



09/12/24

United Residences
City of Madison
CDBG Interview



Building a Better Community Together: Our Vision for Affordable Housing

(Collaborating for Success)



NCA partners with **Northpointe Development Corporation**, **DreamLane Real Estate** and **Threshold Sacred** to propose creating an Affordable Housing Apartment Complex at the current location of 709 Northport Drive.



Goals:

- **Increase Affordable Housing:** Provide more affordable housing units to meet the community's needs.
- **Promote Inclusivity:** Ensure housing options are accessible to residents of diverse socioeconomic, racial, and ethnic backgrounds.
- **Enhance Community Well-being:** Foster a supportive and stable environment for families and individuals.
- **Sustainable Development:** Implement eco-friendly and sustainable building practices

To further serve the Madison area community, NCA may also consider other future housing options at 709 Northport Drive in addition to the currently proposed affordable housing complex.

About DreamLane Real Estate



- WI Residential and Commercial Real Estate Broker
- 12+ years Real Estate and Property Management Experience
- Certified Minority-Owned Business Enterprise by the State of Wisconsin Department of Administration for Real Estate Sales, Investment, Development, and Consultation
- Passion for urban development and redevelopment projects
- City of Fitchburg, WI Planning Commission Planner (2017-2020)



Northpointe Development

Who are we?

Northpointe Development Corporation is a real estate development company created for the purpose of bringing revitalization and development to various neighborhoods in the Midwest.

Highly regarded developer and long-term owner.

Vision Statement:

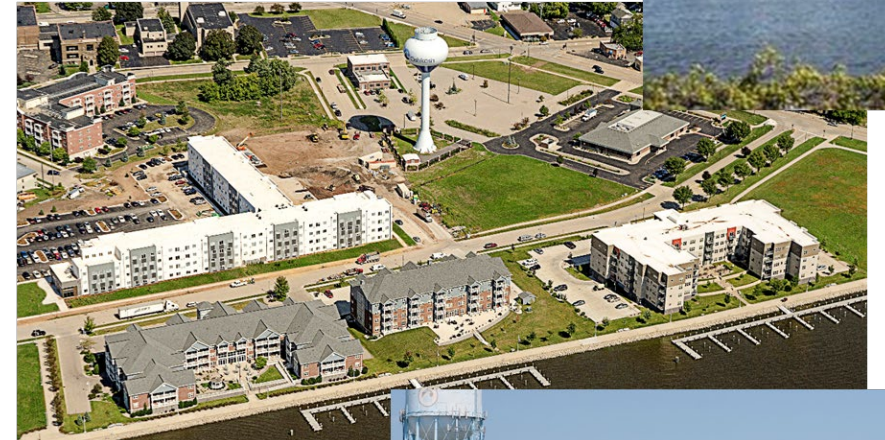
Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places.

Mission Statement:

Provide sustainable housing for communities in a collaborative, honest, and transparent manner.

Marion Road Oshkosh, WI

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



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 175 properties and 8500 apartments throughout Wisconsin and Northern Illinois. We have worked with Northpointe Development since 2011 by leasing and managing 27 properties and 1278 apartments.

ACC's experience includes:

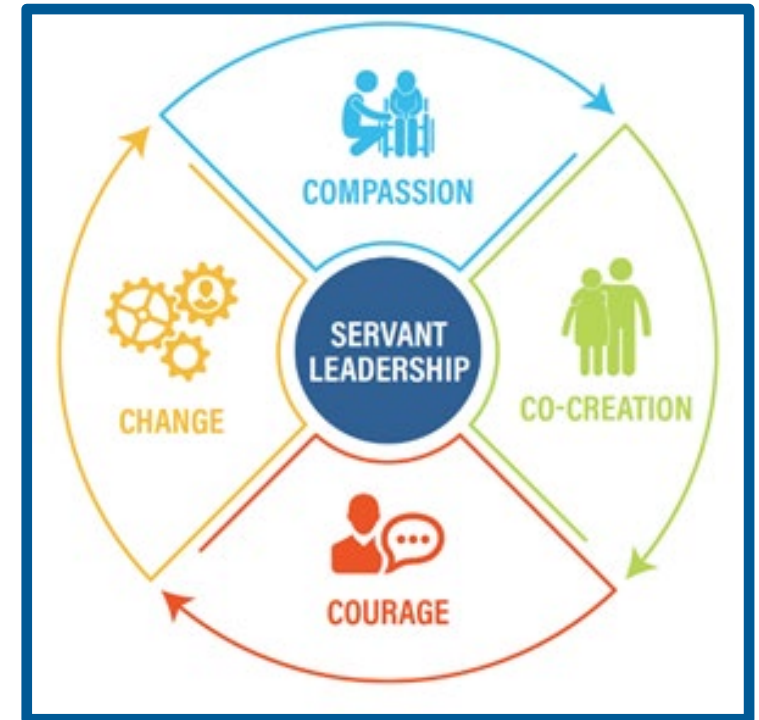
- Section 42:
 - 4%, 9%, New Construction, Adaptive Reuse, Veterans, PBV's, AHP, HOME
- Section 8, RAD
- Section 515, Rural Housing
- Working with service partners to provide added benefits to properties

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.

