

Lorrie Heinemann, Abbie Wallhaus, Cashton Laufenberg, & Harry Irwin comprise our internal Team - the same team as the 2019 HOME funds award from the City which allowed us to build the Graaskamp 44-unit. Our General Contractor for that project, Connery Construction was also a key part. The RFP for GC's has been reviewed with the City and has been sent out. For operations, our Leasing & Compliance team consists of Cashton Laufenberg, Director or Prop. Mgt, Karen Birrenkott, Compliance Specialist, and our internal Property Mgt team. They will be responsible for compliance to ensure we meet federal requirements. Karen has over 20 years of experience in housing compliance, and Cashton has over 7 years. Both have attended WHEDA & City of Madison training and are responsible for preparing and submitting reports to all city, state, and federal reporting agencies. In addition, our President (Lorrie) and our VP of Finance (Abbie) will continue to oversee MDC's compliance, and will work w/ federal & state agencies, as well as with our leasing legal counsel, (Kortizinsky & Karls) and auditors (Wegner CPAs) to ensure we are following all rules.

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

MDC manages all our properties internally; we do not outsource property management. Therefore, our MDC Team will monitor compliance with federal regulations and requirements during the Period of Affordability. MDC is well suited to the task as we own and manage 348 rental units. We have been managing affordable rental properties over the past 30 years. In the past 5.5 years, we acquired a 60-unit, completed a 46-unit, and completed the 44-unit Graaskamp Apts (funded by the City) which increased our MDC units from 207 to 348 units. We've also added key team members to join our highly experienced staff of 12 (3.5 MBAs), and we continue to invest in training. We have had satisfactory compliance exams from the City, WHEDA, and our auditing firm (Wegner CPAs), and we comply with all annual reporting requirements. MDC's Facilities Manager is in his 13th year with MDC, and the Director of Prop Mgt is in his 8th year. The VP of Finance came to MDC with over 20 years of finance experience and is in her 4th year with MDC. Our President & CEO will celebrate 6 years at MDC this year. At least 4 of our team members have been through WHEDA compliance training, and ALL MDC employees have participated in Fair Housing training. Our MDC 2020 report can be found at www.mdcorp.org.

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

MDC's 13-member Board and employee Team of 12 value and prioritize inclusivity. Furthermore, while following all Fair Housing laws, the MDC Team regularly reviews our Tenant Selection Policies and Affirmative Marketing Policies to ensure inclusivity and culturally-sensitive property management and marketing practices. Of the 348 units owned and managed by MDC, 78% (271 units) have tenants whose household incomes are under 60% of the Dane County AMI. In addition, we continue to work closely with Middleton Outreach Ministries (M.O.M.), Porchlight, the Tenant Resource Center, and government sources to help tenants secure funding, as needed. This has kept our tenants in their homes and resulted in an MDC vacancy rate of less than 2%, even during the pandemic.

Another key benefit to tenants is our dedication to Universal Design (as envisioned by James A Graaskamp) which provides accessibility to all visitors. Simple planning with zero step entries, automated doors, roll in showers, countertops that can fit a wheelchair under (easily removed based on tenant), refrigerators with drawers so everyone can reach their refrigerator/freezer, hands free kitchen faucets, and pocket doors for ease of getting in/out of closets vs. having to open a door towards themselves – which is a difficult maneuver for many.

Inclusivity and culturally-sensitive property management and marketing practices are at the forefront of the MDC Board and MDC's Employee Team.

SITE INFORMATION

6. Address of Proposed Site: 1959 E Mifflin St. Madison, WI
7. If applicable, please identify in which of the following areas on the Affordable Housing Targeted Area Map your proposal is located:
 Preferred Area (New Construction Only)
 Super-Preferred Area (New Construction Only)
 Eligible Area (New Construction & Acquisition/Rehabilitation)
 Targeted Rehab Area (Ineligible for New Construction, but preferred for acquisition & rehabilitation)
8. Explain why this site was chosen and how it helps the City to expand affordable housing opportunities in areas of

greatest impact. Describe the neighborhood and surrounding community. (Attach a map indicating project location.)

