
Total City Request (AHF, TIF, federal funds, etc.)						
TIF and AHF	\$ 5,350,000	Y	0.00%	30		
Other-Specify Lender/Grantor:						
CDFI Fund Capital Magnet Funds	\$ 2,940,000	N	2.50%	30	30	\$139,399
Other-Specify Lender/Grantor:						
Stabilized Property Income	\$ 608,693	N				
Other-Specify Lender/Grantor:						
WEDC Brownfield Grant	\$ 250,000	N				
Tax Credit Equity	\$ 30,136,216					
Historic Tax Credit Equity						
Deferred Developer Fees	\$ 4,174,387					
Owner Investment						
Other-Specify:						
WHPC Equity	\$ 100					
Total Sources	\$ 72,859,396					

Do you plan on submitting an application for TIF?

Yes

Construction Financing			
Source of Funds	Amount	Rate	Term (Months)
Construction Loan-Lender Name:			
Construction debt source - Perm loan	\$ 29,400,000	5.40%	216
Bridge Loan-Lender Name:			
Bridge Loan, TIF, AHF, CMF, Stabilized Property Income	\$ 38,498,080	Varies	
Tax Credit Equity:			
Tax credit equity	\$ 30,136,216		
Total	\$ 98,034,296		

Estimated pricing on sale of Federal Tax Credits:

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

Remarks Concerning Project Funding Sources:

APPLICANT:

Wisconsin Housing Preservation Corp.

2. PROJECT EXPENSES

Enter the proposed project expenses

Acquisition Costs	Amount
Land	\$3,000,000
Existing Buildings/Improvements	\$0
Other (List)	

Construction:	
Construction/Rehab Costs	\$42,311,370
Construction Profit	\$2,327,089
Construction Overhead	\$912,584
General Requirements	\$2,172,819
Construction Supervision	\$0
FF&E/Personal Property	\$240,000
Demolition	\$300,000
Site Work	\$200,000
Landscaping	\$195,000
Letter of Credit/P&P Bond	\$0
Construction Contingency	\$2,660,721
Other (List)	
Sound Attenuation & GC Excluded Items	\$1,975,000

<--- 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: **\$0**

Architectural & Engineering	
Architect - Design	\$1,457,188
Architect - Supervision	\$0
Engineering	\$0
Other (List)	
	\$0

Interim/Construction Costs	
Builder's Risk/Property Insurance	\$45,000
Construction Loan Interest	\$3,300,000
Construction Loan Origination Fee	\$0
Real Estate Taxes	\$250,000
Park Impact Fees	\$351,537
Other Impact Fees	\$0
Other (List)	
Construction Letter of Credit	\$80,000

Financing Fees	
Cost of Bond Issuance	\$0
Permanent Loan Origination Fee	\$441,000
Credit Enhancement	\$600,000
Other Permanent Loan Fees	\$150,000

Soft Costs	
Appraisal	\$7,500

Market Study	\$7,500
Environmental Reports	\$30,000
Survey	\$10,000
Permits	\$0
Lease-Up Period Marketing	\$60,000
Tax Credit Fees - Application	\$2,000
Tax Credit Fees - Compliance	\$0
Tax Credit Fees - Allocation	\$168,340
Accounting/Cost Certification	\$35,000
Title Insurance and Recording	\$40,000
Relocation	\$0
FF&E	\$0
Capital Needs Assessment (if rehab)	\$0
Legal	\$125,000
Other (List)	
Soft Cost Contingency	\$200,000
Fees:	
Bridge Loan Fees	\$0
Organizational Fees	\$55,000
Syndication Fees	\$5,000
Total Development Fee	\$7,447,758
Developer Overhead	\$0
Other Consultant Fees	\$0
Other (List)	
	\$0
Reserves Funded from Capital:	
Lease-Up Reserve	\$0
Operating Reserve	\$1,696,991
Replacement Reserve	\$0
Capital Needs Reserve	\$0
Debt Service Reserve	\$0
Escrows	\$0
Other: (List)	
	\$0
TOTAL COSTS:	\$72,859,397

APPLICANT: Wisconsin Housing Preservation Corp.

3. 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	Year 16
Gross Income	3,649,769	3,722,764	3,797,220	3,873,164	3,950,627	4,029,640	4,110,233	4,192,437	4,276,286	4,361,812	4,449,048	4,538,029	4,628,790	4,721,365	4,815,793	4,912,109
Less Vacancy/Bad Debt	182,488	186,138	189,861	193,658	197,531	201,482	205,512	209,622	213,814	218,091	222,452	226,901	231,439	236,068	240,790	245,605
Income from Non-Residential Use*	215,335	219,642	224,035	228,515	233,086	237,747	242,502	247,352	252,299	257,345	262,492	267,742	273,097	278,559	284,130	289,813
Total Revenue	3,682,616	3,756,268	3,831,393	3,908,021	3,986,182	4,065,905	4,147,223	4,230,168	4,314,771	4,401,066	4,489,088	4,578,870	4,670,447	4,763,856	4,859,133	4,956,316
Expenses:																
Office Expenses and Phone		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	498,000	512,940	528,328	544,178	560,503	577,318	594,638	612,477	630,852	649,777	669,270	689,348	710,029	731,330	753,270	775,868
Advertising, Accounting, Legal Fees	36,946	38,054	39,196	40,372	41,583	42,831	44,115	45,439	46,802	48,206	49,652	51,142	52,676	54,256	55,884	57,561
Payroll, Payroll Taxes and Benefits	282,060	290,522	299,237	308,215	317,461	326,985	336,794	346,898	357,305	368,024	379,065	390,437	402,150	414,215	426,641	439,440
Property Insurance	107,016	110,226	113,533	116,939	120,447	124,061	127,783	131,616	135,565	139,632	143,821	148,135	152,579	157,157	161,871	166,727
Mtc, Repairs and Mtc Contracts	221,333	227,973	234,812	241,857	249,112	256,586	264,283	272,212	280,378	288,789	297,453	306,377	315,568	325,035	334,786	344,830
Utilities (gas/electric/fuel/water/sewer)	123,578	127,285	131,104	135,037	139,088	143,261	147,559	151,985	156,545	161,241	166,078	171,061	176,193	181,478	186,923	192,530
Property Mgmt	220,957	227,586	234,413	241,446	248,689	256,150	263,834	271,749	279,902	288,299	296,948	305,856	315,032	324,483	334,217	344,244
Operating Reserve Pmt		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	73,500	75,705	77,976	80,315	82,725	85,207	87,763	90,396	93,108	95,901	98,778	101,741	104,793	107,937	111,175	114,511
Support Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
Other admin, other taxes and insurance	27,548	28,374	29,226	30,102	31,006	31,936	32,894	33,881	34,897	35,944	37,022	38,133	39,277	40,455	41,669	42,919
Tax credit monitoring	7,350	7,571	7,798	8,032	8,272	8,521	8,776	9,040	9,311	9,590	9,878	10,174	10,479	10,794	11,118	11,451
Total Operating Expenses	1,598,288	1,646,237	1,695,624	1,746,492	1,798,887	1,852,854	1,908,439	1,965,693	2,024,663	2,085,403	2,147,965	2,212,404	2,278,777	2,347,140	2,417,554	2,490,081
Net Operating Income	2,084,328	2,110,031	2,135,769	2,161,529	2,187,294	2,213,051	2,238,784	2,264,475	2,290,108	2,315,663	2,341,122	2,366,465	2,391,670	2,416,716	2,441,579	2,466,235
Debt Service:																
First Mortgage	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695
Second Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	0	0
Total Debt Service	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695
Total Annual Cash Expenses	3,393,983	3,441,932	3,491,319	3,542,187	3,594,582	3,648,549	3,704,134	3,761,388	3,820,358	3,881,098	3,943,660	4,008,099	4,074,472	4,142,835	4,213,249	4,285,776
Total Net Operating Income	288,633	314,336	340,074	365,834	391,599	417,356	443,089	468,780	494,413	519,968	545,427	570,770	595,975	621,021	645,884	670,540
Debt Service Reserve	0	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	0
Cash Flow	288,633	314,336	340,074	365,834	391,599	417,356	443,089	468,780	494,413	519,968	545,427	570,770	595,975	621,021	645,884	670,540
AHF City Interest Loan	0	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	1.16	1.18	1.19	1.20	1.22	1.23	1.25	1.26	1.28	1.29	1.30	1.32	1.33	1.35	1.36	1.37
DCR Total Debt	1.16	1.18	1.19	1.20	1.22	1.23	1.25	1.26	1.28	1.29	1.30	1.32	1.33	1.35	1.36	1.37

Assumptions

Vacancy Rate	5.0%
Annual Increase Income	2.0%
Annual Increase Expenses	3.0%
Other	

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

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	5,010,351	5,110,558	5,212,769	5,317,024	5,423,365	5,531,832	5,642,469	5,755,318	5,870,424	5,987,833	6,107,590	6,229,741	6,354,336	6,481,423
Less Vacancy/Bad Debt	250,518	255,528	260,638	265,851	271,168	276,592	282,123	287,766	293,521	299,392	305,379	311,487	317,717	324,071
Income from Non-Residential Use*	295,609	301,521	307,551	313,702	319,976	326,376	332,904	339,562	346,353	353,280	360,345	367,552	374,903	382,402
Total Revenue	5,055,442	5,156,551	5,259,682	5,364,875	5,472,173	5,581,616	5,693,249	5,807,114	5,923,256	6,041,721	6,162,556	6,285,807	6,411,523	6,539,753
Expenses:														
Office Expenses and Phone	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Real Estate Taxes	799,144	823,118	847,812	873,246	899,443	926,427	954,219	982,846	1,012,331	1,042,701	1,073,982	1,106,202	1,139,388	1,173,570
Advertising, Accounting, Legal Fees	59,287	61,066	62,898	64,785	66,729	68,730	70,792	72,916	75,104	77,357	79,677	82,068	84,530	87,066
Payroll, Payroll Taxes and Benefits	452,623	466,202	480,188	494,594	509,432	524,715	540,456	556,670	573,370	590,571	608,288	626,537	645,333	664,693
Property Insurance	171,729	176,881	182,188	187,653	193,283	199,081	205,054	211,205	217,541	224,068	230,790	237,713	244,845	252,190
Mtc, Repairs and Mtc Contracts	355,174	365,830	376,805	388,109	399,752	411,745	424,097	436,820	449,924	463,422	477,325	491,645	506,394	521,586
Utilities (gas/electric/fuel/water/sewer)	198,306	204,256	210,383	216,695	223,196	229,891	236,788	243,892	251,209	258,745	266,507	274,502	282,738	291,220
Property Mgmt	354,571	365,208	376,165	387,449	399,073	411,045	423,376	436,078	449,160	462,635	476,514	490,809	505,534	520,700
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	117,946	121,484	125,129	128,883	132,749	136,732	140,834	145,059	149,410	153,893	158,509	163,265	168,163	173,208
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
Other admin, other taxes and insurance	44,206	45,533	46,899	48,306	49,755	51,247	52,785	54,368	55,999	57,679	59,410	61,192	63,028	64,919
Tax credit monitoring	11,795	12,148	12,513	12,888	13,275	13,673	14,083	14,506	14,941	15,389	15,851	16,326	16,816	17,321
Total Expenses	2,564,783	2,641,727	2,720,978	2,802,608	2,886,686	2,973,286	3,062,485	3,154,360	3,248,990	3,346,460	3,446,854	3,550,260	3,656,767	3,766,470
Net Operating Income	2,490,659	2,514,824	2,538,704	2,562,268	2,585,487	2,608,330	2,630,764	2,652,754	2,674,266	2,695,261	2,715,702	2,735,547	2,754,755	2,773,283
Debt Service:														
First Mortgage	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695	1,795,695
Total Annual Cash Expenses	4,360,478	4,437,422	4,516,673	4,598,303	4,682,381	4,768,981	4,858,180	4,950,055	5,044,685	5,142,155	5,242,549	5,345,955	5,452,462	5,562,165
Total Net Operating Income	694,964	719,129	743,009	766,573	789,792	812,635	835,069	857,059	878,571	899,566	920,007	939,852	959,060	977,588
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	694,964	719,129	743,009	766,573	789,792	812,635	835,069	857,059	878,571	899,566	920,007	939,852	959,060	977,588
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	1.39	1.40	1.41	1.43	1.44	1.45	1.47	1.48	1.49	1.50	1.51	1.52	1.53	1.54
DCR Total Debt	1.39	1.40	1.41	1.43	1.44	1.45	1.47	1.48	1.49	1.50	1.51	1.52	1.53	1.54

Assumptions

Vacancy Rate	5.0%
Annual Increase Income	2.0%
Annual Increase Expenses	3.0%
Other	



2. Development Team Experience and Capacity

Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.



Include an attachment addressing the following. Please limit this response to no more than 10 pages.

- a. Experience developing multifamily housing for low- and moderate-income households, including:
 - i. Experience obtaining and utilizing LIHTC, including number of projects, number of units and location of LIHTC and/or affordable housing units your organization has developed;

The Wisconsin Housing Preservation Corp. (WHPC) is the largest owner of affordable housing in the state of Wisconsin – with a portfolio of more than 8,500 units in 57 of the state’s 72 counties. WHPC has received LIHTC awards to develop or rehabilitate 72 properties containing 3,405 units. WHPC has also acquired a number of tax credit properties that have completed their LIHTC compliance periods – those acquisitions are not included in the number of properties and units noted above.

WHPC’s LIHTC properties range from a pair of eight-unit properties in Iowa County that were part of a large portfolio rehabilitation LIHTC award; to a recently constructed (2019) 40-unit property in New Glarus which contains 10 units for adults with autism; to the 2020 substantial rehabilitation of a pair of Section 8, senior properties in Superior containing 158 units.

- ii. Experience obtaining and utilizing federal, state, city and other financing resources, including number of projects, number of units and location of projects with federal LIHTC, HOME, CDBG, or Section 108 funds.

The table below summarizes the number of properties and units that have utilized federal, state, city, and other financing resources:

Program	# Properties	# Units
LIHTC	72	3,405
HOME	8	335
FHLB – AHP	39	1,345
HUD Section 8 HAP	122	6,586
HUD Section 202	1	10
HUD Section 236	6	469
City of Madison AHF	1	72
Rural Development Section 515	41	523
ARRA/Section 1602 Grant	10	374
Tax Credit Assistance Program (TCAP)	2	150
Tax Exempt Bonds	60	2,876
TIF	1	40

In addition to the sources noted above, WHPC has received three Capital Magnet Fund (CMF) awards from the U.S. Department of the Treasury’s Community Development Financial Institutions Fund totaling \$13.75 million. WHPC utilizes CMF funds as equity or subordinate debt to rehab existing properties in our portfolio, to acquire existing affordable housing properties, and to develop new affordable housing across the state.

b. Experience with participating in public/private joint ventures.

In addition to the City of Madison Affordable Housing Fund award to support the development in Tennyson Ridge in 2017, WHPC also received a TIF award from the City of Two Rivers to support the renovation of Edgewater Terrace – that property also received LIHTCs and was completed in 2015.

c. Years in existence and staff qualifications (briefly).

See bios for members of the WHPC Development Team in the subsequent section (bookmark 2.3).

d. Financial capacity of the organization to secure financing and complete the proposed project.

WHPC's large property portfolio has required that we develop a strong relationship with housing lenders and investors. WHPC currently works with 26 lenders and a half-dozen LIHTC investors to provide the capital needed for the development of new housing or rehabilitation of existing housing. WHPC's balance sheet, strong track-record for meeting our ongoing obligations to lenders and investors, along with a AA- rating from Standard & Poor's make WHPC an attractive partner for our lenders and investors.

e. Developer's experience with, including number of projects, number of units and location of projects developed with integrated support housing units.

WHPC has completed two new LIHTC deals which have contained supportive housing units. Tennyson Ridge on Madison's northeast side is a 72-unit property completed in 2017. Through a contract with WHPC, Lutheran Social Services of Wisconsin provides services for residents at that property.

Construction of Prairie Haus was completed in 2019. This 40-unit property in New Glarus includes 10 special needs units – specifically, adults with autism.

f. Proposed property management entity or partner's experience including number of projects, number of units and location of projects managed. Be sure to address the property management entity's performance record and approach with integrated support services as well as with inclusive and culturally sensitive property management and marketing practices.

ACC Management Group, Inc. is a full-service property management firm dedicated to providing professional results-oriented services to its clients. ACC currently operates thousands of apartments throughout Wisconsin's major markets and Illinois. Headquartered in Oshkosh, WI, ACC's exceptional team of multi-family leaders has a proven track record of excellence in management of market-rate and affordable housing with various state and federal programs including Section 42 Tax Credit, Section 8, RAD, and Section 515. Commitment, trust, and reliability is the foundation of ACC's relationships with residents, employees, and partners. Their team works hard to earn the loyalty needed to develop and retain the long-term relationships associated with shared success. ACC Management Group has established a long history of extraordinary program compliance proven by superior ratings with state and federal agencies, such as WHEDA, IHDA, and HUD. With combined affordable housing management experience of over 100 years, ACC's leadership team is well-qualified to ensure compliance with all regulatory agreements and provide valuable input throughout the development process. ACC's team of compliance professionals assists through the initial stages of development and properties' entire regulatory period. ACC currently manages 3,938 apartments out of WHPC's portfolio of 8,500+ units. Overall, as of May 2022, ACC manages 99 LIHTC properties in WI and 105 in total. This includes 5,099 LIHTC units in WI and 5,395 units in total.

ACC is adept in creating resident selection criteria, providing culturally sensitive property management, and implementing inclusive marketing practices. For example, their resident selection criteria have a preference for households that meet the minimum occupancy threshold of one occupant per bedroom. ACC also has a proven track record of collaborating with third-party providers on support services for residents.