Supportive Services - LSS

On-site service coordinator services will include:

- 8 hour per week onsite service provision at property
- Information and referrals to community resources and supports to meet resident's identified needs
- Completion of intake assessments
- Develop individual service plans for residents
- Facilitate and coordinate on-site programming and supportive services
- Ongoing and regularly scheduled meetings with property management team to identify at-risk households, communicate on property/tenant needs, and assist with lease up





CONCEPTUAL SITE PLAN



Project Details: **United Residences**

- 80 Units – Family/Workforce
 - 7 Studios
 - 33 one bedrooms
 - 21 two bedrooms
 - 19 three bedrooms
- Off-street Parking
 - 80 underground/ garage
 - 79 surface
 - 159 total
- Local Team: Connery Construction/ ACC Management/ Knothe Bruce Architects/ Vierbicher Engineering
- Rent and Income Restricted
 - 30-80% of County Median Income

Lutheran Social Services to coordinate supportive services for residents

Sustainable Development

- Wisconsin Green Built Homes Certification
- Energy Star and EPA Indoor Air Plus Certification
- Will include rooftop solar system
- Stormwater managed on-site

Building Amenities

- On-site management/ controlled entry
- Community room/ fitness room/ parcel room/ Indoor Kids Room
- In unit washer/ dryer/ dishwasher included
- Outdoor play area and picnic area with grilling station
- Bike Parking/ Tenant Storage/ patios or balconies
- Granite or Quartz countertops/ Stainless Steel Appliances/ LVT Flooring/ patio's and balconies

United Residences

Tax Credits and Timeline

- Workforce Housing- meaning housing priced affordably to the workforce in an area
- Northpointe intends to compete for 4% Fed non-competitive Housing Tax Credits from WHEDA
 - Credits are sold to an investor which generates equity for the project.
 - In return for the credits, a portion of the units have income and rent caps
 - Northpointe Development and Dreamlane will be the long-term owner
- Units targeted to households earning 30-80% of county median
 - \$30,240-\$80,640 two-person households
 - \$37,770-\$100,720 four-person households
- 20% of the units will set aside at 30% CMI and 24% of the Affordable units will be three bedrooms. Additionally, 20% of the units will be targeted to veterans and households in need of supportive services.
 - MOU with LSS

- Timeline
 - **August 2024-** Neighborhood meeting
 - **November 2024-** Madison Affordable Housing Fund selections
 - **November 2024-** Apply for WHEDA Tax Credits
 - **May 2025 -** Acquire site and Construction begins
 - **February 2026-** Lease up
 - **July 2026-** Occupancy/ move-in

United Residences

Unit Mix & Sources and Uses

<u>INCOME</u>	<u>Unit Type</u>	<u>Units</u>	<u>Rent</u>
<i>30% CMI</i>			
	Studio	5	\$596
	1 Bedroom	5	\$656
	2 Bedroom	4	\$784
	3 Bedroom	2	\$903
<i>50% CMI</i>			
	Studio	1	\$1,023
	1 Bedroom	15	\$1,099
	2 Bedroom	8	\$1,325
	3 Bedroom	8	\$1,525
<i>80% CMI</i>			
	Studio	1	\$1,200
	1 Bedroom	13	\$1,395
	2 Bedroom	9	\$1,650
	3 Bedroom	9	\$2,000
Gross Rental		<u>80</u>	

First Mortgage	\$7,320,000
FED LIHTC Equity	\$11,364,929
FHLB AHP	\$2,000,000
City of Madison AHF	\$3,000,000
Dane County AHDF	\$3,000,000
Deferred Developer Fee	\$1,613,500
TOTAL SOURCES OF FUNDS	<u>\$28,298,429</u>
Construction & Acquisition	\$21,217,170
Construction Contingency	\$978,359
Architectural & Engineering	\$351,400
Interim Construction Costs	\$1,580,000
Financing Fees & Expenses	\$125,000
Soft Costs	\$3,436,500
Operating Reserves	\$610,000
TOTAL USES OF FUNDS	<u>\$28,298,429</u>