MDC owns the entire 1954 E. Washington Avenue parcel, which includes 3 other affordable housing apartment buildings; The Avenue (28-unit + 4-unit), and the Graaskamp (44-unit). The corner of 2nd & Mifflin has an empty commercial office building that is used for tenant storage and will be razed to build the Lillian. The Lillian is being named after James Graaskamp's mother, Lillian, in recognition of her bravery in sending her only child off to college to pursue a career despite his challenge of having been struck with polio at age 17 which limited his mobility. The Lillian will overlook the James A. Graaskamp Park, a park she helped dedicate to her son in 1989.

It should be noted that the 28-unit & 4-unit on the parcel "The Avenue Apartments" was built in 1924 as the City of Madison's Contagious Hospital. Diseases of the day were Scarlet Fever and Tuberculosis. Ms. Catherine Corscot broke ground with JH Findorff & others in 1924. Catherine was the first female City Health Administrator. We found a time capsule with the City's health report, newspaper articles and photos from 1924 which we would like to display on the site in our buildings or at another significant site.

The Emerson East Neighborhood, where the Lillian will be built, was initially developed in the 1920s after Madison's Central Marsh was drained; the land became available for houses for workers in nearby factories, including Oscar Mayer and the French Battery Company. The neighborhood's housing mix includes owner-occupied and rental housing. The area consists of about 2,100 people in about 1,000 houses and apartment units. Housing is still affordable in the Emerson East Neighborhood, and the neighborhood is safe, friendly, and diversified. Commercial nodes include Commercial Avenue/North Street and E. Johnson/E. Washington Avenue, North Street/E. Johnson Street and North Street/E. Washington Avenue. It is located on the major city bus line that serves Madison.

The parcel includes the home of the James A. Graaskamp Park (which we are planning to upgrade upon completion of the Lillian). The Park was the first universally designed, fully accessible park in Wisconsin when it was dedicated in 1989. The site is also in the City's planned area for increased density in affordable housing. Lillian's speech, given by Jean Davis is attached for your perusal

This project at 24-units fills a much-needed void in "the missing middle." This site is in an area identified by the city of Madison as a Super-Preferred Area for Affordable Housing. This 24-unit development will allow MDC to continue to serve the needs of affordable housing on the East Side.

9. Date Site Control Secured (if applicable): 5/9/2001

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

Type of Amenities & Services	Name of Facility	Distance from Site (in miles)
Full-Service Grocery Store	Festival Foods/ Willy St Co-op	1.6
Public Elementary School	Emerson Elementary School	0.7
Public Middle School	Georgia O'Keefe Middle School	0.7
Public High School	East High School	0.3
Job-Training Facility, Community College, or Continuing Education Programs	Madison College/ Operation Fresh Start	2.7
Childcare	Paleta Family Child Care/ Big Oak Child Care	0.2
Public Library	Madison Public Library - Hawthorne	1.2
Neighborhood or Community Center	Goodman Community Center/ East Madison Community Center	0.8
Full Service Medical Clinic or Hospital	UWs Health Union Corners Clinic	0.5
Pharmacy	UW Health Pharmacy & Walgreens	0.5, 1.1
Public Park or Hiking/Biking Trail	Burr Jones Field & Graaskamp (pvt)	0.3
Banking	Monona Bank - Atwood Ave location	0.3
Retail	Walgreens / Ace Hardware/ Stop n Go	1.1
Other (list the amenities):	Madison Public Market/ Hair Salons/ Art Studio	1 block (proposed)

11. What is the actual walking distance between the proposed site and the nearest seven-day per week transit stops (i.e. weekday and weekends)? List the frequency of service at that bus stop during both the weekday and on the weekends (e.g., hourly, ½ hour, commuter hours). List the bus route(s) numbers, seven-day transit stop street intersections and describe any other transit stops (include street intersections and schedule) located near the proposed site. Please do not include full bus schedules.

There is a bus stop in front of 1954 East Washington (building on adjacent lot to 1959 E. Mifflin) officially located on 2nd St and 1998 E. Washington Avenue, STOP ID 1382 with daily service ranging from every 27 minutes to every hour on weekends and holidays. This is within 500 feet (walking distance) of the proposed Lillian Apartments.