Chris Hand, president and owner of ACC, joined ACC Management Group as a Partner and Director of Operations in 2016. Chris provides leadership and oversight of all ACC Management Group operations. He works closely with ACC's Leadership Team, Regional Property Managers, and corporate staff to maximize returns for clients and to provide extraordinary living experiences for residents. In the 12 years prior to ACC, Chris held the positions of Director of Affordable Housing, Director of Business Development, and Executive Team member of a Wisconsin-based property management company. He holds a Bachelor of Science degree in Economics from the University of Wisconsin – Madison and is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM).

- g. List of any architectural awards, service awards, or green building certifications that your organization has received.

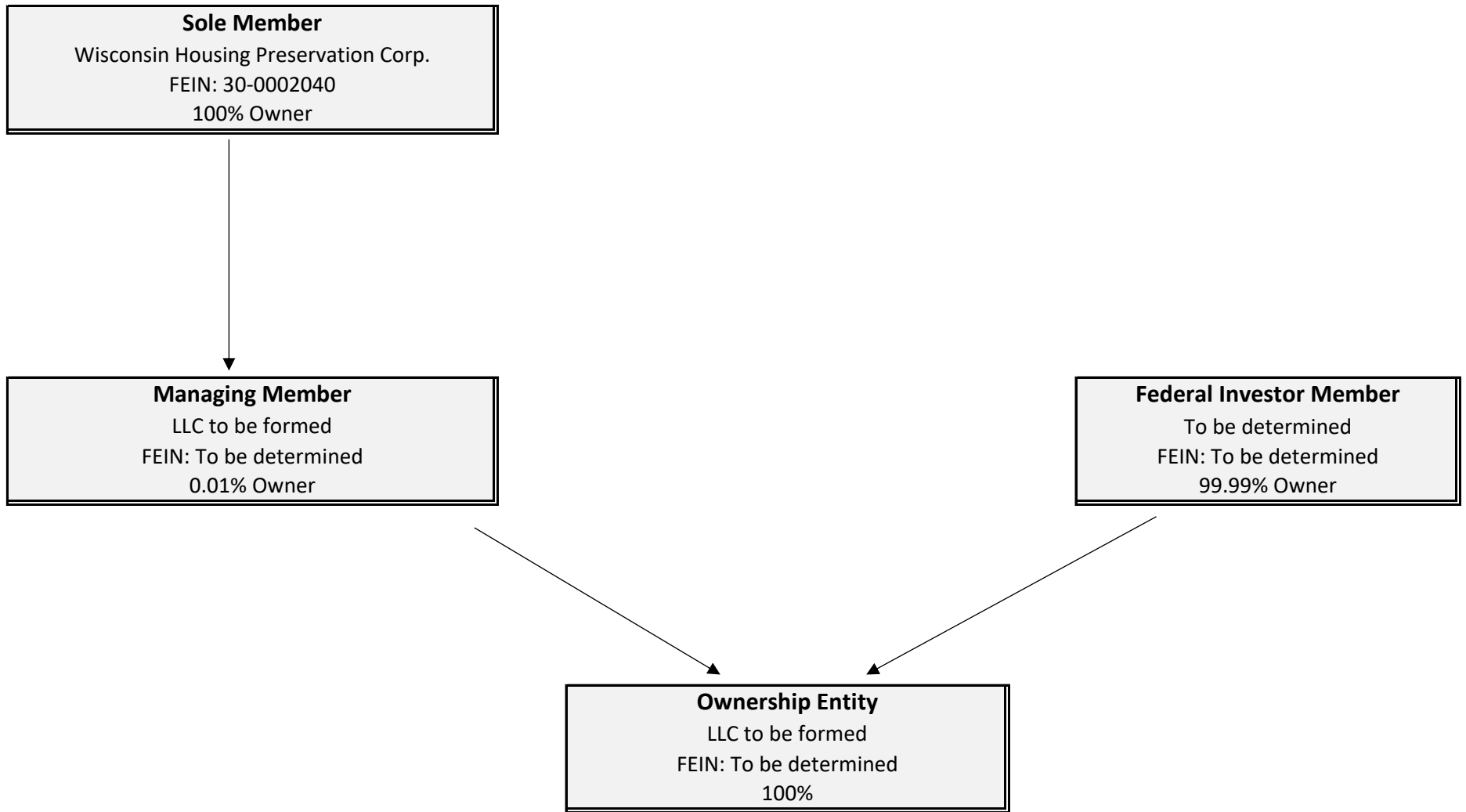
WHPC has achieved WI Green Built Home Certification on more than 20 projects since 2013. These include 9% and 4% Low Income Housing Tax Credit projects and a combination of new construction and rehabilitation. The WI Green Built Home program recognizes builders and developers who commit to superior environmental performance through improvements to siting and land use; landscape conservation and stormwater management; energy efficiency; materials selection; indoor air quality; plumbing and water conservation; waste reduction, recycling, and disposal; builder operations; and efficient use of space. These metrics are verified independently through site visits and documentation.

- h. Project Organizational Chart, including all partnerships and ownership interest percentages.

See chart on the following page (bookmark 2.2) – which is consistent with the organizational structure for recent WHPC tax credit properties.

Organizational Chart for 3401 E Washington Avenue

July 2022





Mary Wright

President

608.807-1788

mwright@whpccorp.org

Mary is the President of the Wisconsin Housing Preservation Corp. And is responsible for the leadership and management of a \$500M asset-size company. WHPC's primary business is to acquire, develop and preserve affordable rental housing for lower income residents. WHPC maintains an AA- rating from Standard & Poor's and owns 144 properties with over 8,400 units located throughout the State of Wisconsin.

Prior to joining WHPC, Mary was a Vice President/Senior Relationship Manager in Commercial Banking for Wells Fargo Bank. She was responsible for providing financial solutions for local and global companies, strategic client relationship management, and growing the bank's regional Wisconsin-based market share.

Mary served as the Director of Multifamily Lending at the Wisconsin Housing and Economic Development Authority (WHEDA), overseeing a staff of 52 professionals with responsibility for lending, tax credit allocation, credit risk management, asset management, and contract management for a \$3.2B financial services entity. This was her second time returning to WHEDA where she worked in various positions in Asset Management and Multifamily Development.

Mary spent 10 years as Vice President of Commercial Lending at Johnson Bank, Madison, Wisconsin. Her responsibilities included business development, managing a \$200M loan portfolio and a \$45M bond portfolio, building the bank's reputation in targeted markets, providing business finance solutions to clients, and cross selling other lines of business. Mary was instrumental as a corporate team member for the New Markets Tax Credit (NMTC) Program which included responsibility for creating a new corporation called Johnson Community Development Corporation, working on the submission of five applications to the U.S. Department of the Treasury and achieving four successful NMTC awards totaling \$182M.

Mary attended the Southern Methodist University Graduate School of Banking Commercial Lending School and received a BS in Business Administration/Finance from the University of Wisconsin La Crosse. Mary serves on numerous boards with a special interest in health care organizations. She enjoys volleyball, camping, and biking with her husband, Craig, and their two sons.



Mike Slavish

Chief Operating Officer
608.289.8054
mslavish@whpccorp.org

Mike is the Chief Operating Officer for the Wisconsin Housing Preservation Corp., a nonprofit affordable housing owner and developer with assets of \$500M and over 8,400 units located throughout the State of Wisconsin. In this role his team oversees the asset management, property management, construction and development initiatives for the organization.

Prior to joining WHPC, Mike served as President of Hovde Properties, LLC from 2008 to 2019. In his role he had full P&L responsibility for Hovde's current real estate investment portfolio, including sourcing all new development initiatives while leading a staff of 35 real estate professionals responsible for self-managing all residential, office, and commercial properties consisting of over 1.5 million square feet. By year-end 2018, the total Hovde portfolio value had grown by 725% following the development team's first acquisition in 2010. During this same period, the portfolio size, gross revenues, and net operating income all grew by more than 690%. In addition, the Hovde team secured over \$9M in TIF funding, \$7M in historic tax credits and \$2.5M in "brownfield" funding for various projects. In 2016 Hovde Properties, LLC was also awarded Downtown Madison Inc.'s company of the year award.

Preceding Hovde, Mike was the Director of Real Estate and Portfolio Manager for Hendricks Commercial Properties (HCP), the full-service real estate investment and development arm of ABC Supply Company, Inc., a privately held building material wholesaler with annual sales in 2008 of \$4.5B, net profit of \$200M, and 450 locations nationwide. During his twelve years at HCP, the owned portfolio grew from \$75M to \$520M (593% increase) and generated \$52M in annual lease revenue and \$35M in net operating income. Before HCP, Mike spent the early part of his career working in numerous project manager and development roles at Exxon Company USA in Houston, Texas.

Mike is currently a member of the Middleton Planning Commission and Property Committee Chair of the Girl Scouts of Wisconsin - Badgerland Council. More recently he served as the Board President and Campaign Chair for the United Way Blackhawk Region and Property Committee Chair for the Stateline YMCA.

Mike received an MBA in Finance and Management from the University of Houston, a BS in Civil Engineering from the University of Illinois, and a BA in Physics from Augustana College. He is a licensed Professional Engineer and Real Estate Salesman in the State of Wisconsin. He enjoys playing basketball, golf, waterskiing, snow skiing, snowmobiling, hiking, furniture building, home renovation, Harley touring, and vacationing with his wife, daughters, and extended family.



David Ginger

Vice President

608.807.1767

dginger@whpccorp.org

Dave is Vice President at the Wisconsin Housing Preservation Corp., a nonprofit affordable housing owner and developer with assets of \$500M in a portfolio of more than 8,400 units throughout the State of Wisconsin. In this role, Dave oversees the evaluation of new development and acquisition opportunities, and manages WHPC's human resources functions.

Prior to joining WHPC, Dave spent more than 25 years at the Wisconsin Housing and Economic Development Authority, holding a variety of positions in housing policy research, technology development, and multifamily underwriting. Most recently, he was WHEDA's Commercial Lending Product Manager. In that role, he was responsible for managing all aspects of WHEDA's Housing Tax Credit allocation functions – annually, Dave and his team allocated more than \$16 million of federal housing tax credits and \$7 million of state housing tax credits. In addition to managing credit allocation, Dave was responsible for development of the Qualified Allocation Plan, program outreach and education, and federal & state reporting. Dave led the development of the recently enacted Wisconsin Housing Tax Credit program, along with implementation of the National Housing Trust Fund for the state of Wisconsin.

Prior to joining WHPC, Dave also worked for a Wisconsin-based commercial and multifamily housing development firm, where he focused on new affordable housing development in three midwestern states, along with evaluation of residential acquisition opportunities. He has been a frequent speaker on housing tax credits and affordable housing development topics at state and national housing conferences.

Dave received a BBA in Finance and Real Estate from the University of Wisconsin-Milwaukee and an MS in Real Estate Appraisal and Investment Analysis from the University of Wisconsin-Madison's School of Business. Outside of the office, he enjoys gardening, hiking, photography, golf, and visiting state & national parks with his wife Faith.



Matthew Childress

Debt & Equity Analyst
608.620.9427
mchildress@whpcorp.com

Matthew is the Debt & Equity Analyst at the Wisconsin Housing Preservation Corp., a nonprofit affordable housing owner and developer whose mission is to preserve, provide, and protect affordable housing for the low- and moderate-income citizens of the state of Wisconsin. In this role, he focuses on site selection, acquisition, financing, and land-use approvals for the development of new multifamily properties, and the acquisition of existing multifamily properties. He also seeks to implement efficient financing structures for the WHPC portfolio of assets comprising over 8,400 units.

Prior to joining WHPC, Matthew was the Commercial Lending Product Manager at the Wisconsin Housing and Economic Development Authority (WHEDA). He was tasked with leading activities associated with WHEDA's Federal and State Housing Tax Credit Programs including oversight of the Qualified Allocation Plan and managing several of WHEDA's housing policies and programs. Matthew joined WHEDA in 2013. First as a Multifamily Business Analyst he supported the housing tax credit program and created analytics that drove policy decisions. In the following years as a Commercial Lending Officer, he underwrote and placed 30 awards of federal and state housing tax credits comprising an investment of \$140 Million that created over 1500 units. He also underwrote and performed construction due diligence on WHEDA financing of 20 multifamily projects comprising an investment of \$125 Million that created over 1100 units of housing for elderly, family, workforce, homeless, supportive, and market rate tenant populations.

Prior to focusing on affordable housing, Matthew spent time employed in the non-profit disability advocacy workplace performing real estate asset management and contract administration functions, the architectural services field as a project designer and construction manager, and as a youth soccer coach.

Matthew received his Bachelor's Degree of Business Administration in Real Estate and Urban Land Economics from the University of Wisconsin-Madison. He is married and is a proud father of two sons and a daughter.



Megan S. Walela

Development Project Manager

608.620.9435

mwalela@whpc.com

Megan is a Development Project Manager at the Wisconsin Housing Preservation Corp., a non-profit affordable housing owner and developer of more than 8,500 units in Wisconsin. In this role, she identifies new development opportunities, coordinates rehabs of WHPC's portfolio, and works to develop thoughtfully designed rental housing for low-income residents throughout Wisconsin.

Prior to joining WHPC, Megan was a Kuehn Fellow on the real estate development team at Preservation of Affordable Housing, Inc. (POAH), a non-profit affordable housing owner and developer based in Boston. At POAH, she worked on projects exceeding \$335 million in total development costs, including a 263-unit, two-phase HUD 8bb transfer project in Miami; a 227-unit historic mill acquisition and rehabilitation in the Greater Boston area; and a 224-unit Choice Neighborhoods Initiative project in Boston with ground-floor retail and twinning 4% and 9% Low-Income Housing Tax Credits.

Previously, Megan worked at Enterprise Advisors, the consulting arm of Enterprise Community Partners, and at the National Academies of Sciences, Engineering, and Medicine in Washington, DC. At Enterprise, she helped write the Tacoma Affordable Housing Action Plan, which received a Governor's Smart Housing Strategies Award in Washington State. Megan was also a Global Health Corps Fellow at Spark MicroGrants, a non-profit organization that promotes community development throughout East Africa.

Megan has a bachelor's degree from Beloit College and a Master in Urban Planning degree from the Harvard University Graduate School of Design. She enjoys playing basketball, biking, and hiking volcanoes.



3.a. LSS Letter on Supportive Services

Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.

July 11, 2022

To Whom It May Concern,

Lutheran Social Services of Wisconsin and Upper Michigan, Inc. (LSS) has been a longtime partner with Wisconsin Housing Preservation Corp. (WHPC) in a variety of capacities. LSS intends to continue this partnership as the service provider at WHPC's proposed development on Madison's East Side at 3401 E. Washington Avenue.

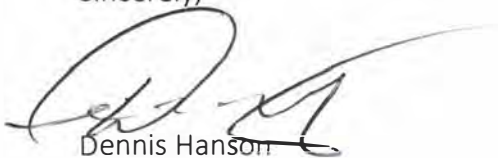
LSS has significant experience in providing supportive services to people in need since 1882, and LSS is one of the service provider agencies listed in Attachment C of the City of Madison Community Development Division's Affordable Housing Fund-TC: 2022 Rental Housing Development RFP #11057-2022. LSS provides a multitude of services across a person's lifespan to address different situations and unmet needs. Services are available for children and families, adults, older adults, and persons with disabilities. For WHPC's proposal for RFP #11057-2022, LSS intends to focus on providing services and/or referrals in the following areas:

- Adult Education
- Employment Services
- Accessing Benefits
- Financial Literacy
- General Service Coordination

For further information on the unit mix, target population, and financial support, please see questions eight through 11 within WHPC's application.

The level of services that will be made available at this property as part of this partnership are adequate for the intended number of supportive housing units and target population. The ability to provide housing options for individuals in need is a priority and without collaborative community partnerships such as LSS and WHPC, it would not be possible.

