



Uno's Madison

CDBG Presentation

September 10, 2020

About Northpointe

- Northpointe Development Corporation is a real estate development company created for the purpose of bringing revitalization and development to various neighborhoods in Wisconsin.
- Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places.
- The company's mission is to provide sustainable housing for communities in a collaborative, honest, and transparent manner.
- Highly regarded developer and long-term owner in the industry

Marion Road Oshkosh, WI

The Rivers- 60 Unit Senior Affordable
The Rivers II- 40 Unit Senior Affordable
Anthem Lofts- 80 Unit Market Rate





Woolen Mills Lofts
60 Units- Family Housing
 218 E. South Island St., Appleton, WI

Multi Family Developments

<u>Project Name</u>	<u>Location</u>		<u>Units</u>	<u>Property Type</u>
Rivers Senior Living	Oshkosh	WI	60	New Construction
Bayshore Townhomes	Sparta	WI	32	New Construction
Fair Acre Townhomes	Oshkosh	WI	55	New Construction
Kenwood Senior Living	Ripon	WI	24	New Construction
The Fountains of West Allis	West Allis	WI	35	Acquisition/Rehab
Blackstone Harbor Apts.	Sister Bay	WI	24	New Construction
Oconomowoc School Apts	Oconomowoc	WI	55	Adaptive Reuse/Historic
Nicolet Townhomes	De Pere	WI	60	New Construction
Anthem Luxury Living	Oshkosh	WI	80	New Construction
Mercantile Lofts	Milwaukee	WI	36	Adaptive Reuse/Historic
Shoe Factory Lofts	Milwaukee	WI	55	Adaptive Reuse/Historic
The Rivers - Phase II-Senior Living	Oshkosh	WI	40	New Construction
Woolen Mills Lofts	Appleton	WI	60	Adaptive Reuse/Historic
Century Building	Milwaukee	WI	44	Adaptive Reuse/Historic
Cranberry Woods Townhomes	Wisconsin Rapids	WI	40	New Construction
Bayside Senior Apartments	Oconto	WI	42	New Construction
Whispering Echoes Townhomes	Winneconne	WI	28	New Construction
Regency Place Senior Living	Little Chute	WI	40	New Construction
<u>Under Construction</u>				
Arbor Terrace Senior Living	Wisconsin Rapids	WI	40	New Construction
City Center	Brillion	WI	40	New Construction
Crescent Lofts	Appleton	WI	69	Adaptive Reuse/Historic
<u>2020 Awards</u>				
The Limerick	Fitchburg	WI	125	
Cabrini Apartments	Oshkosh	WI	33	
Total Units			1,117	

About ACC Management Group, Inc.

Commitment, trust, and reliability is the foundation of our relationships with residents, employees, and partners. Our team works hard to earn the loyalty needed to develop and retain the long-term relationships associated with our shared success.

ACC currently manages a portfolio of affordable housing that includes more than 80 properties and 4500 apartments throughout Wisconsin and Northern Illinois. We have worked with Northpointe Development since 2011 by leasing and managing 17 properties and 735 apartments.

ACC's experience includes:

- Section 42:
 - 4%, 9%, New Construction, Adaptive Reuse, Veterans, PBV's, AHP, HOME
- Section 8, RAD
- Section 515, Rural Housing
- Working with service partners to provide added benefits to properties

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.

About Middleton Outreach Ministry

Mission: MOM brings our community together to create food and housing Security through action and advocacy

Vision: A community where everyone has the stability to thrive

Because what we eat, where we live and our connection to community are key determinants of well-being and health, MOM focuses on providing access to these resources for people in our community. MOM hosts one of the **largest food pantries in Dane County and provides case management, referrals, and privately-fundraised housing stability assistance** to all low-income residents of the West Madison, Middleton, and Cross Plains communities. MOM has provided services to the west side community for 40 years



7601 Mineral Point Road



Aerial Site Plan
Pizzeria Uno Site Redevelopment
7601 Mineral Point Rd, Madison, WI
August 5, 2020







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Project details

- 60 Workforce housing units- 100% Affordable
 - 4% State and Federal Tax Credit
 - Income Averaged to 58% of County Median
 - 20% of the units at 30% CMI
- Unit mix
 - 23 one-bedroom units
 - 21 two-bedroom units
 - 16 three-bedroom units
- Relocating and preserving Historic Ganser Farmhouse (built in 1863)
 - Community room
 - Indoor Play area
 - Management office
- Parking
 - 79 underground
 - 17 surface
 - 96 total or 1.6 stalls per unit
 - Street Parking Available on both sides of Ganser Way



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Project details- Cont.

- Building Amenities
 - On-site management/ controlled entry
 - Community room/ fitness room/ parcel room
 - In unit washer/ dryer/ dishwasher included
 - Internet included
 - Indoor and Outdoor play area
- Highly Walkable Site
 - Grocery / Food options
 - Elementary/ Middle/ High School
 - Childcare
 - Banking / Retail
 - Public Transportation
 - 3 bus stops less than 400 feet of site
 - 1000 feet from future BRT Line
 - Pharmacy
 - Full service medical clinic
 - Public Library and Community Center
 - Job Training
- Total Development Cost estimated \$15.5 million

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Tenant Selection & Service Coordination

- ACC will adopt the City of Madison's Best Practices for Security Deposits
- Northpointe, ACC , and MOM will work together as strong partners to find ways to make the tenant selection plan more flexible for perspective tenants who would be able to succeed with the quality housing combined with services.

Supportive services provided by MOM staff would include the following:

- Taking a progressive engagement approach, MOM staff would meet with each household that was referred by the Coordinated Entry System and complete a needs assessment.
- Based on the household needs and in collaboration with the tenants, strengths-based goals would be created. Goal areas may include housing stability, financial, employment, educational, and goals for children, if applicable.
- The case manager would work with the household to get connected to MOM services, as well as other community resources that may be beneficial.

The frequency at which the case manager would contact the household would be dependent on household need, but at a minimum, the case manager would reach out once per month to assess progress being met toward their goals. Case management would be conducted on-site or via phone or other virtual platform.

Using 4% Program to Meet City's Priorities

Why 4%

- Significantly less competition
 - Over 60% of state 4% applications funded in 2020
 - All eligible applications funded in 2019
 - Approximately 22% of 9% applications were funded in 2020
 - 5 total applications were funded in the General
- 9% General Set Reduced in 2021-22
 - 32.5% of credits approximately \$5.2 million
 - Possibility of 3-5 deals funded in 2021
- 9% competition heavily weighted to location while 4% more towards financial feasibility

Meeting the City's Priorities

- 4% tax credit application that mirrors a 9% application
 - 20% units at 30% CMI
- New development in area with strong connections
 - Jobs/ amenities/ public transportation
- Energy efficient
 - Reusing the historic farmhouse
 - Green Built Homes Certified
 - Applying for Solar Grants
- 26% of the affordable units are three-bedrooms
- Strong Development Team
- Alder and Neighborhood Support
- Distribution of Housing

Questions?

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