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

A Phase I assessment was done in 2019 and was satisfactory to the City for building the Graaskamp. Since it has been 3 years, we are currently completing an updated Phase I through our engineering firm (Michelle Burse at Burse Surveying) and their partners at ConsultTrueNorth.com. The adjacent site was a City Hospital in 1924, converted into housing by Madison Mutual Housing (Susan Hobart) in the late 1980s, and purchased by MDC in 2001 at the request of the City. We have had no environmental issues that would prevent construction or impact the safety of our residents. The commercial building at 22 N. Second Street was put up as a temporary building in the 1950s.

13. Current zoning of the site: TR-U1. An interactive version of the Zoning Map can be found linked [here](#).

14. 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 City Disposition Letter was received November 23, 2021, after approval by the City Plan Commission. Registrar 67514 & 68397 confirm our approval to raze the commercial building ("Options in Community Living" office). As noted above, the building was set up as a "temporary building" next to the hospital in the 1950s - on cement blocks with no basement). We are working with the City on this Dispo letter, which is going very well. Our lead architect is Kevin Burow of Knothe-Bruce.

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

The Lillian site is identified in the City's 2018 Affordable Housing Targeted Area as being Super-Preferred for new construction as part of the City's Comprehensive Plan. The 1900 block of E. Mifflin is adjacent to the Capitol Gateway Corridor and the gateway to the Emerson East Neighborhood, the location for the future Madison Public Market District. The Emerson East-Eken Park-Yahara Neighborhood Plan calls for affordable housing units with compact designs for redevelopment along significant transportation corridors.

This project is "new construction," and the density falls within the new city zoning requirements. The January 2016 Neighborhood Plan prioritizes "targeting some of these units as affordable for lower-income households by providing financial incentives." The project is consistent with the Generalized Future Land Use for Low-Medium Residential (General Density Range: 7 - 30, No. of Stories: 1- 3). Lowering the cost to construct and having real estate tax exemption on non-market units will provide MDC the opportunity to keep rents affordable for tenants on this site. Also, since our existing 76 units on site are also affordable, it provides tenants the flexibility to move to other buildings/ units which fit their needs.

CITY AND COMMUNITY ENGAGEMENT PROCESSES

16. 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?

The NOTICE of Public Hearing for the Plan Commission went out on 11-11-2021 and the Plan Commission approved our project on 11/22/2021 and our Disposition Letter was received on 11/23/2021. We met with DAT prior to our approval to discuss the concept site plan and the building plans. Kevin Burow of Knothe-Bruce led the discussion. The meeting was virtual. There was no opposition to our project.

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

Alder Syed Abbas hosted a neighborhood meeting on July 27, 2021, at 6:00 p.m. (virtually). Many comments were provided, neighbors were generally in support of the project and asked about the completion/ rebuild of the Graaskamp Park, which we plan to do after the completion of the 24-unit. Part of the park space will be needed for staging construction of the Lillian 24-unit.

TENANT SELECTION, AFFIRMATIVE MARKETING & BARRIERS TO ENTRY/STABILITY

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

No, we do not have any units for HH <30%. The project will be affordable workforce housing. 11 of the units will be rented to households <60% and 3 of these units to HH under 50%. We partner with Porchlight, M.O.M., Journey Mental Health, and Options in Community Living to connect our tenants to resources, when needed.

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

MDC's model is to provide quality, reasonably priced housing for low- to moderate-income people in the greater Madison area. We are flexible in tenant criteria by partnering with the agencies who provide services, such as the YMCA, Jewish Social Services, Porchlight, Middleton Outreach Ministries, and other agencies who receive outside funding for their agencies. However, MDC does NOT receive any grants or funding for providing social (support) services. All apartments shall be rented on a first-come, first-served basis, according to Fair Housing Laws. Our priority is to have a safe place for all of our tenants to call home without being cost burdened.

MDC's Tenant Selection Plan includes:

Income criteria: Units that are funded with HOME funds will only be rented to households that are income eligible, as defined by the HOME regulations.

Occupancy criteria per unit is considered and consistent with HUD standards.