Sincerely,



Dennis Hanson
Vice President
Lutheran Social Services of Wisconsin and Upper Michigan



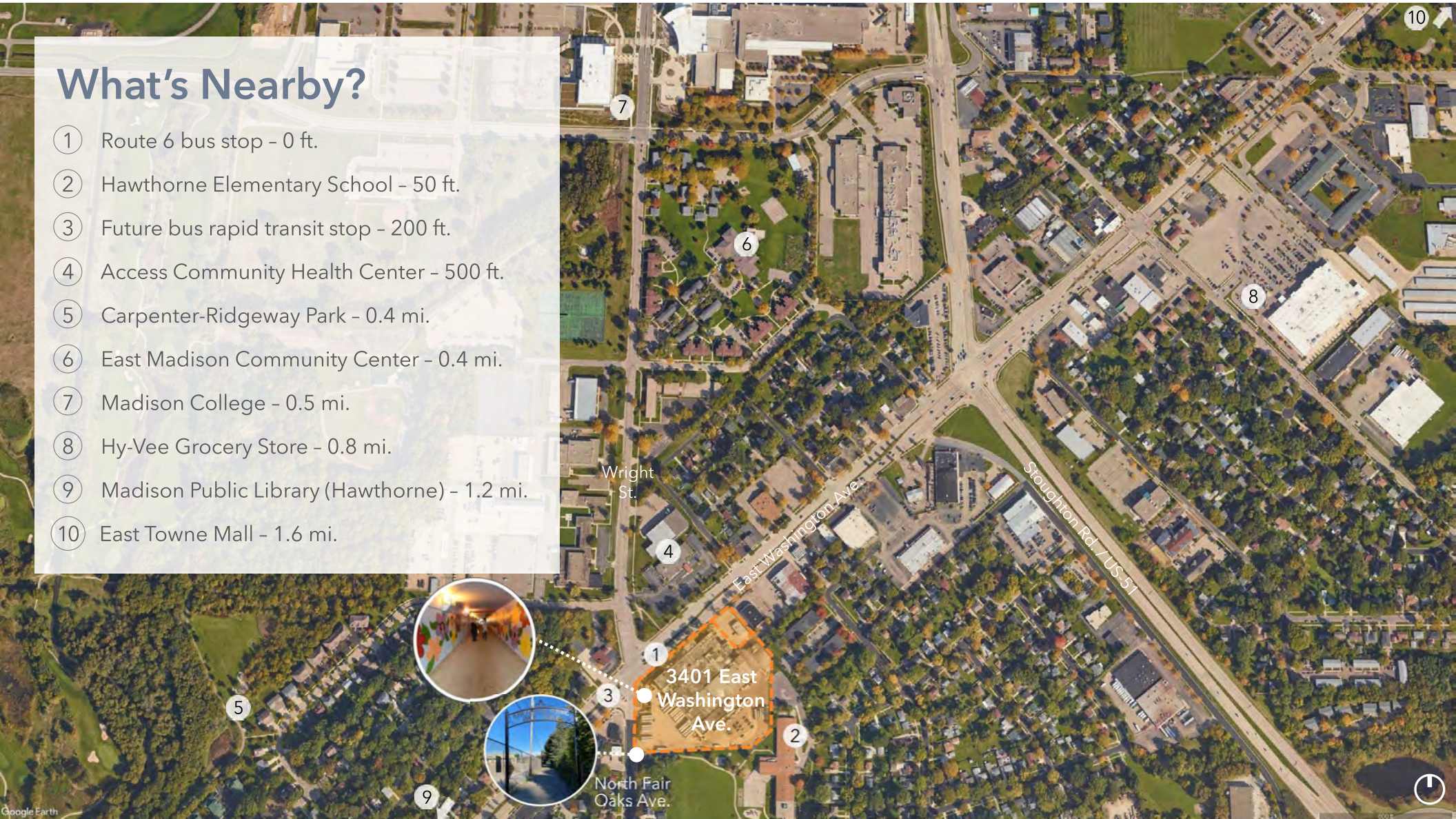
3.b. Site Map

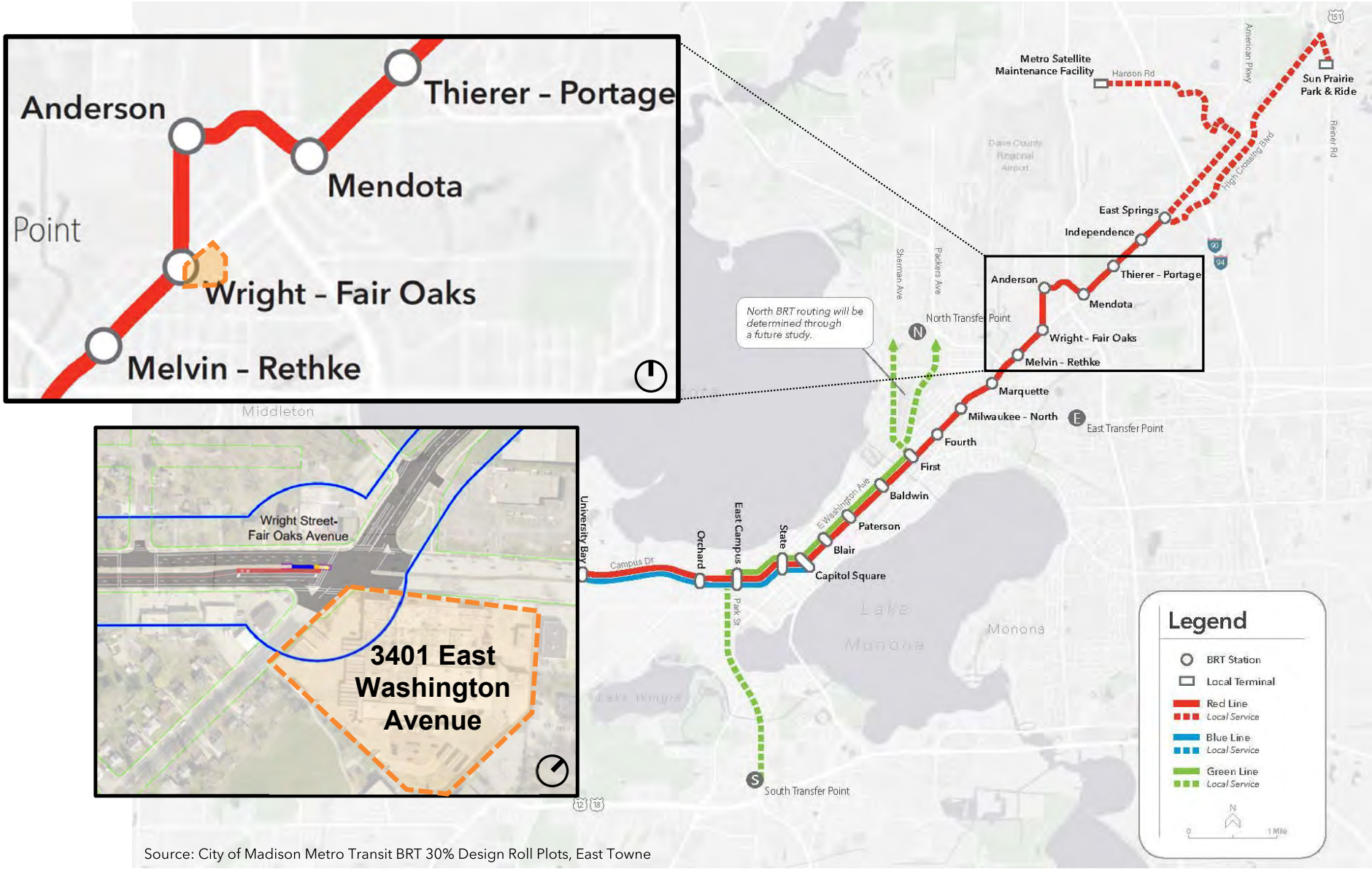
Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.

Site Map

What's Nearby?

- ① Route 6 bus stop - 0 ft.
- ② Hawthorne Elementary School - 50 ft.
- ③ Future bus rapid transit stop - 200 ft.
- ④ Access Community Health Center - 500 ft.
- ⑤ Carpenter-Ridgeway Park - 0.4 mi.
- ⑥ East Madison Community Center - 0.4 mi.
- ⑦ Madison College - 0.5 mi.
- ⑧ Hy-Vee Grocery Store - 0.8 mi.
- ⑨ Madison Public Library (Hawthorne) - 1.2 mi.
- ⑩ East Towne Mall - 1.6 mi.





Source: City of Madison Metro Transit BRT 30% Design Roll Plots, East Towne

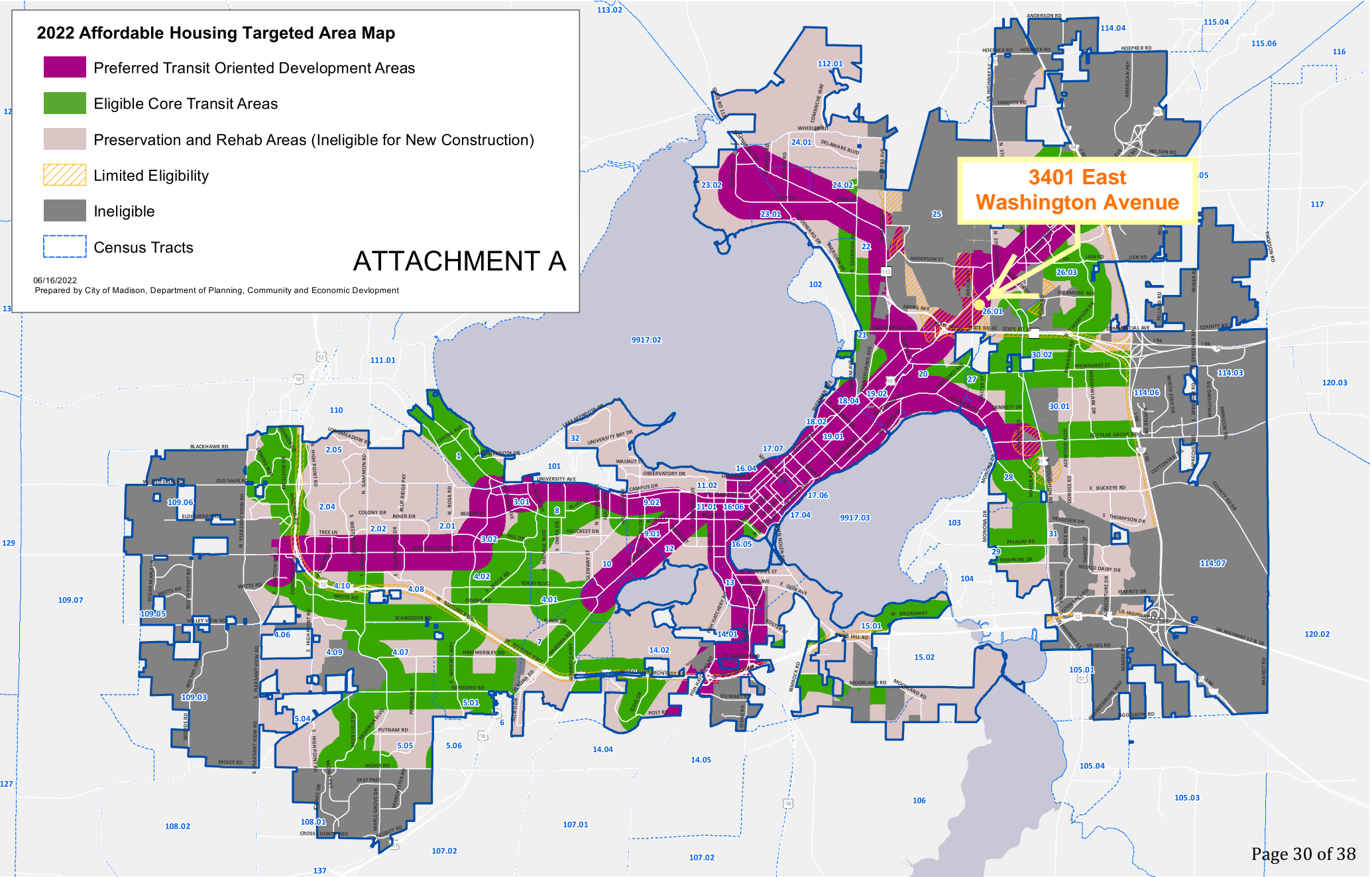
2022 Affordable Housing Targeted Area Map

- Preferred Transit Oriented Development Areas
- Eligible Core Transit Areas
- Preservation and Rehab Areas (Ineligible for New Construction)
- Limited Eligibility
- Ineligible
- Census Tracts

ATTACHMENT A

06/16/2022
Prepared by City of Madison, Department of Planning, Community and Economic Development

3401 East Washington Avenue



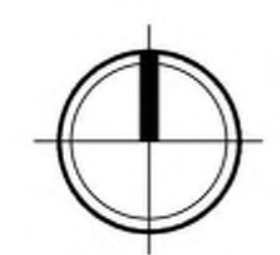


3.c. Site Plan and Drawings

Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.



DEVELOPMENT SUMMARY	
245 UNITS	
100 - ONE BEDROOMS	
102 - TWO BEDROOMS	
43 - THREE BEDROOMS	
213 - UNDERGROUND STALLS	
69 - SURFACE PARKING STALLS	
282 - PARKING STALLS	
1.15 PARKING RATIO	



Site Plan
 Gardner Bakery Redevelopment
 3401 E. Washington Avenue
 June 22, 2022





















knothe • bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562

ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

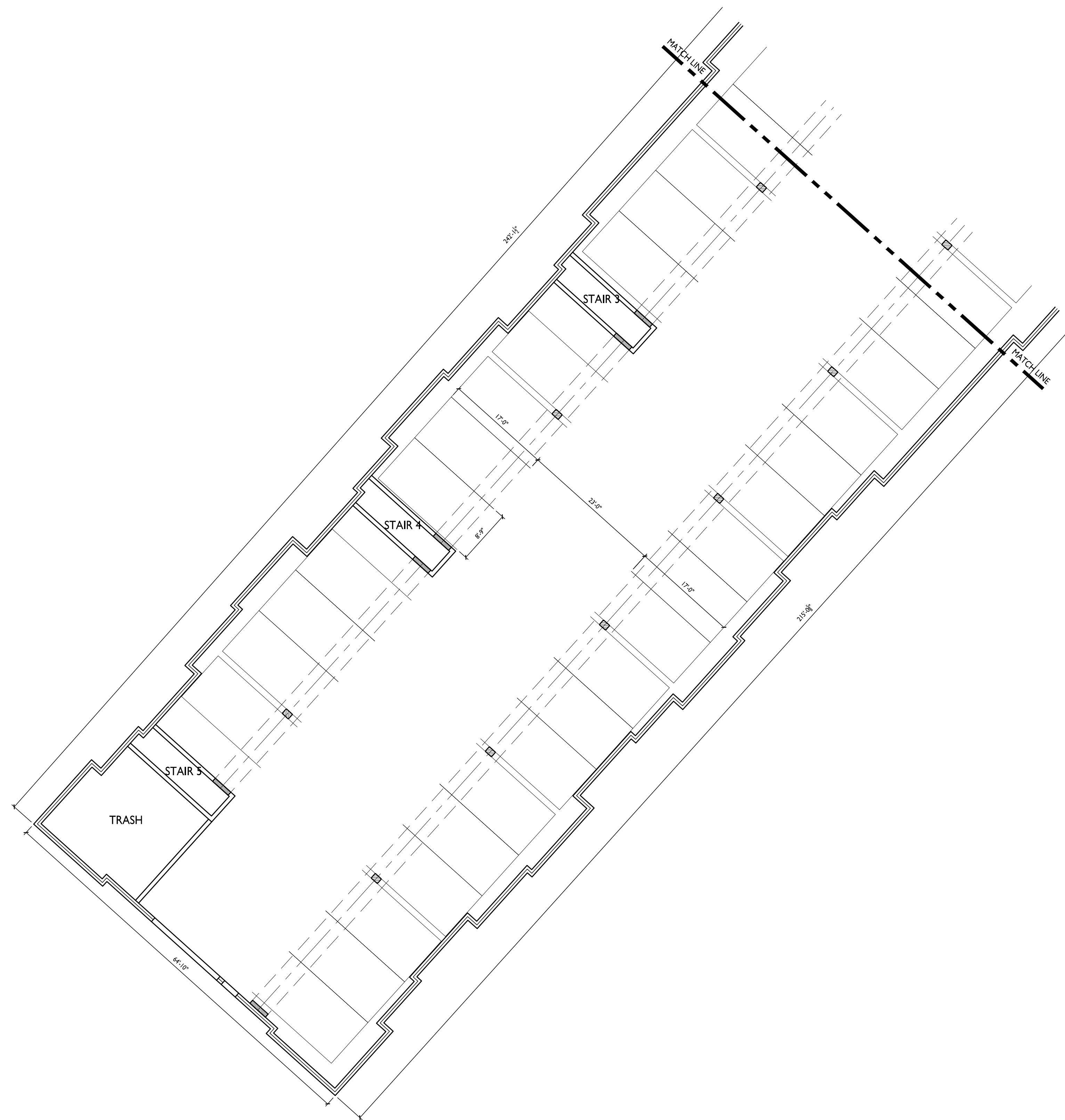
E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #1 & 2
Basement Plan

SHEET NUMBER

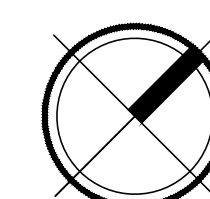
A-1.0b

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BASEMENT PLAN - BUILDING 2
A-1.0b 3/32" = 1'-0"





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WHPC
Gardner Bakery
Redevelopment

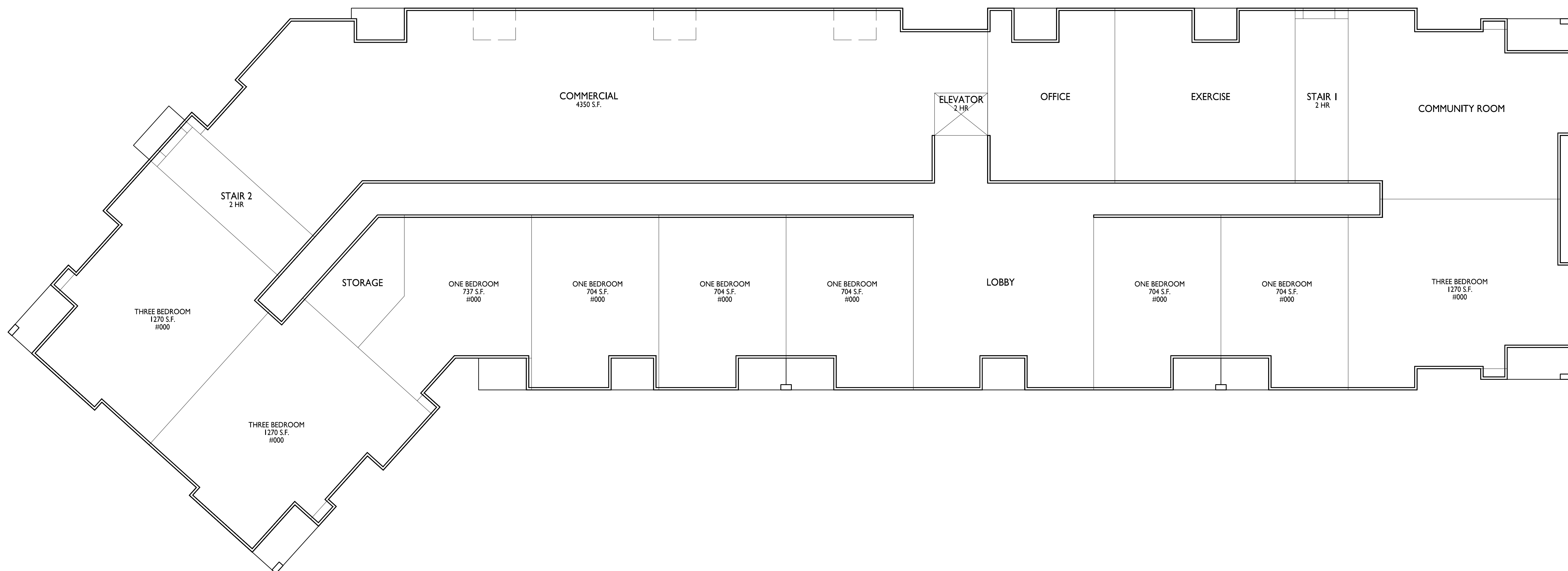
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& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
**Building #1 First
Floor Plan**