Credit score and/or reports are obtained, and outstanding medical collections are not considered.

Housing history: The past 3 years are reviewed.

Waitlist process: The public shall be notified of vacancies in accordance with the MDC affirmative marketing plan.

Notice of denial: Applicants whose application is denied will receive a written notification as to the grounds for denial.

Compliance with the Violence Against Women Act (VAWA)

Criminal and felony convictions (not arrests) are reviewed for crimes against person or property.

Full Tenant Selection Plan is attached. MDC follows all Fair Housing Laws. We strive to provide affordable, quality housing opportunities for Madison and Dane County's workforce.

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

All vacancies will be advertised in available electronic media; including, but not limited to the MDC website, Rentable, Craigslist, and Downtown Campus Living.

Any practices and procedures not listed above but required by the HOME or City of Madison CDBG programs, will also be followed in compliance with program requirements.

The Equal Housing Opportunity slogan shall be used with all advertising and notices.

MDC will implement the applicable portions of MGO 3.58, which outline the Affirmative Action Articles of Agreement.

MDC will annually assess the success of its Affirmative Marketing Plan and take corrective actions when deemed necessary.

Madison Development Corporation is committed to providing affordable housing opportunities in accordance with the Federal Fair Housing Law.

Full Affirmative Marketing Plan is attached.

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

A notice of all vacancies will also be sent to a list of organizations and service providers representing and aiding minority and low-income populations. Examples include Access to Independence; Madison Community Development Authority; Tenant Resource Center; and The Salvation Army.

MDC will work with administrative staff at local schools, to provide information on affordable housing options for students and their guardians.

The source of the applicants' knowledge of the vacancy will be tracked in the application and inquiry process to evaluate the effectiveness of the plan.

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

Company	Role in Development (if different from above)	# or % Employees who are Women	# or % Employees who are Persons of Color
MDC	Developer	33%	8.5%
MDC	Property Manager	33%	8.5%
Knothe Bruce	Architect	36%	Statistics not collected
Porchlight	Service Provider	46%	29.5%

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

MDC works with the DCR and ensures we have lists of qualified contractors. We ask the General Contractor to seek out subcontractors that are M/WBE businesses. Our civil engineering firm (Burse Surveying) is a WBE and has worked on all of our recent projects. We will continue to make this a priority and welcome suggestions and referrals.

24. Beyond standard construction bidding practices, to what efforts will the development team commit to ensure that women and people of color represent a meaningful share of the construction labor force working on this proposal.

Describe how the development team will commit to exceeding the City's contract labor utilization goal of **7%** for persons of color working on the job site.

We will include this in our RFP for a General Contractor and score and track it towards this goal.

SITE AMENITIES

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

The Lillian residents will have access to the outdoor, adjacent Graaskamp 1/4 acre park that is fully accessible because it will be universally designed (like our buildings). In addition, units will each have their own, private balcony or patio. For parking, we plan to have 24 new underground parking spots for tenants. There may be a fee for parking, as determined by the HOME Funds (currently from zero to \$75 per month) as well as MDC policies. There are no common areas planned for this building but there is ample outdoor space to relax at the Park. Bike storage will be provided. There will also be electric vehicle charging stations. Access to public transportation is very good. Online rent payments and online maintenance requests will be available. The Lillian will also be pet friendly.

26. 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.

MDC's interior apartments will be equipped with refrigerators, dishwashers, faux hardwood floors and will include in-unit laundry in 2 bedroom fully accessible units and a laundry room on each of the 3 floors for tenants without in-unit laundry. We also plan to have storage areas and parking beneath the building and on the adjacent surface lots. We will contract with 2 internet providers to provide internet/ cable/ telephone service at the tenant's expense. We currently contract with AT&T and Charter to provide services to our tenants at existing properties. Tenants will have a cost to connect, and the service will be optional for them to choose from. The property will be non-smoking in all common areas, and all units will be non-smoking. There will be a place outside for tenants and visitors to smoke, with the proper disposal vessels on site. The cost of internet ranges from \$59 to \$79 per month, depending on the service provider selected. MDC anticipates that AT&T and Charter will provide cable and internet services at the 24-unit. All units will have air conditioning. Pets will be allowed for a small monthly fee. Water is included in the rent.

PROPOSAL TIMELINE

27. 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 Near of Completion
1 st Neighborhood Meeting (Due by 3/3/22) [<i>Target Month/Date</i>] (if applicable)	7/27/21
1 st Development Assistance Team/ Meeting (Due by 3/4/22) [<i>Target/Actual Month/Date</i>]	7/28/21
Submission of Land Use Application (if applicable)	9/15/21
Plan Commission Consideration	11/22/21
Urban Design Commission Consideration, if applicable [<i>Target Month/Date</i>]	11/17/21
Complete Financing	6/21/22
Acquisition/Real Estate Closing	N/A
Rehab or New Construction Bid Publishing	4/11/22
New Construction/Rehab Start	July 2022
Begin Lease-Up/Marketing	May 2023
New Construction/Rehab Completion	August 2023
Certificates(s) of Occupancy Obtained	August 2023
Complete Lease-Up	November 2023

Activity/Benchmark	Estimated Month Near of Completion
Request Final Draw of COD Funds	TBD

HOUSING INFORMATION & UNIT MIX

28. 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:		1959 E. Mifflin Ave.					Projected Monthly Unit Rents, Including Utilities				
% of County Median Income /CMI	Total # of units	# of Bedrooms					\$ Rent for Studios	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs
		# of Studios	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs					
30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	3	2	1	0	0	0	790	870			
60%	8	3	4	1	0	0	800	940	1090		
Affordable Sub-total	11	5	5	1	0	0					
80%	7	0	3	4	0	0		1110	1650		
Market*	6	0	1	5	0	0		1200	1700		
Total Units	24	5	9	10	0	0	Notes: See Note below, and utility rate changes in April will affect these rents slightly.				

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

Note on Unit Mix: The Graaskamp, next door to this proposed 24-unit, has 11 HOME units with the following mix: 2 Studios, 4 One Bedrooms, 3 Two Bedrooms, and 2 Three Bedrooms. With the proposed unit mix above, we will add additional in-demand studios to the HOME unit mix, but we will still have more One Bedroom HOME units on this location than studios.

ADDRESS #2:		# of Bedrooms					Projected Monthly Unit Rents, including Utilities				
% of County Median Income (CMI)	Total # of units	# 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
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:
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*40% = 31-40% CMI; 50% = 41-50% CMI; 60% = 51-60% CMI; 80% = 61-80% CMI; Market= >81% CMI.

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

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

Unit Size (Number of Bedrooms)	Total Utility Allowance
Efficiency	\$98
1-Bedroom	\$109
2-Bedroom	\$127
3-Bedroom	\$146

REAL ESTATE PROJECT DATA SUMMARY

31. 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:	1959 E. Mifflin Ave.								
	0	24	0	0	n/a	24	\$480K	\$5.3 MM	n/a -we own
Address:	Enter Address 2								
Address:	Enter Address 3								

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

There is a commercial 2-story building on a block base that was built as a temporary structure in the 1950s. Options in Community Living used to occupy the space, but it is now used for tenant storage and meetings upon request.

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

No, no one person or entity will be displaced.

ENERGY EFFICIENCY, RENEWABLE ENERGY & SUSTAINABLE DESIGN

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

MDC has incorporated LED lighting, high efficiency furnaces & HVAC, and water heaters in our new developments, including the 44-unit Graaskamp apartments.

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

We have a quote from Spectrum Solar to install a 32kW Solar panel system on the roof. Knothe-Bruce has designed the roof for this system. We will be applying to RenewWisconsin, MadiSun, and Solar for Good with Spectrum's Assistance.

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

We have applied for Design Assistance with Focus on Energy to help us create an energy efficient building. Our application number is FOE-2DD2E-21413. The building is planned to incorporate:
 All Energy Star Rated appliances, high efficiency furnaces, LED lighting and natural lighting in the common areas. The 24-unit is also being planned to comply with Wisconsin Green Built Homes standards.
 We are working with Spectrum Solar, who designed a Solar PV system for the roof. Knothe-Bruce designed the building to support the panels and MDC (we) incorporated the \$68,250 cost into our Uses of Funds as well as the potential grants (\$31,100) from Renew Solar for Good, MadiSun & Focus on Energy into our Sources of Funds.