SHEET NUMBER

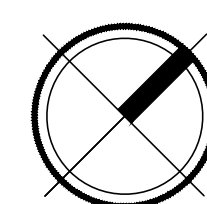
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PROJECT NO. **2209**

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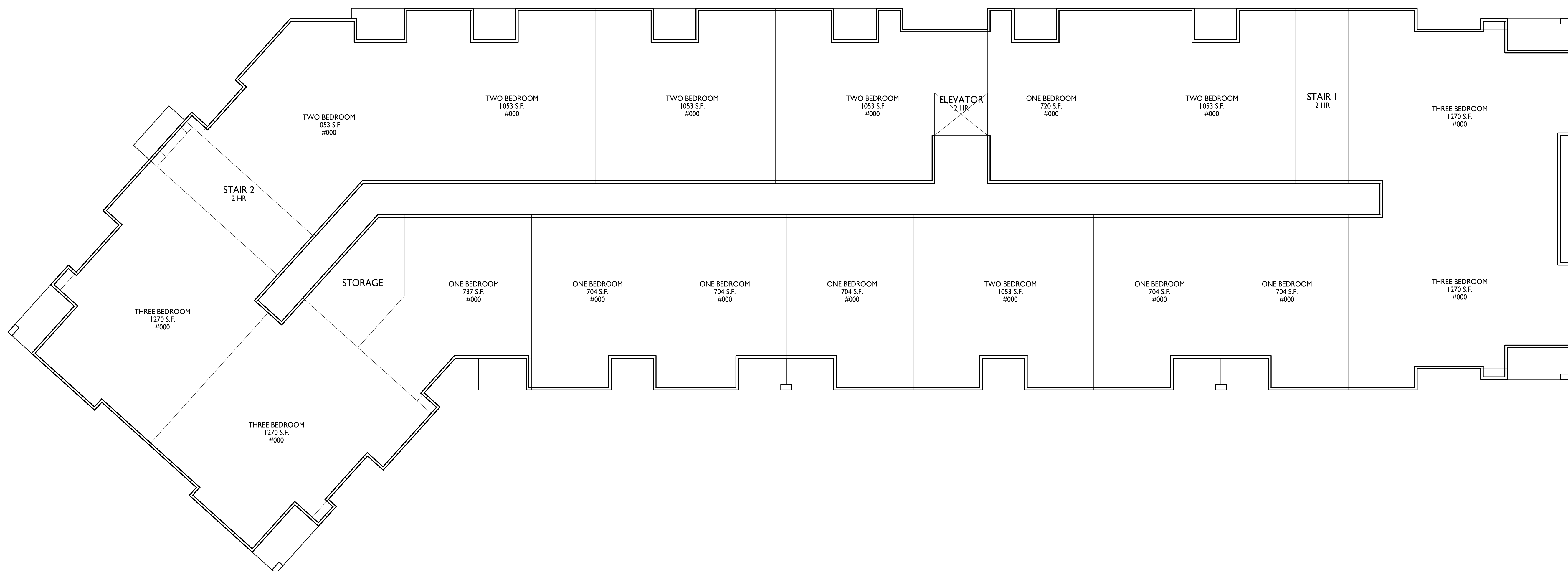
FLOOR PLAN
A-1.1 3/32" = 1'-0"





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608.836.3690 Middleton, WI 53562



ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #1
Second-Fifth
Floor Plan

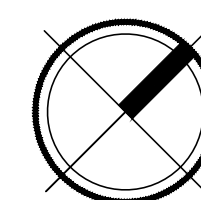
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A-1.2

PROJECT NO. **2209**

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1
A-1.2 **SECOND-FIFTH FLOOR PLAN**
3/32" = 1'-0"





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Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #2
First Floor Plan

1 FIRST FLOOR PLAN
A-1.1 1/8" = 1'-0" 

SHEET NUMBER

A-1.1

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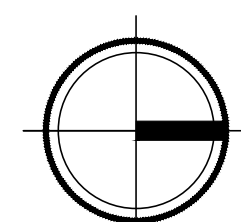


ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #2
Second Floor Plan

1
A-1.2
SECOND FLOOR PLAN
1/8" = 1'-0"



SHEET NUMBER

A-1.2

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PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

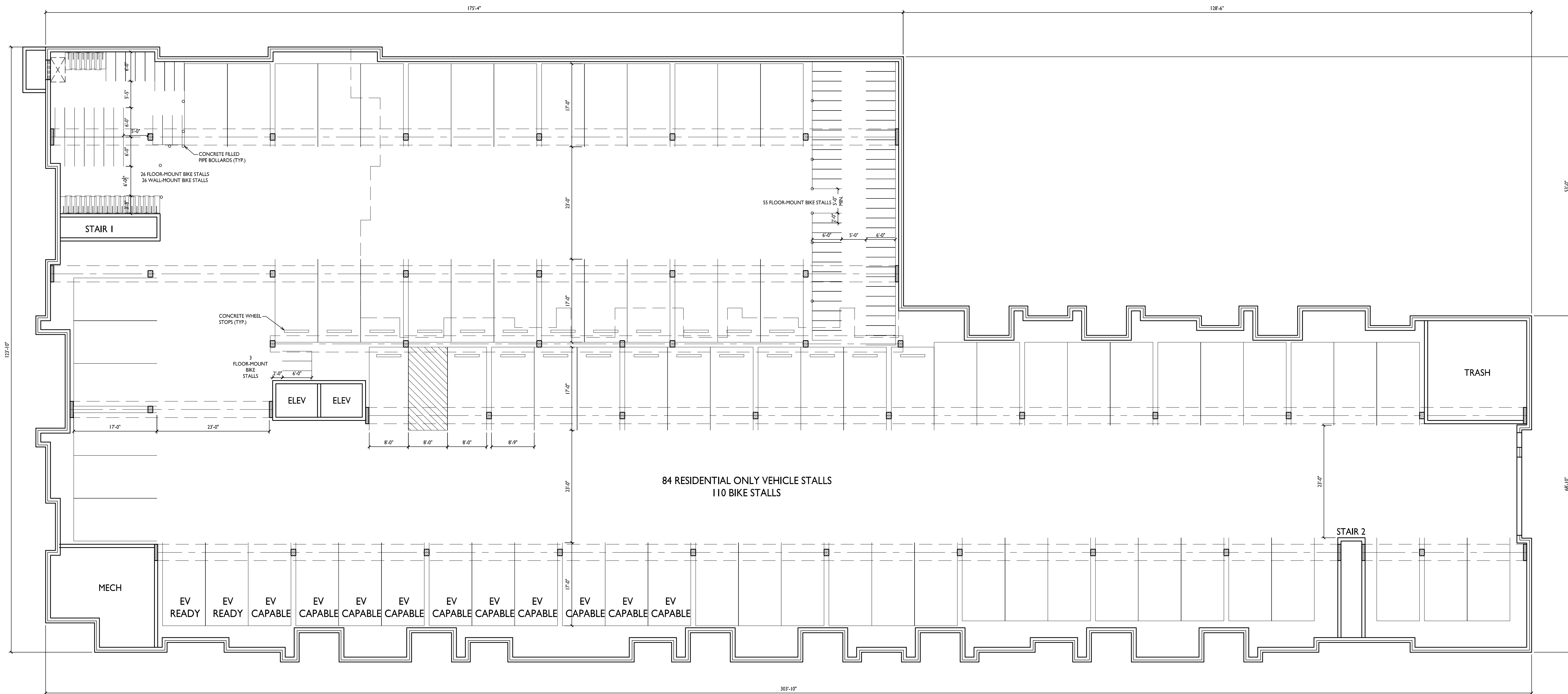
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Madison, Wisconsin
SHEET TITLE
Building #3
Basement Plan

SHEET NUMBER

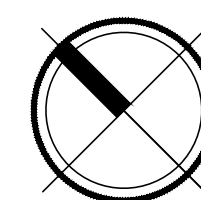
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PROJECT NO. **2209**

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1 BASEMENT PLAN
A-1.0 3/32" = 1'-0"





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ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

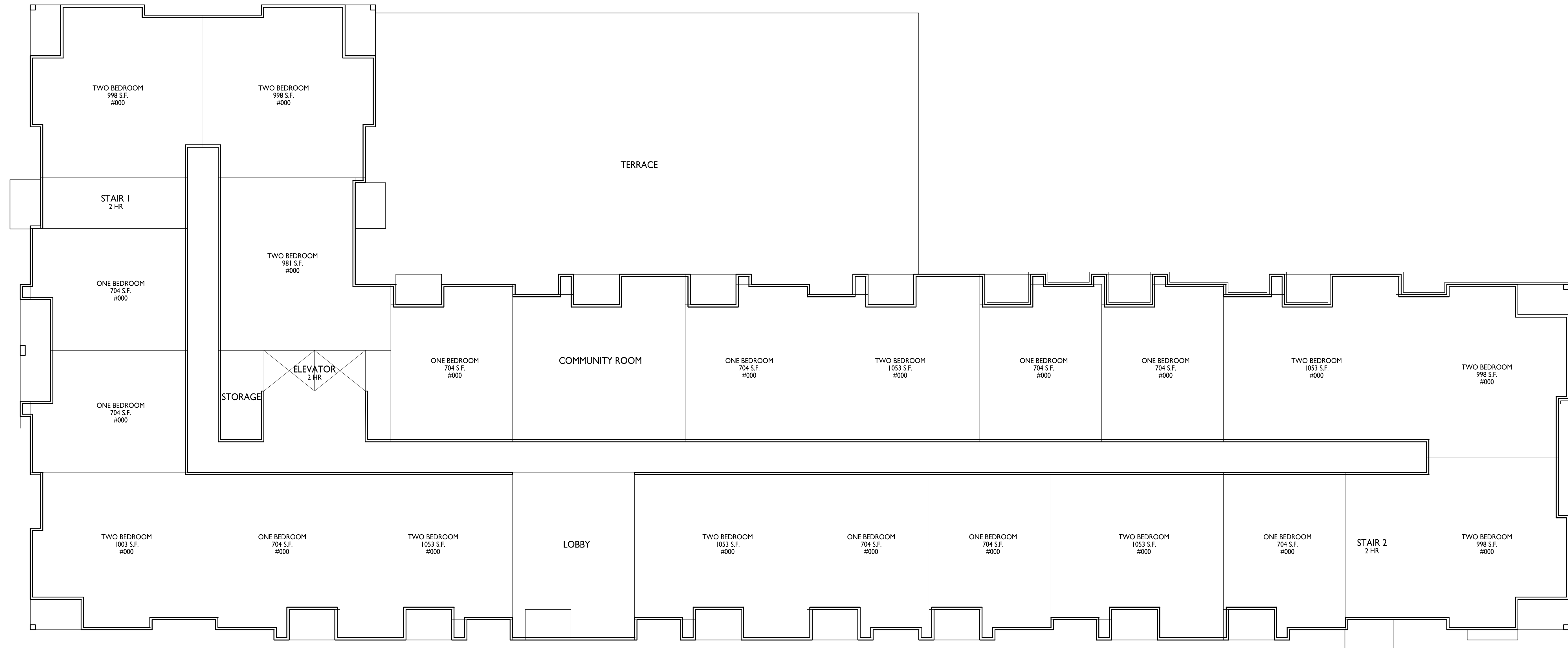
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& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #3
First Floor Plan

SHEET NUMBER

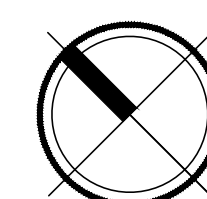
A-1.1

PROJECT NO. **2209**

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FIRST FLOOR PLAN
A-1.1 3/32" = 1'-0"





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ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

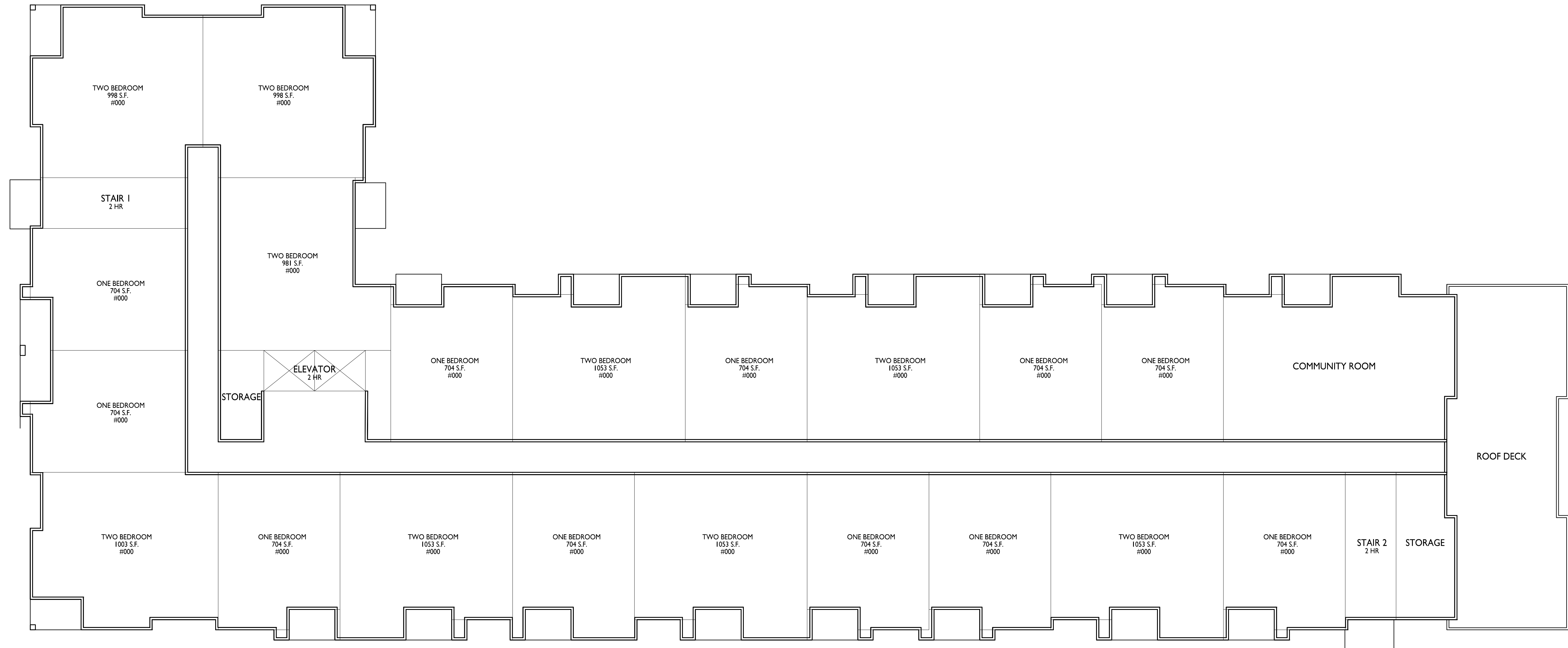
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& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #3
Fifth Floor Plan

SHEET NUMBER

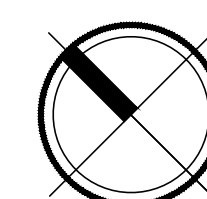
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PROJECT NO. **2209**

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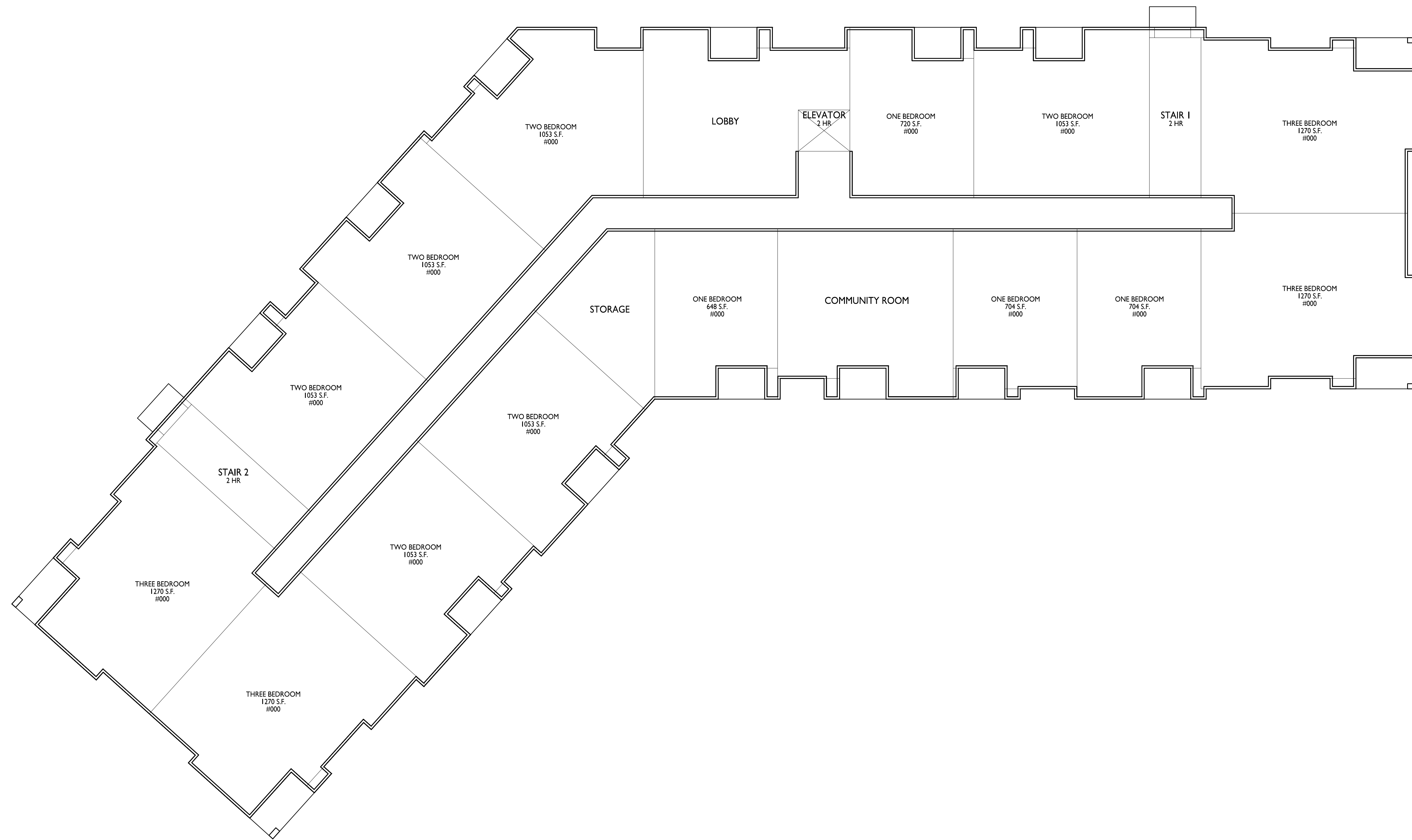
FIFTH FLOOR PLAN
A-1.5 3/32" = 1'-0"