37. 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?

Each unit will have its own HVAC system and the building will have a walk out to the Graaskamp Park site as well as outdoor patios for each unit.

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

MDC plans to have at all units fully visitable and accessible (100% accessible) for people of all mobility levels. We plan to have one fully handicapped unit on the first floor, and all 8 units on the first floor will be universally designed with roll in showers and "no barrier entry" closets. All 2-bedroom units with 2 baths will have one step in shower and one bathroom with a bathtub. All units will be accessible for guests with one elevator and ramp to allow access to the apartments. We will have an automated door and zero step entry on the back of the building that all can access.

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

MDC is a champion of universal design, as was James A Graaskamp, our 44-unit's namesake. The Lillian building will incorporate components of Universal Design in all 24 units (zero steps). 8 units will include roll-in showers, removable cupboards below the sink, and appliances with drawers (easier from a wheelchair).

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

There will be no rehab of any existing buildings.

Sunday, 10/15/89
JAG Park Dedication
Ceremony

REFLECTIONS ON THE JAMES A. Graaskamp PARK

(by Jean Davis spoke & Lillian Graaskamp provided input)

Thank you for inviting us to participate in the dedication of this unique park. I am speaking today on behalf of myself and Jim's mother, Lillian Graaskamp-without whom we would not be here today.

Nothing would have pleased Jim more than to be the inspiration for the creation of a place where all children and adults, no matter what their physical capabilities, can come together to play, to gain in social and motor skills, to make new friends, and to appreciate human differences.

Play was an important part of Jim's growth and development. It was at play that Jim first used creative problem solving. The Graaskamp's backyard sandbox was the neighborhood social center; however this piece of real estate developed an environmental hazard that would render it obsolete! MOSQUITOES HAD INVADDED THE SPACE!! As Jim taught us to do years later at the University, he first defined the problem. It was obviously "a use in search of a site". The solution---MOVE THE SANDBOX! With the assistance of his parents, the sandbox was moved to the screened back porch. Of course, management had to revise the sandbox rules: keep the door closed and do not track sand in the house. Thanks to Jim's creative problem solving, the neighborhood social center was once again operative!!!!

It was also at play that *Jim* learned the value of cooperative effort. He was fascinated with building blocks of all sizes and shapes. He would plan and build magnificent structures in cooperation with his playmates.

As you know, Jim continued to believe in the value of cooperative effort as reflected in his work with the Wisconsin Housing and Economic Development Authority to provide affordable housing in Wisconsin. He counseled with Jim 'Sykes and Richard Longabaugh as they sought new visions for WHEDA, Jim greatly admired Susie Hobart, Bill Perkins and all of the supportive players who have made this housing project and park possible.

We want to thank Michael Burns for his dedication in creating the sculpture that will be a permanent part of the James A. Graaskamp Park. He has made many personal sacrifices to put form to his creative ideas.

I would also like **to** pay tribute to Jim's mother and father; who as his first teachers, had the wisdom to let Jim learn to solve his 'own' materials handling problems that **resulted** from polio. They were always encouraging and supportive, but he was expected to take care of himself and he was on his own. After he completed his education, Jim never considered himself a victim - he just had a different set of problems to solve. This unique park will enable others to develop to their fullest potential - both in overcoming physical handicaps and increasing an appreciation of human differences.

In May of 1987 Jim was invited to give the East High School graduation address. For him, this was a very special honor. This man who always was ready with a word or two on most any topic was very nervous about this speech. He kept musing, "What do I know about teen-agers?" He wrote and rewrote the speech. Of course, his worry was unfounded. People in the audience that day **still** comment on this memorable event. He ended with these words which I would like to leave with you today:

Ninety-nine percent of all us are handicapped in some way.
We all have emotional and physical scars and through have been
traumas. So I would suggest to you that kind and we all be
giving to one another.

Thank you,

Jean B. Davis

10/15/89

APPENDIX B



Tenant Selection Plan

This plan shall be followed regarding the rental of all affordable housing units owned by MDC.

1) All apartments shall be rented on a first-come, first-served basis. This shall mean that the first approved applicant(s) shall be given the apartment. The date and time of when the application was received in our offices with an earnest money deposit will be recorded on the application.

2) The public shall be notified of vacancies in accordance with the MDC affirmative marketing plan. (Appendix C)

3) Units that are funded with HOME funds will only be rented to households that are income eligible, as defined by the HOME regulations.

4) Units restricted by CDBG or other financing will only be rented to households that are income eligible, as defined by the applicable CDBG or federal regulations for the program.

5) The following criteria will be assessed when determining whether to approve a rental application:

- A. Income
- B. Credit History
- C. Rental History
- D. Behavior

Income is determined to be acceptable for purposes of the application if:

- A. A lawful income source can be verified, which shows the household's income to be sufficient; and, that this source of income is expected to continue for the term of the lease. Formulaic income-to-rent ratios will not be used to disqualify a rental application.
- B. If income is found to be insufficient, then a third party may guarantee the rent payments if their income can be verified to be sufficient to cover the rental payments at certain properties.
- C. If rent will be paid in part or in full by a third party, this party must verify willingness to pay the agreed rent amount, as well as their ability to pay for the term of the lease.

APPENDIX B

Credit History is determined to be acceptable for purposes of the application if:

- A. The history lacks significant or repeated delinquencies or nonpayment.
- B. If a person lacks a credit history. In this scenario, other criteria will be given greater weight in determining acceptance of the application.

Rental History is determined to be acceptable for purposes of the application if:

- A. Rental History can be verified to be accurate.
- B. Previous managers would rent to this person again.
- C. Rental payments were made in-full and on-time.
- D. Housing related bills were paid in-full and on-time.
- D. All prior lease obligations have been fulfilled.
- E. Damages to current and past apartments have been minimal.
- F. Security deposits have been repaid except for minor charges.

Behavior is determined to be acceptable for purposes of the application if:

- A. All complaints against the tenant were minor in nature.
- B. Resident was cooperative in remedying any complaints lodged against them.
- C. There were no significant problems with: trash removal, property damage, guests, noise, pets, and general sanitation.

6) Applicants whose application is denied will receive a written notification as to the grounds for denial and will not be eligible to apply to any MDC property for a period of no less than six (6) months.

7) Reasonable consideration will be given to the housing needs of families that would have a Federal preference under section 6(c)(4)(A) of the 1937 Act.

8) Tenants will be given 60 days' written notice if any rental increases are proposed by MDC. An exception would be made for HOME or Tax Credit Units due to the need for more current income, asset or other statements.

APPENDIX C



Affirmative Marketing Plan

It is the intention of Madison Development Corporation to effectively market its rental properties to all interested and eligible parties. To accomplish this goal, MDC will use the following procedures with respect to the marketing of its rental properties:

1. All vacancies will be advertised in available electronic media; including, but not limited to the MDC website, Rentable, Craigslist, Downtown Campus Living.
2. A notice of all vacancies will also be sent to a list of organizations and service providers representing and aiding minority and low-income populations. Examples include Access to Independence; Madison Community Development Authority; Tenant Resource Center; and The Salvation Army.
3. MDC will work with administrative staff at local schools, to provide information on affordable housing options for students and their guardians.
4. The Equal Housing Opportunity slogan shall be used with all advertising and notices.
5. The fair housing poster shall be displayed in our offices where applications are accepted, and leases signed.
6. MDC will maintain records of all advertising and notices for no less than three years.
7. The source of the applicant's knowledge of the vacancy will be tracked in the application and inquiry process to evaluate the effectiveness of the plan.
8. Any practices and procedures not listed above but required by the HOME or City of Madison CDBG programs, will also be followed in compliance with program requirements.
9. MDC will implement the applicable portions of MGO 3.58, which outline the Affirmative Action Articles of Agreement
10. MDC will annually assess the success of its Affirmative Marketing Plan and take corrective actions when deemed necessary.

Madison Development Corporation is committed to providing affordable housing opportunities in accordance with the Federal Fair Housing Law.