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ARCHITECTS

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ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #4
First Floor Plan

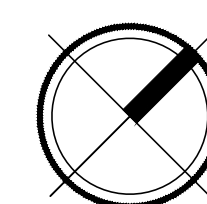
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PROJECT NO. **2209**

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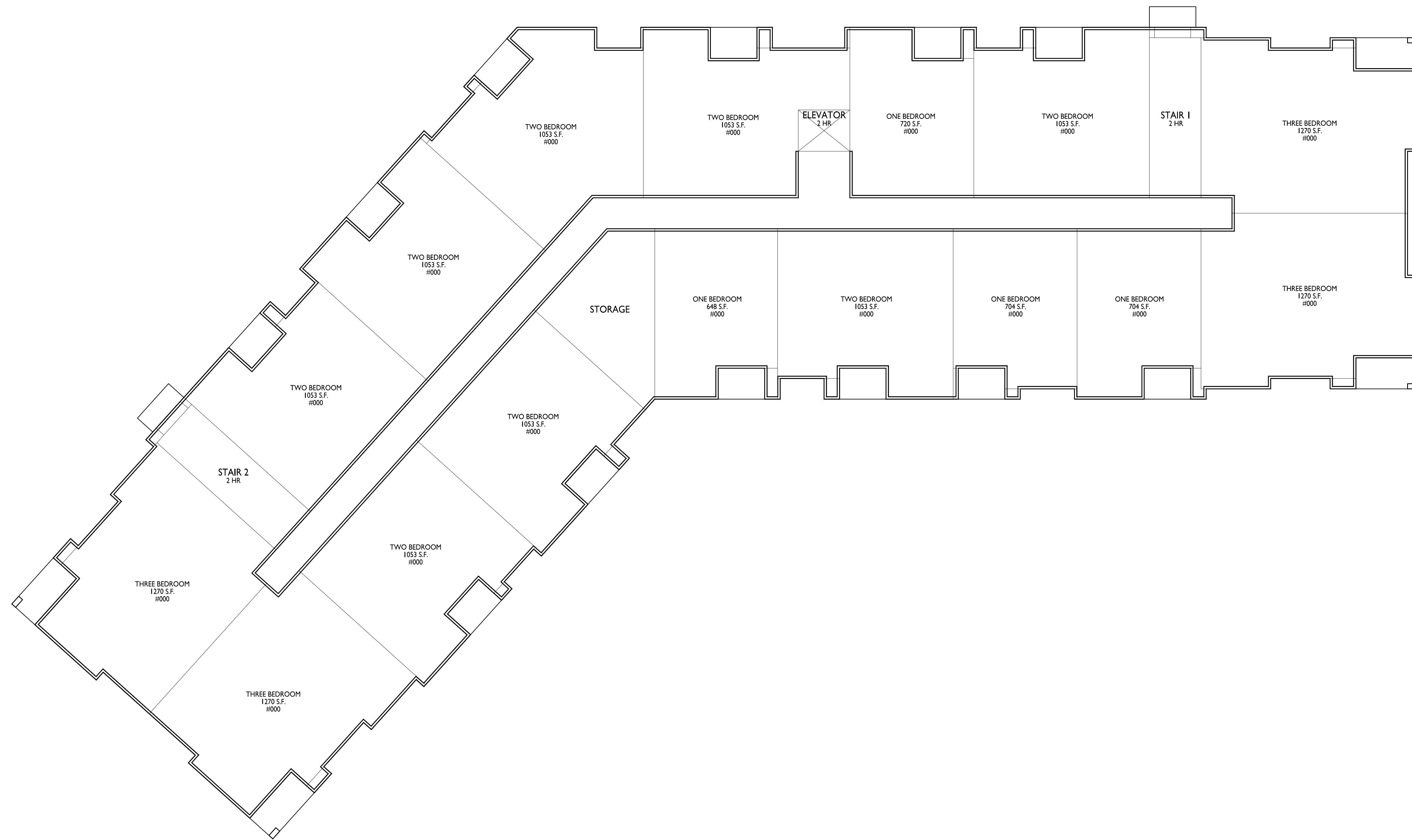
1 FIRST FLOOR PLAN
A-1.1 3/32" = 1'-0"





knothe + bruce
ARCHITECTS

Phone: 7601 University Ave., Ste 201
608.836.3690 Middleton, WI 53562



ISSUED
Land Use & UDC Submittal - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& N Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE
Building #4
Second-Third
Floor Plan

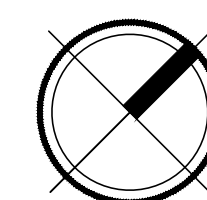
SHEET NUMBER

A-1.2

PROJECT NO. **2209**

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1 SECOND-THIRD FLOOR PLAN
A-1.2 3/32" = 1'-0"





1 ELEVATION - NORTH WEST
A201 1/8" = 1'-0"



2 ELEVATION - NORTH WEST 2
A201 1/8" = 1'-0"

ISSUED
Issued For LU & UDC - May 16, 2022

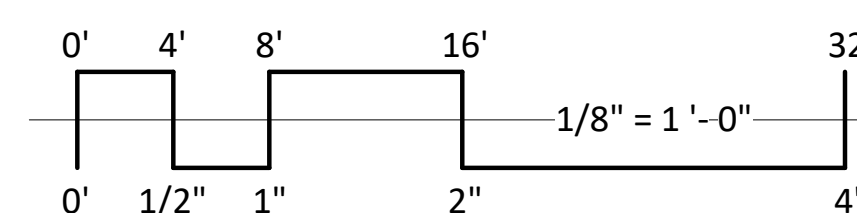
PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS
BUILDING #1**

SHEET NUMBER

A201
PROJECT NUMBER 2209



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

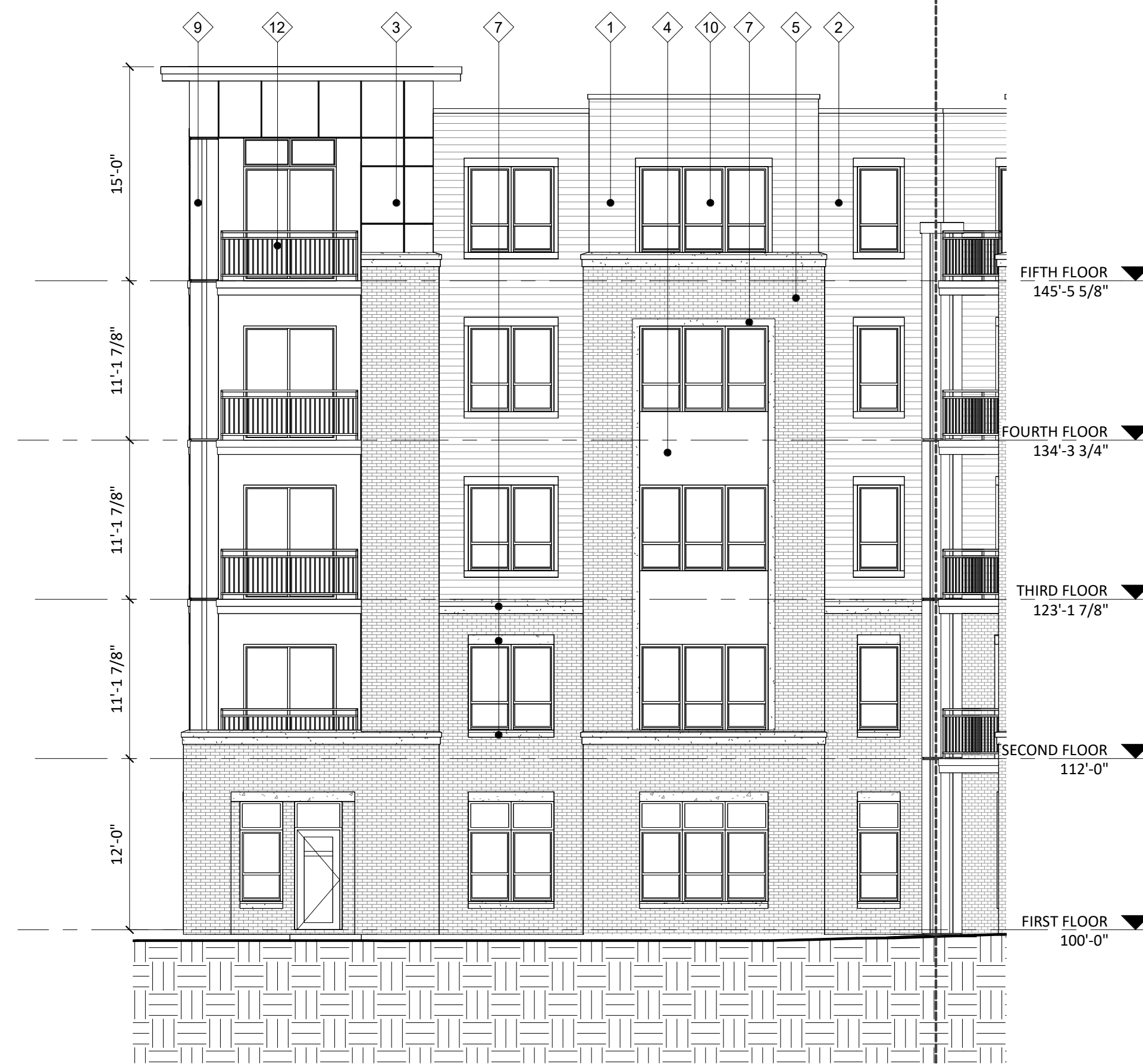


3 ELEVATION - SOUTH EAST
A202 1/8" = 1'-0"

ISSUED
Issued For LU & UDC - May 16, 2022



1 ELEVATION - WEST
A202 1/8" = 1'-0"



2 ELEVATION - EAST
A202 1/8" = 1'-0"

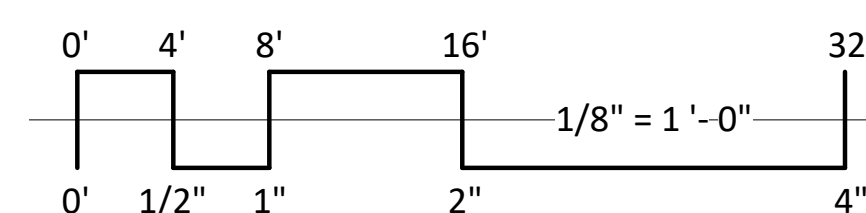
PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

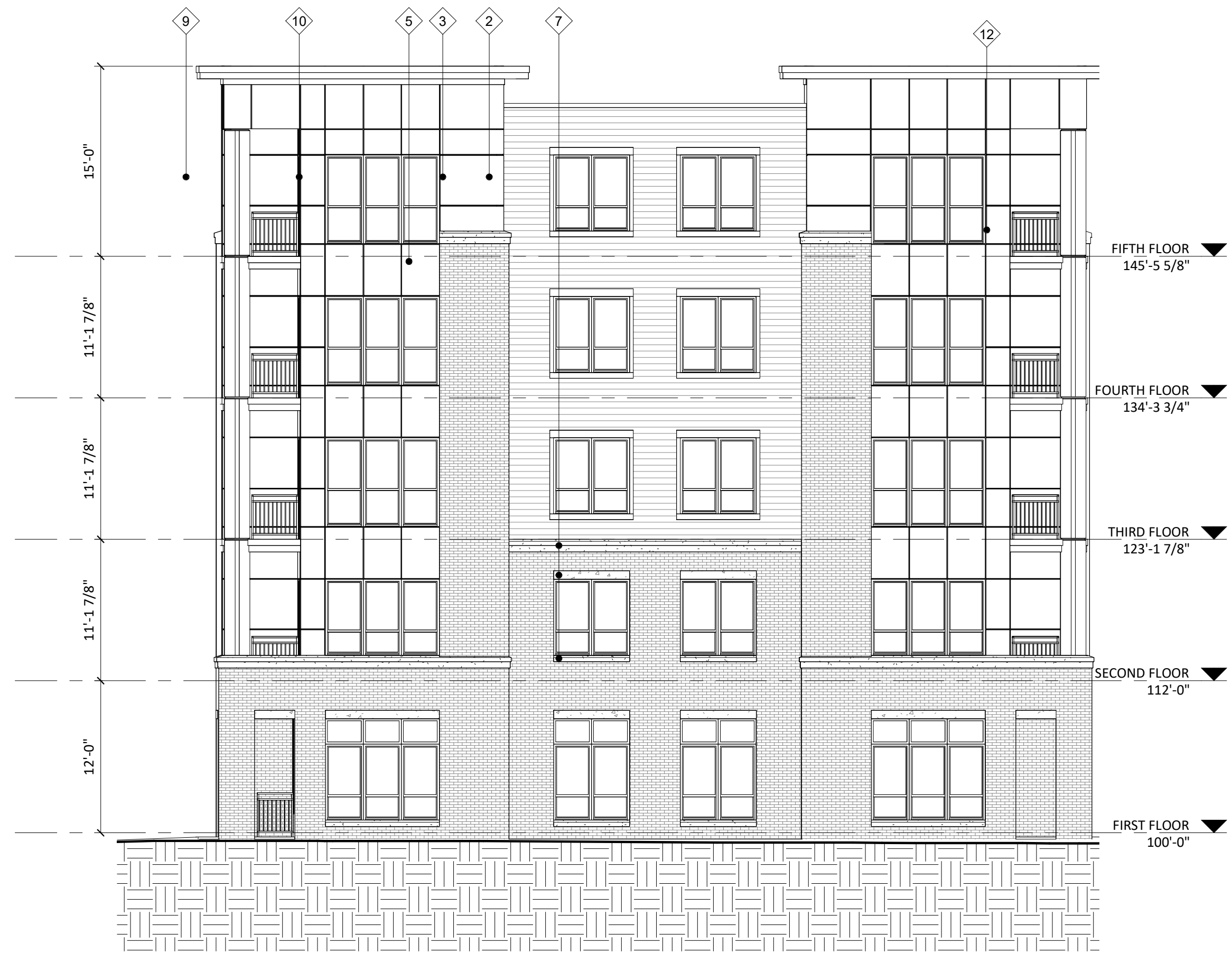
SHEET TITLE
**EXTERIOR
ELEVATIONS
BUILDING #1**

SHEET NUMBER

A202
PROJECT NUMBER 2209



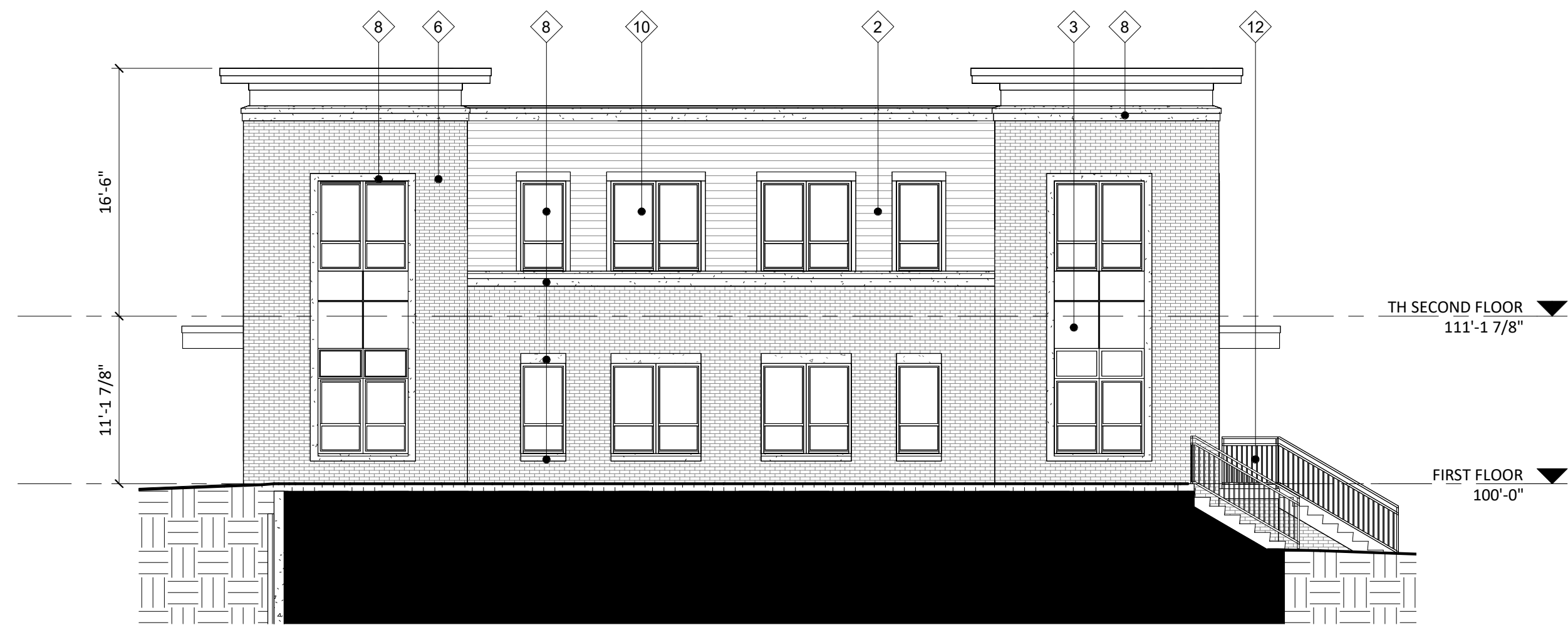
EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



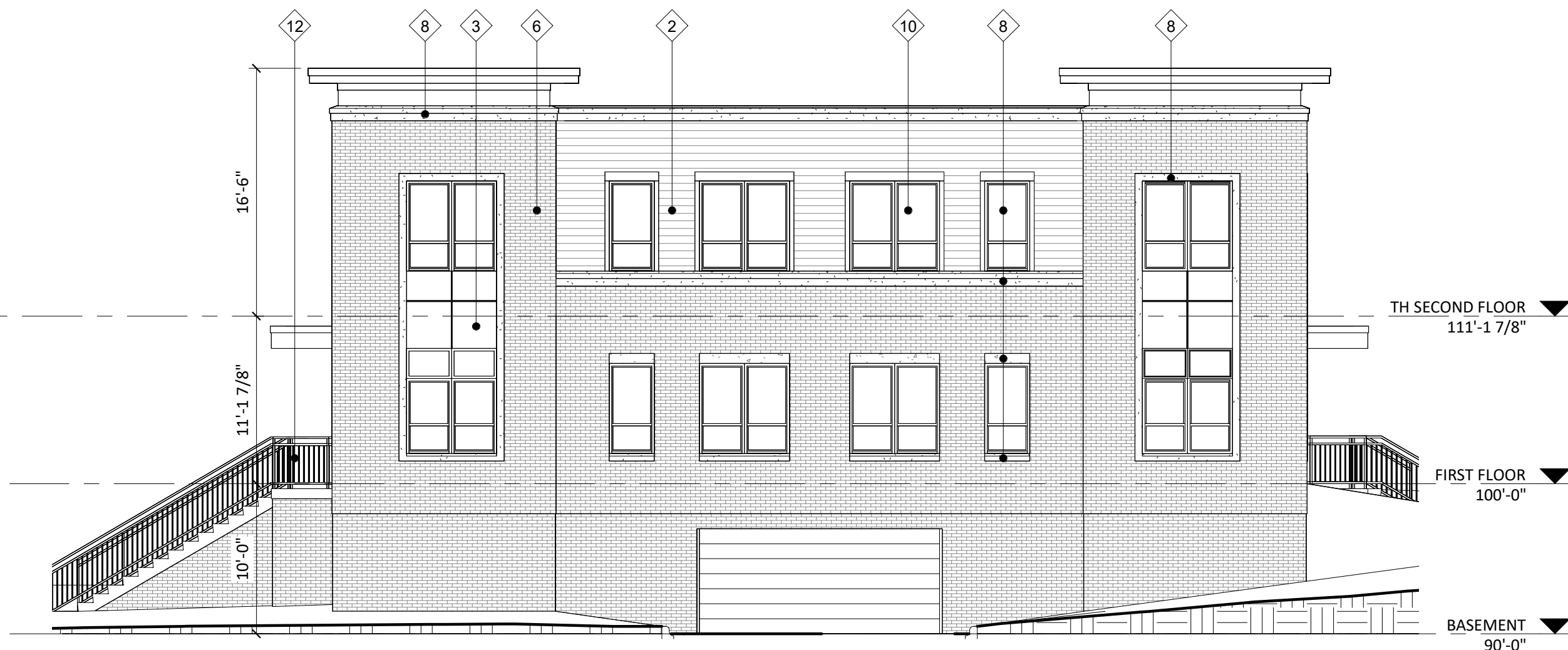
1 ELEVATION - NORTH EAST
A203 1/8" = 1'-0"



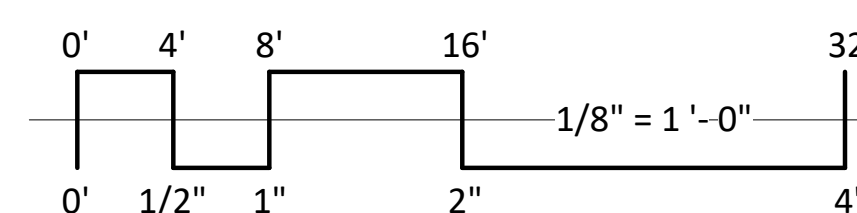
2 ELEVATION - SOUTH
A203 1/8" = 1'-0"



3 TH ELEVATION - NORTH
A203 1/8" = 1'-0"



4 TH ELEVATION - SOUTH
A203 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



1 TH ELEVATION - EAST
A204 1/8" = 1'-0"



2 TH ELEVATION - WEST
A204 1/8" = 1'-0"

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

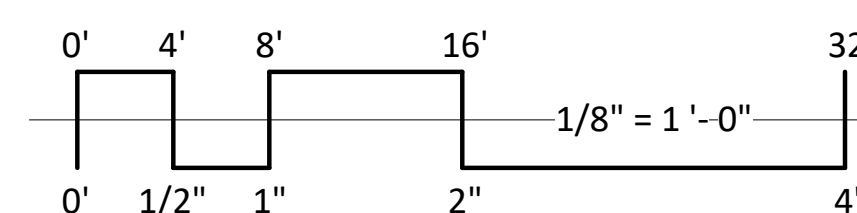
E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
BUILDING #2**

SHEET NUMBER

A204
PROJECT NUMBER 2209

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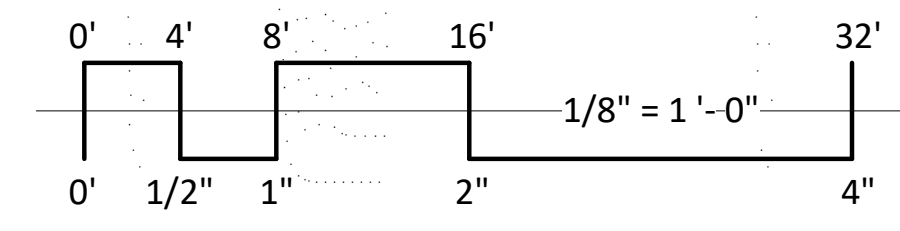
EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



1 COLORED ELEVATION - NORTH WEST
 1/8" = 1'-0"



2 COLORED ELEVATION - NORTH WEST 2
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
 Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
 Gardner Bakery
 Redevelopment

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin
 SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS
BUILDING #1

SHEET NUMBER

A205
 PROJECT NUMBER 2209



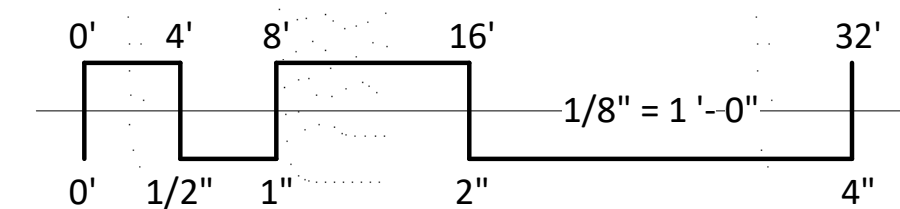
1 COLORED ELEVATION - SOUTH EAST
 A206 1/8" = 1'-0"



2 COLORED ELEVATION - WEST
 A206 1/8" = 1'-0"



3 COLORED ELEVATION - EAST
 A206 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
 Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin
 SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS
BUILDING #1

SHEET NUMBER

A206
 PROJECT NUMBER 2209



1 COLORED ELEVATION - NORTH EAST
 1/8" = 1'-0"



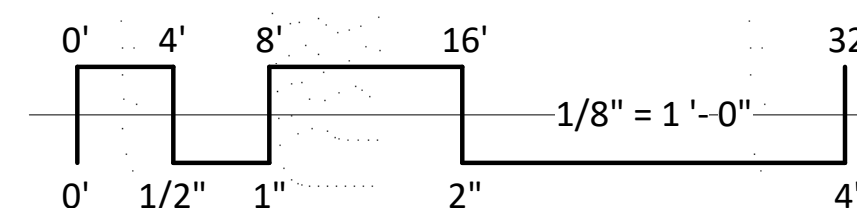
2 COLORED ELEVATION - SOUTH
 1/8" = 1'-0"



3 COLORED TH ELEVATION - NORTH
 1/8" = 1'-0"



4 COLORED TH ELEVATION - SOUTH
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
 Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin

SHEET TITLE
COLORED
EXTERIOR
ELEVATIONS
BUILDING #1 & #2

SHEET NUMBER

A207

PROJECT NUMBER 2209



1 COLORED 3D ELEVATION - EAST
 1/8" = 1'-0"



2 COLORED 3D ELEVATION - WEST
 1/8" = 1'-0"

ISSUED
 Issued For LU & UDC - May 16, 2022

PROJECT TITLE
WHPC
Gardner Bakery
Redevelopment

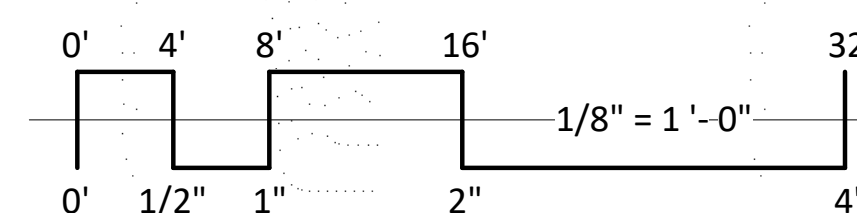
E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin
 SHEET TITLE

COLORED
EXTERIOR
ELEVATIONS
BUILDING #2

SHEET NUMBER

A208

PROJECT NUMBER **2209**



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	RICH ESPRESSO	(#8) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE
(#2) - COMPOSITE LAP SIDING 6"	JAMES HARDIE	IRON GRAY	(#9) - COLUMN WRAP	JAMES HARDIE	ARCTIC WHITE - SMOOTH
(#3) - METAL PANEL	CMG	SILVER	(#10) - COMPOSITE WINDOWS	ANDERSEN 100	BLACK
(#4) - COMPOSITE PANEL	WOODTONE	CARIBOU TRAILS	(#11) - ALUM. STOREFRONT	N/A	BLACK
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
(#5) - BRICK VENEER	INTERSTATE BRICK	ALMOND	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#6) - BRICK VENEER	INTERSTATE BRICK	ALMOND	(#12) - RAILING & HANDRAILS	SUPERIOR	BLACK
(#7) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



1 ELEVATION - SOUTH WEST
A201 1/8" = 1'-0"

ISSUED
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2 ELEVATION - SOUTH WEST 2
A201 1/8" = 1'-0"

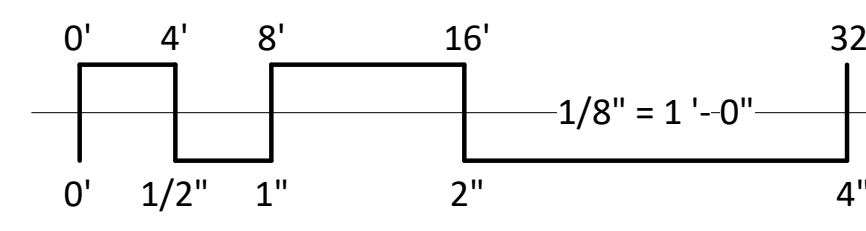
PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

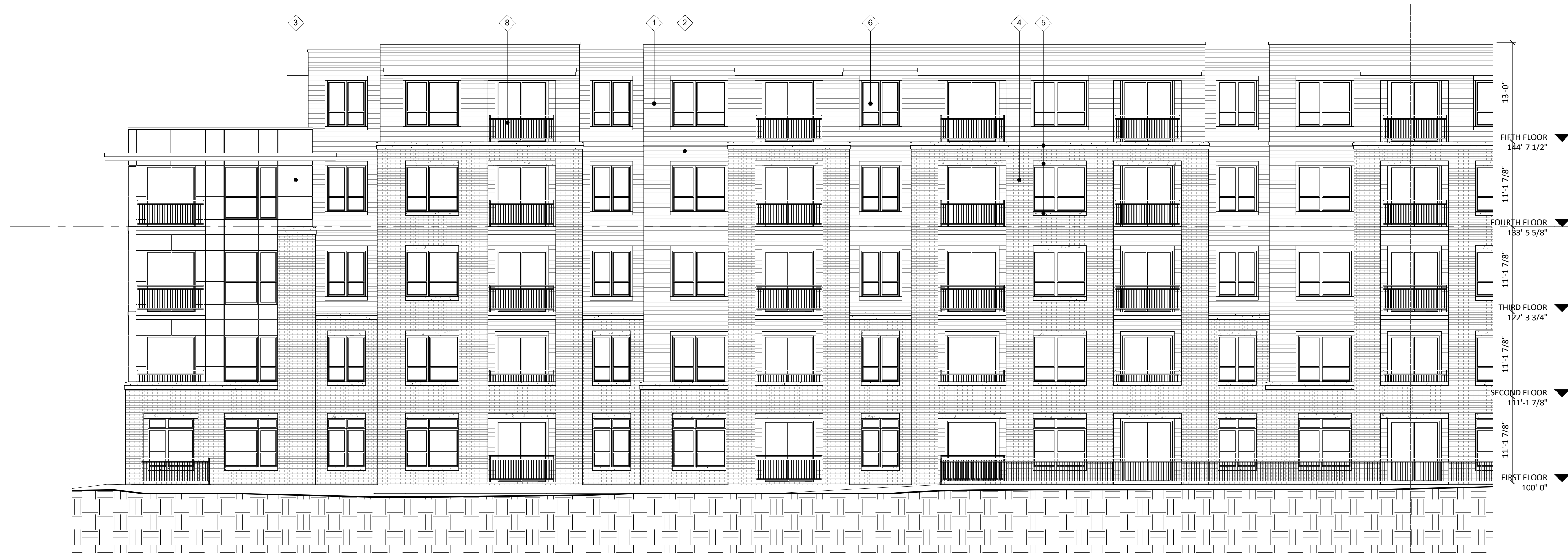
SHEET TITLE
**EXTERIOR
ELEVATIONS
BUILDING #3**

SHEET NUMBER

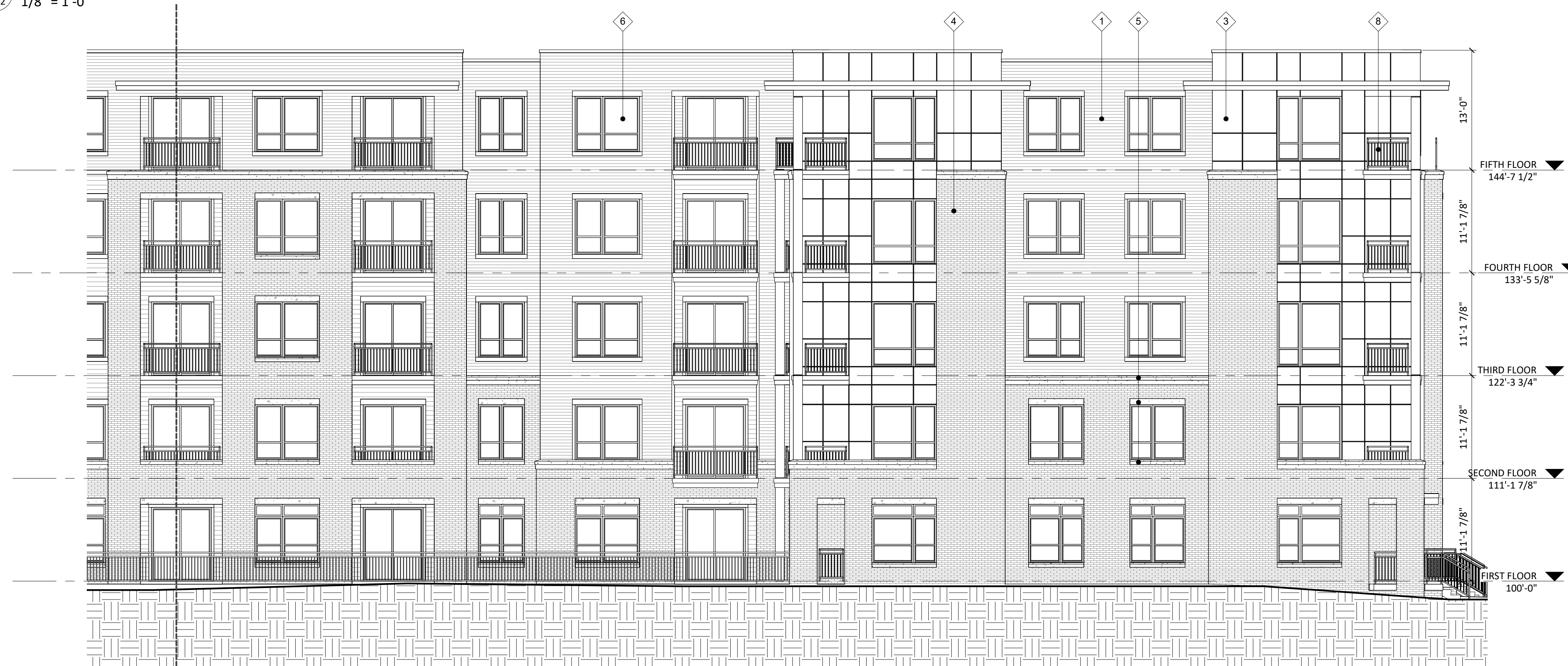
A201
PROJECT NUMBER 2209



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



2 ELEVATION - NORTH EAST 2
1/8" = 1'-0"



1 ELEVATION - NORTH EAST
1/8" = 1'-0"

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

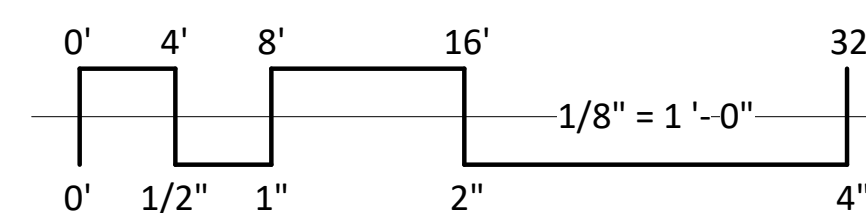
E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
BUILDING #3**

SHEET NUMBER

A202
PROJECT NUMBER 2209

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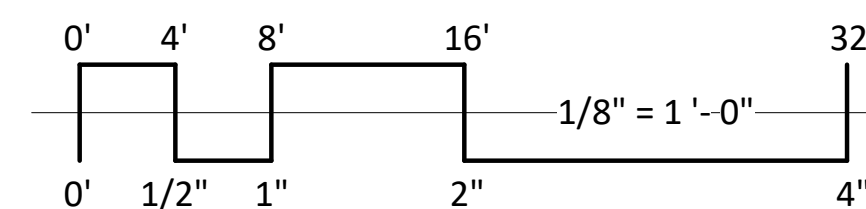
EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



1 ELEVATION - NORTH WEST
A203 1/8" = 1'-0"



2 ELEVATION - SOUTH EAST
A203 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS
BUILDING #3**

SHEET NUMBER

A203

PROJECT NUMBER 2209



1 COLORED ELEVATION - SOUTH WEST
A204 1/8" = 1'-0"

ISSUED
Issued For LU & UDC - May 16, 2022



2 COLORED ELEVATION - SOUTH WEST 2
A204 1/8" = 1'-0"

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

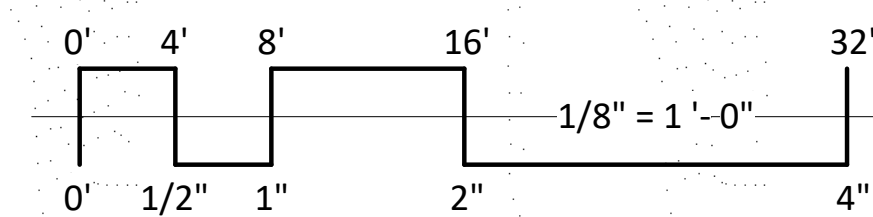
E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin

SHEET TITLE
**EXTERIOR
ELEVATIONS
COLORED
BUILDING #3**

SHEET NUMBER

A204

PROJECT NUMBER 2209



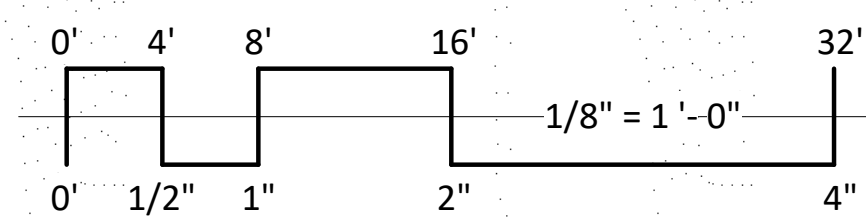
EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			



1 COLORED ELEVATION - NORTH EAST 2
 A205 1/8" = 1'-0"



2 COLORED ELEVATION - NORTH EAST
 A205 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
 Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
 Bakery
 Redevelopment**

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS
 COLORED
 BUILDING #3**

SHEET NUMBER

A205

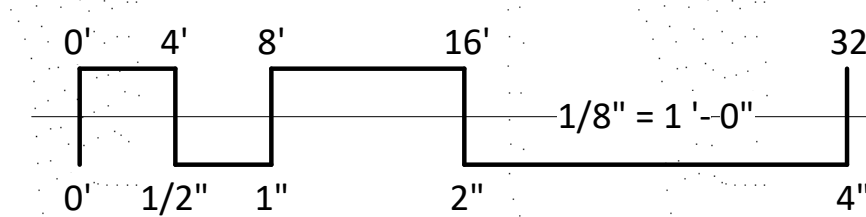
PROJECT NUMBER 2209



1 COLORED ELEVATION - NORTH WEST
A206 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH EAST
A206 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	SILVER	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	ASH	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CREME BUFF			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
COLORED
BUILDING #3**

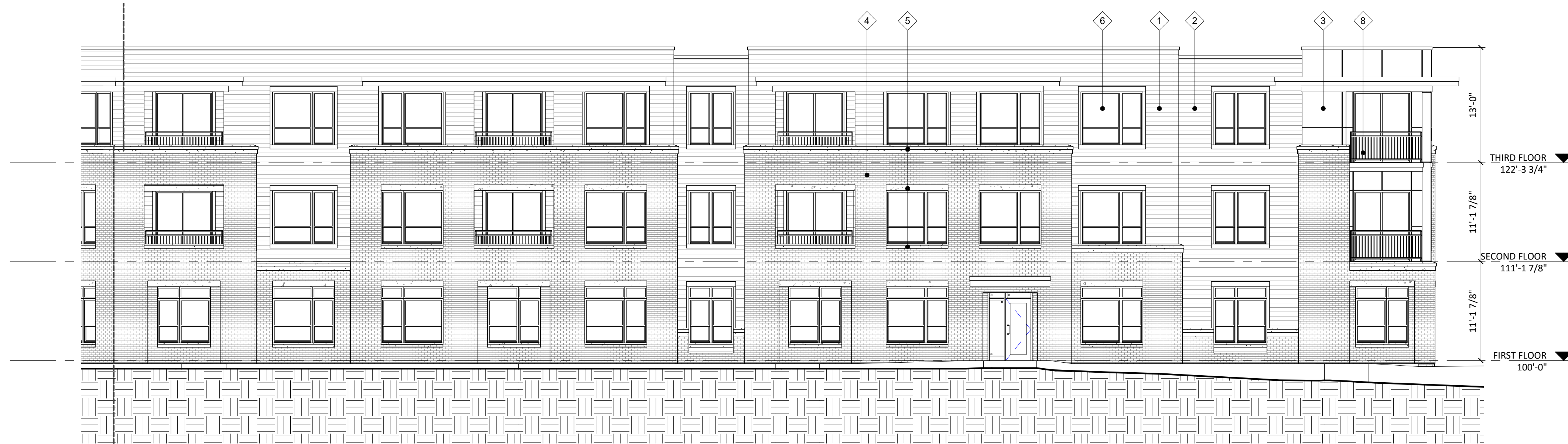
SHEET NUMBER

A206

PROJECT NUMBER 2209



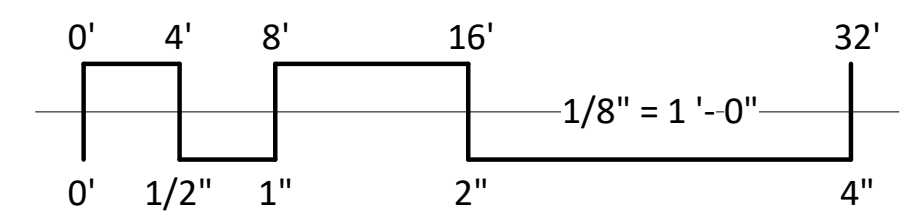
1 ELEVATION - NORTH WEST
A201 1/8" = 1'-0"



2 ELEVATION - WEST
A201 1/8" = 1'-0"



3 ELEVATION - SOUTH
A201 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
BUILDING #4**

SHEET NUMBER

A201

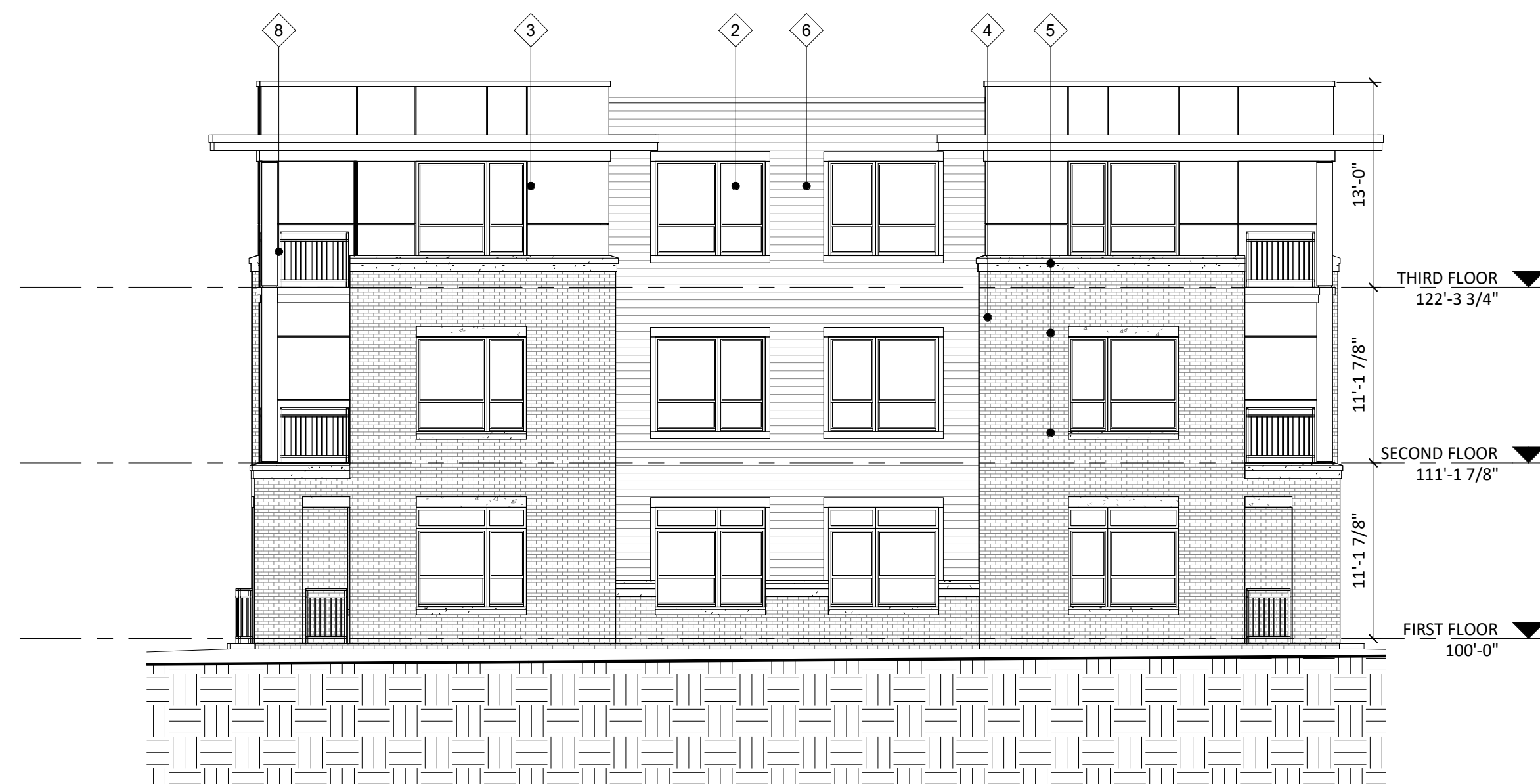
PROJECT NUMBER 2209



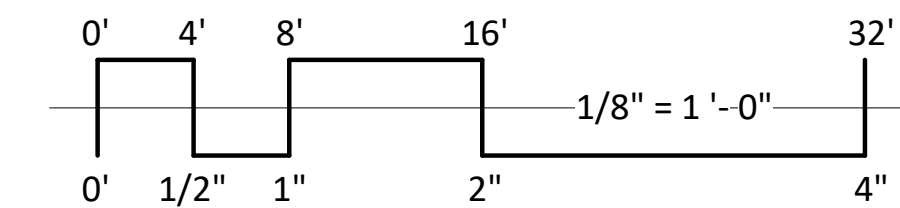
1 ELEVATION - EAST
A202 1/8" = 1'-0"



2 ELEVATION - SOUTH EAST
A202 1/8" = 1'-0"



3 ELEVATION - NORTH EAST
A202 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
BUILDING #4**

SHEET NUMBER

A202

PROJECT NUMBER **2209**



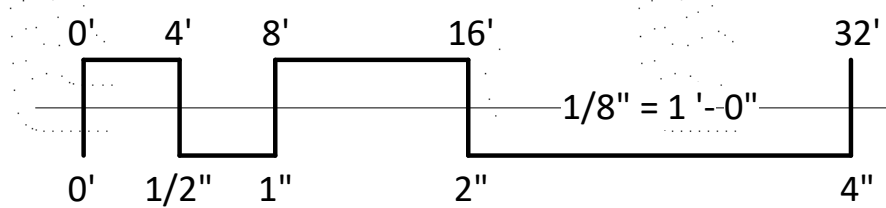
1 COLORED ELEVATION - NORTH WEST
 1/8" = 1'-0"



2 COLORED ELEVATION - WEST
 1/8" = 1'-0"



3 COLORED ELEVATION - SOUTH
 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

ISSUED
 Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
 Bakery
 Redevelopment**

E Washington Avenue
 & Fair Oaks Avenue
 Madison, Wisconsin
 SHEET TITLE

**EXTERIOR
 ELEVATIONS
 COLORED
 BUILDING #4**

SHEET NUMBER

A203

PROJECT NUMBER 2209



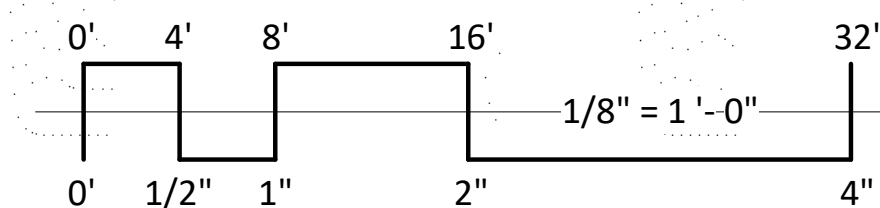
1 COLORED ELEVATION - EAST
A204 1/8" = 1'-0"



2 COLORED ELEVATION - SOUTH EAST
A204 1/8" = 1'-0"



3 COLORED ELEVATION - NORTH EAST
A204 1/8" = 1'-0"



EXTERIOR MATERIAL SCHEDULE					
BUILDING ELEMENT	MANUFACTURER	COLOR	BUILDING ELEMENT	MANUFACTURER	COLOR
(#1) - COMPOSITE LAP SIDING	JAMES HARDIE	LIGHT MIST	(#6) - COMPOSITE WINDOWS	ANDERSON	BLACK
(#2) - COMPOSITE LAP SIDING	JAMES HARDIE	DEEP OCEAN	(#7) - ALUM. STOREFRONT	N/A	BLACK
(#3) - METAL PANEL	CMG	BRIGHT WHITE	CANOPY & BAY SOFFITS	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING
COMPOSITE TRIM	JAMES HARDIE	COLOR TO MATCH ADJ. TRIM/SIDING	TREATED-EXPOSED DECK BEAMS	N/A	BROWN TREATED
(#4) - BRICK VENEER	INTERSTATE BRICK	IRONSTONE	(#8) - RAILINGS & HANDRAILS	SUPERIOR	BLACK
(#5) - CAST STONE BANDS & HEADERS	ROCKCAST	CRYSTAL WHITE			

ISSUED
Issued For LU & UDC - May 16, 2022

PROJECT TITLE
**WHPC Gardner
Bakery
Redevelopment**

E Washington Avenue
& Fair Oaks Avenue
Madison, Wisconsin
SHEET TITLE

**EXTERIOR
ELEVATIONS
COLORED
BUILDING #4**

SHEET NUMBER

A204

PROJECT NUMBER 2209



4. Focus on Energy New Construction Online Tool

Project Name: 3401 East Washington Avenue
Applicant: Wisconsin Housing Preservation Corp.

Megan Walela

From: cnc@twgi.com on behalf of New Construction <cnc@twgi.com>
Sent: Thursday, June 30, 2022 11:51 AM
To: Megan Walela; Megan Walela
Subject: Welcome to New Construction (FOE-ABEF6-27056)

You don't often get email from cnc@twgi.com. [Learn why this is important](#)

Thank You

A notification of this application has been submitted.

Application Number: [FOE-ABEF6-27056](#)
Sponsor: **Focus on Energy**
Program: **New Construction**
Created By: **Megan Walela on 6/30/2022 11:50:38 AM**
Project Name: **3401 E Washington Ave**
Project Location: **3401 E Washington Ave**
Madison, WI 53703
Business Customer: **Wisconsin Housing Preservation Corp.**

Your unique application number is listed below. You can make additional modifications to the application by clicking the link below. You will be required to login or establish an account.

[FOE-ABEF6-27056](#)



Welcome to the New Construction Application

- Enter as much information that is known at this time; the rest can be entered later.
- Fields marked with a red bar are required.
- After entering information, click the "Submit" button at the bottom of the page to save your progress.
- Once the information is submitted, you will receive a link via email that can be used to access the form again, or forwarded to others to complete more of the application.

Invalid date format for Design Development End Date
Invalid date format for Construction Documents Start Date
Invalid date format for Construction Completion End Date

APPLICATION

Created 6/30/2022 11:41:12 AM

YOUR INFORMATION

First Name:	Last Name:	Company Name:
<input type="text" value="Megan"/>	<input type="text" value="Walela"/>	<input type="text" value="Wisconsin Housing Preservation Corp."/>
E-mail:	Phone:	
<input type="text" value="mwalela@whpccorp.com"/>	<input type="text" value="6086209435"/>	

PROJECT

Required fields are indicated with a red bar.

Project Name:	Street Address:	
<input type="text" value="3401 E Washington Ave"/>	<input type="text" value="3401 E Washington Ave"/>	
City:	State:	ZIP:
<input type="text" value="Madison"/>	<input type="text" value="WI"/>	<input type="text" value="53703"/>
Electricity Utility Provider:	Gas Utility Provider:	
<input type="text" value="Madison Gas and Electric Company"/>	<input type="text" value="Madison Gas and Electric Company"/>	

BUILDING OWNER

Please ensure all contact information is correct, as incentive checks will be sent to this address.

Company Name:	Billing Address:	
<input type="text" value="Wisconsin Housing Preservation Corp."/>	<input type="text" value="150 East Gilman Street, Suite 1500"/>	
City:	State:	ZIP:
<input type="text" value="Madison"/>	<input type="text" value="WI"/>	<input type="text" value="53703"/>

ERROR fo Invalid do

Customer Contact Name:	Phone:	E-mail:	Help
<input type="text"/>	<input type="text"/>	<input type="text"/>	

Megan Walela

6086209435

mwalela@whpccorp.com

DESIGN TEAM INFORMATION

Only team members listed below with a valid e-mail address will be granted access to view or edit this application.

Architectural Firm

Company Name:

Knothe & Bruce Architects, LLC

Contact Name:

Kevin Burow

Phone:

6088363690

E-mail:

kburow@knothebruce.com

General Contractor

Company Name:

Contact Name:

Phone:

E-mail:

Mechanical Engineer

Company Name:

Contact Name:

Phone:

E-mail:

Electrical Engineer

Company Name:

Contact Name:

Phone:

E-mail:

Development Company

Company Name:

Wisconsin Housing Preservation

Contact Name:

Megan Walela

Phone:

6086209435

E-mail:

mwalela@whpccorp.com

Other Design Team

Company Name:

Contact Name:

Phone:

E-mail:

Company Name:

Contact Name:

Phone:

E-mail:

Company Name:

Contact Name:

Phone:

E-mail:

PROJECT SCHEDULE

Schematic Design

Start Date:

February 2022

End Date:

Aug. 2022

Notes on Schedule:

Design Development

Start Date:

Aug. 2022

End Date:

September 2022

Notes on Schedule:

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Construction Documents

Help

Start Date: End Date: Notes on Schedule:

Construction

Start Date: End Date: Notes on Schedule:

BUILDING INFORMATION

Select one or more of the applicable construction types.

New Construction

Building SF: Building Type: Percent Heated: Percent Cooled:

Addition

Renovation

Year of Construction Completion: Year of any Remodels: Year of any Additions:

DESIGN PROCESS

- Design/Bid/Build Single Package
- Design/Bid/Build Multiple Package
- Design Build
- Unspecified

DESIGN CONSIDERATION OPTIONS

Willingness to Consider Energy-Saving Alternatives

- Orientation/Building layout: Very Somewhat Not at all
- Roof insulation: Very Somewhat Not at all
- Wall insulation: Very Somewhat Not at all
- Glazing type/Window design: Very Somewhat Not at all
- Lighting design/controls: Very Somewhat Not at all
- Daylighting controls: Very Somewhat Not at all
- Heating/Cooling efficiencies: Very Somewhat Not at all
- Load-responsive equipment: Very Somewhat Not at all
- Outside air control: Very Somewhat Not at all

Other energy design alternatives:

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Help

Special considerations and other comments:

Where did you hear about Focus on Energy?

INCENTIVE IMPACT (REQUIRED)

The continued availability of Program incentives and analysis is strongly dependent on the impact each plays in improving the energy efficiency of the design. Please take a moment to answer the following questions.

During the planning stages, were potential incentives from Focus on Energy part of the budget discussion?

Very Somewhat No

Are you requesting Design Assistance services to:

Allow the Project to pursue improved energy efficiency?

Very Somewhat No

Enable the Project to keep proposed energy efficiency options in the Design?

Very Somewhat No

Aid in making energy efficiency design decisions?

Very Somewhat No

Play a role in helping the team understand how to best achieve energy efficiency within the construction budget?

Very Somewhat No

Note: Clicking the 'Submit' button will initiate Program review, but does not finalize this application. Upon submission, you will receive an email confirmation including a link to allow you to make further modifications.

Submit

ERROR fo
Invalid do

Help

2022 Affordable Housing Fund-Tax Credit RFP

Supplemental Application Questions

Wisconsin Housing Preservation Corp
Gardner Bakery - 3401 East Washington Ave

Response Submission Due Date: August 17, 2022 NOON

Instructions to Applicants:

Please respond ***briefly and succinctly*** to the questions below in-line, unless otherwise specified (e.g. additional documentation requested). Maximum 1/3 a page per question. Please use this Word document to record your answers and return this completed document to cddapplications@cityofmadison.com. Please cc: jspears@cityofmadison.com. We ask that you refrain from submitting additional documentation not specifically requested at this time or using alternative formats.

Questions:

A. Energy Efficiency

- 1. The City expects awardees to continue working with Focus on Energy's New Construction Energy Design Assistance throughout the building design process. The City will incorporate commitments into the term sheet.**

- a. Please attach the Results Report and Bundle Requirements Document from the Whole Building Analysis. If the Report is not yet available, please provide an update on the status and send ASAP no later than NOON on September 8, 2022.**

We submitted our application for Focus on Energy's Design Assistance Program at the end of June. We held our initial energy modeling meeting with Focus on Energy's Design Assistance team on August 15, and we are expecting the results by September 8—and likely sooner. At that time, we will share the Results Report and Bundle Requirements Document from the Whole Building Analysis with CDD staff as we explore how this development can embrace energy efficiency, renewable energy, and sustainable building design.

- b. What percentage of projected Energy Use Intensity (EUI) saving calculated over the baseline energy code is anticipated? (Note: 20% required.)**

As stated above, we have completed our initial energy modeling meeting with Focus on Energy and are expecting the full results before September 8. We will share more information with CDD at that time. Our initial conversations with Focus on Energy staff indicate that our project will meet the RFP requirement of the 20% EUI saving over the baseline energy code.

- c. What is the highest feasible Bundle Level to which this project can commit?**

Please see A.1.a. and A.1.b. above. From our initial conversations with Focus on Energy, it appears that we will fall between Bundle 1 and Bundle 2 with this development.

B. Renewable Energy

1. Please summarize any feedback provided by Focus on Energy’s Renewable Energy team on the project’s proposed PV solar array system and sizing.

Focus on Energy has provided feedback to us on the 30-kW photovoltaic (PV) system we are planning, but they suggested we reach out to a contractor for additional information. Focus on Energy informed us that the incentives for solar are planned in four-year increments called quads, and while the Public Service Commission is discussing the quad for 2023-2026 and plans to release the information at the end of this year, it will likely be similar to the current incentives. Also, this development will be four buildings, and it is likely that one of the buildings will house the solar array. With Focus on Energy, we discussed the possibility of making the buildings that do not have the solar array solar-ready so that it would be easier to expand the PV system in the future.

2. Will the proposed project incorporate any Renewable Energy systems in addition to the minimum 30 kW solar photovoltaics (PV)? e.g., solar thermal, biogas, biomass and wind). Please describe.

The only renewable energy system planned at this time is the photovoltaic.

C. Sustainable Building Design Elements

Please describe the Sustainable Building Design Elements and strategies that will be incorporated into the proposed project as referenced in the [AIA Framework for Design Excellence](#). Relevant elements and strategies include, but are not limited to

- a. Design for equitable communities**
- b. Optimize energy use**
- c. Protect and conserve water**
- d. Optimize building space and material use**
- e. Enhance indoor environmental quality (IEQ)**
- f. Optimize operational and maintenance practices.**

WHPC and our design team embrace the AIA Framework for Design Excellence to promote an equitable, resilient, and healthy built environment at this property. As we work through the design of the building with our architecture team, we plan to regularly consult the Framework to incorporate building techniques that reduce energy and water consumption on-site and source a significant amount of building materials from renewable sources. WHPC's internal Green Team has also begun the effort to create a Standard Materials Design book that will direct our projects to select materials that save energy, reduce emissions, are made from recycled or renewable resources, and have low or no Volatile Organic Compounds. This project is particularly well-aligned with the Framework because it dedicates an acre and a half of the six-acre site to green space, is situated along the future bus rapid transit line, and features sound mitigation features that promote not only good acoustics but energy efficiency. A sustainable site will promote a sustainable lifestyle.

Here are some of the ways we have already incorporated Framework’s best practices or plan to do that in the future: A) Continue robustly engaging stakeholders, removing barriers, and promoting inclusion through neighborhood meetings that provide translation, advertising through a variety of media, choosing convenient and welcoming locations, providing options for Zoom and in-person engagement, and developing well-planned programs so stakeholders’ time is worthwhile. B) Continue integrating the design and construction team through regular, multi-disciplinary meetings to minimize silos among architecture, landscape architecture, engineering, and construction. C) Continue engaging intentionally-diverse collaborators, from where we hold meetings to who we choose for collaborators, contractors, and vendors. D) Encourage interaction within the design of the building by locating gathering spaces in prominent, high-traffic areas to promote interactions among diverse groups. For example, we have incorporated a community room in each of the three walk-up buildings on-site. E) Continue conducting iterative energy modeling. F) Design a compact, non-sprawling shape to minimize

loss of heat from an extended outer surface. G) Emphasize insulation and envelope air tightness for energy efficiency and acoustics. H) Minimize heat loss with thicker, double-paned windows and extra sealing as well as spray foam insulation in exterior walls and ceilings to improve sound attenuation and significantly reduce heat and cooling loss. I) Install occupancy sensors, especially in areas with low traffic such as parking garages, stairwells, and other common areas. J) Reuse and recycle materials as much as possible, from salvaging the steel beams in the existing structure to fielding inquiries from community members interested in salvaging materials, such as the existing garage doors. Before demolishing the existing building, we intend to let the Madison Fire Department use it as a training opportunity since there are few manufacturing buildings in Madison available for these types of training exercises. K) Emphasize durable furniture, fixtures, and equipment that have a longer life and/or takeback program.

2. Related to 1.a. above, the proposal states internet will be included/free in common areas. Meanwhile, WHEDA has made free in-unit at no cost to residents internet essentially required via critical points for other LIHTC financed developments. Given the importance of internet access for all households, especially those with lower incomes, this RFP states in section 1.7 that proposals must include in-unit internet service at low or no cost to residents. Please confirm acknowledgement of this requirement. What is the approximate cost associated with meeting this requirement?

WHPC acknowledges this requirement and is willing to provide free or low-cost internet to residents within their units. For the units at 30% AMI, we are committed to offering free internet. For the remaining units, we estimate that we would be able to offer internet service at 100 Mbps to residents at a reduced rate of \$30/month based on current pricing. This internet speed is generally sufficient to stream video, for example. In addition, we will work with our supportive service provider and property management company to help connect low-income residents to free or further reduced internet assistance from internet service providers such as Spectrum's Internet Assist program or the Affordable Connectivity Program. Please note that free internet service will be available to residents and guests within all community areas of the buildings.

3. Please be more specific in the answer to Question #60 re: Universal Design. What percentage or number of units in the proposed development will incorporate Universal Design principles?

This development will exceed building code by incorporating Universal Design components to the greatest extent feasible into the first-floor units, leasing/management office, common areas, community spaces, and patios. For example, the 12 townhomes will have individual, ground-floor entrances, and they will have a half bathroom on the main floor to promote visitability for both occupants and visitors. Half of the townhomes will also have a zero-step entrance approachable by an accessible route (i.e., a ramp) proceeding from an accessible parking lot. All of the remaining 233 units will allow for an accessible route from the parking lot/garage or the street into the dwelling unit.

This development will also incorporate universal design in at least 123 units by meeting building code for Type A units. As we work through the design development phase including planning the unit layouts, the following are examples of universal design features we are committing to for those units:

- Grab bars in bathrooms of senior units and reinforcement for future installation of grab bars in family units
- Lever-type door hardware
- Toilets at ADA height or comfort height
- Accessible thresholds
- Showers with offset controls and sufficient floor space for a parallel approach
- Sufficient clearances at doors and throughout the unit

- Eliminated doors where possible for easier access (e.g., closet doors in private bedrooms)

D. Unit Mix

1. **Only 12 units are for households at or below 30% AMI, (i.e., 5%) out of 245 total units. This RFP emphasizes increasing supply of affordable units especially at or below 30% AMI. What further adjustments can be made to the unit mix and/or capital stack in order to increase the number of 30% AMI units?**

Typically 4% LIHTC transactions provide no units at 30% AMI. The reason for this is that 4% LIHTC transactions typically generate less than half of the equity derived from a 9% transaction. Consequently, 4% properties are required to carry more debt and therefore cannot provide the quantity of 30% AMI units found in a 9% property. We know that 30% AMI units do not provide enough rental income to support that unit's operating costs – but WHPC is committed to providing 12 units that are affordable for families in that AMI band.

E. Supportive Housing Units/Supportive Housing Partnerships

1. **What is the anticipated FTE of LSS staff assigned to this site?**

LSS's anticipated FTE is estimated at 0.1 FTE. This is a baseline estimate and we plan to reevaluate this as the development evolves and we fully assess the community's needs. Of this property's 245 apartments, 12 of them will be for supportive housing. However, the remaining 233 households will not be precluded from accessing LSS services.

2. **After the initial lease-up phase of the development is complete, describe the coordination that will occur between ACC and LSS when turnover occurs among the targeted supportive housing units?**

ACC and Lutheran Social Services will establish a clear and consistent communication plan to ensure the success of development and coordination of referrals to the targeted supportive housing units. Any time a supportive housing unit is going to be available, ACC will notify LSS when there will be a unit available and the date of availability. LSS will then notify LSS's Homelessness Program and/or obtain a name from the Homelessness Priority List/Coordinated Entry List. This correspondence can occur via email or phone call, and direct contact information will be provided by and for each entity. LSS currently operates this model at another housing development WHPC owns in Madison with LSS as a partner and has been successful in housing individuals experiencing homelessness.

3. **Please detail the ways in which this development could contribute to providing housing opportunities for individuals and families who are experiencing homelessness, above and beyond simply increasing supply. E.g., coordination with housing authorities, VASH, etc.**

LSS currently operates homelessness programming in Madison and Dane County and is able to obtain names of individual or households currently on the Homelessness Prioritization/Coordinated Entry List who may be eligible for housing at this development. ACC and WHPC are committed to taking any appropriate referrals from LSS. With a development of this size, there are many opportunities to house individuals experiencing homelessness on the road to stability.

LSS will also coordinate frequent lease-up meetings with other community members such as the VA/VASH program to ensure coordination of lease-up and that targeted referrals are obtaining priority on the units if there are other targeted populations outside of homelessness (e.g.,

veterans experiencing homelessness, individuals with a disability experiencing homelessness, etc.).

F. Property Management

1. Detail your experience in successfully utilizing alternatives to eviction, both pre- and-post filing, such as mediation, payment plans, etc.

ACC Management Group pursues eviction as a final option for non-payment of rent. ACC's process for collecting rent and issuing notices is as follows: 1) Rent is due on the 1st of every month; however, a five-day grace period is given; 2) On the 6th of every month, a five-day notice is issued to the resident; 3) On the 11th of the month, if rent is not paid, a 30-day notice of intent to file eviction is issued to the resident (per the CARES Act); 4) Following the expiration of the 30-day notice on the 11th of the following month, if rent is not paid, eviction is filed. It generally takes three to six weeks to get a court date. If rent is not paid by the time of the court date, eviction is pursued. This entire process takes eight to 12 weeks, and longer at times.

ACC's definition of mediation is to help solve a problem. Throughout the entire process, ACC continuously communicates with the resident regarding their rent status and attempts to help the resident solve the problem by educating the resident on the eviction process and outcomes while encouraging them to make frequent payments on informal payment plans. There are also numerous sources of rental assistance available for residents. ACC Community Managers encourage residents to apply for rental assistance programs and often help the residents with needed information for the applications. ACC has successfully collected hundreds of thousands of dollars of rental assistance with residents to avoid eviction over the past two years. If rental assistance is not approved and the resident has not made rent payments by the court date, ACC attempts to enter into a court ordered payment plan (COPP) with the resident to avoid eviction. ACC has successfully entered into countless COPPs to avoid eviction. All of these efforts help avoid and minimize evictions.

2. ACC has agreed to the Security Deposit limits on other City-financially assisted developments as outlined in the TSP and sample Loan Agreement. Please confirm developer and property manager acceptance of these terms.

For this development, the security deposit will be set at half of the rent for one month in line with the Tenant Selection Plan Best Practices (Attachment B-1 of the RFP). For those with conditional credit, limited rental histories, or other limiting factors, the security deposit will be set at a maximum of one month's rent. WHPC and ACC confirm acceptance of these terms.

G. Financing

1. Please explain listing Stabilized Property Income as a source of capital.

The project will have four buildings constructed over a 24-30 month construction loan period. During construction, the loans do not pay principal payments—only interest out of the project budget. Buildings will be constructed in a continuous phased approach with subsequent buildings being delivered in 60-90 day intervals, with all 245 apartments scheduled to be complete by the end of 2024. Buildings will be placed in service in a staggered approach with some being completed while some are still under construction. The goal is to have those completed properties lease up and generate revenue prior to completion of the entire construction project. The stabilized property income figure is WHPC's estimate of income

achievable for completed building(s) prior to conversion to amortizing debt. This is subject to final underwriting and lender/tax credit approval.

2. Provide your considerations in not seeking additional gap financing through Dane County Affordable Housing Development Fund RFP, Federal Home Loan Bank – Affordable Housing Program (AHP), and/or MDC's Dane Workforce Housing Fund?

The Federal Home Loan Bank's AHP is a highly competitive award that tends to favor 9% tax credit developments. Because this is a 4% tax credit development, its score will not be competitive for funding based on the scoring from previous years. WHPC has discussed the development with Madison Development Corp. for their Dane Workforce Housing Fund, and we are likely to apply for future funding if the terms of the loan fund are favorable for a 4% LIHTC development. For the Dane County Affordable Housing Development Fund RFP, the development did not appear to score well based on the priorities for the RFP, so we decided not to apply.