United Residences

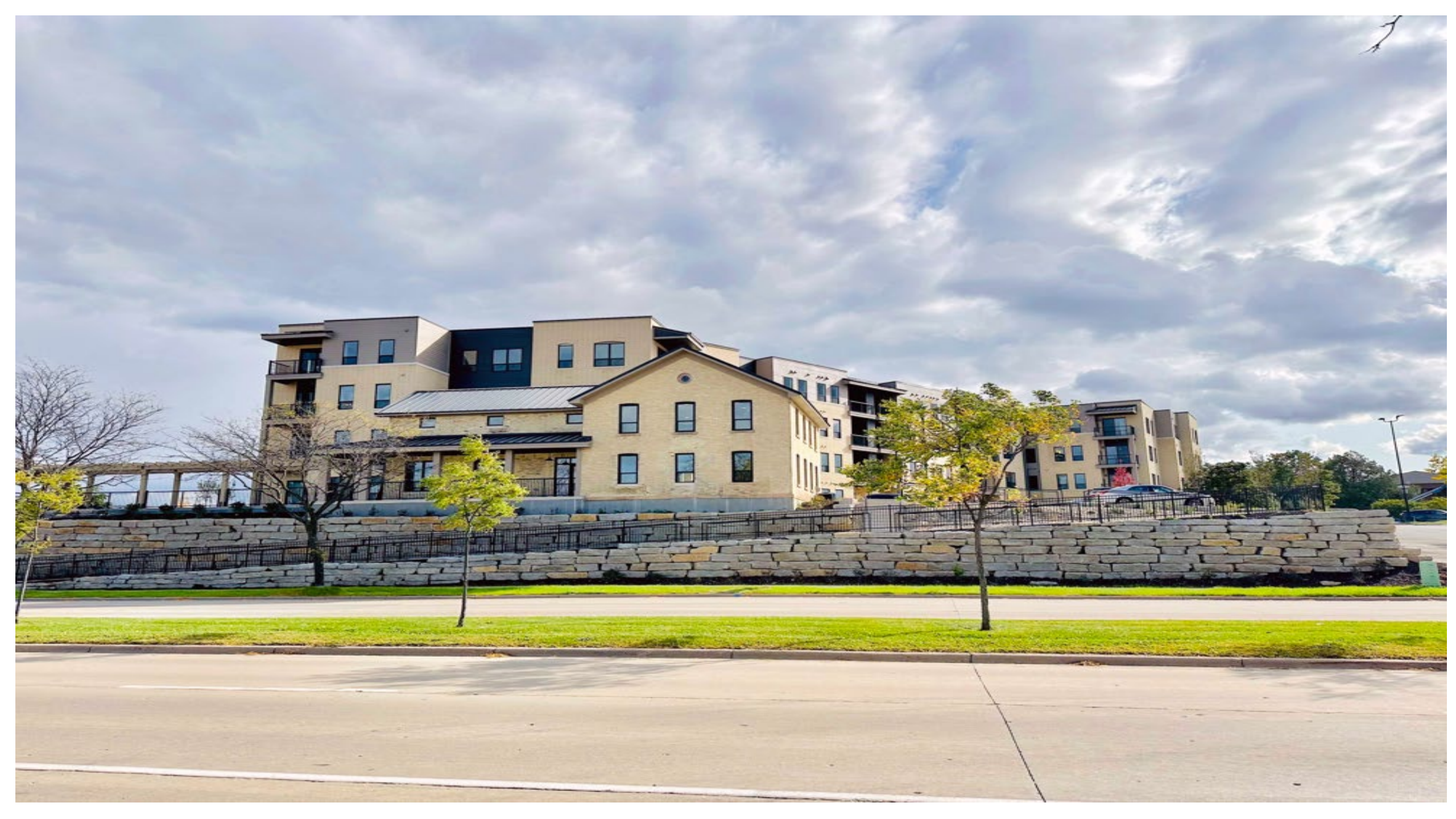
Summary of Benefits and City Priorities

- Multiple mixed-use site plan
 - NCA church to anchor site and provide services to tenants and community
 - 80 Unit Workforce project
 - Indoor and outdoor play space
 - Potential 40-unit Senior Building phase II
 - Plan for 6-8 townhome or small homes for affordable home ownership opportunities to be developed by others
- Permanent affordability
 - Northpointe has offered to meet this priority over the past three cycles. One of the few/only developers to do so.
- Excellent Proximity to Amenities
 - Near BRT and multiple bus lines
 - Grocery, retail, health care
 - Walkable to School
- Large Family affordable units
 - 23% of the units 3-BR
 - 76% of the 3-BR at or below 50% CMI

- Preferred TOD Development Area
- Significant Sustainability Features
 - PV Solar- approximately 80kw
 - Energy Star New Construction and EPA Indoor Air Plus Certified.
- Minimum 50% of the units ADA or convertible to ADA
 - 20% of the units at 30% of CMI
 - Experienced Property Manager
 - Integrated Supportive Housing
 - Partnership LSS to provide on-site service coordination and services
 - Housing individuals and families currently on the Coordinated Entry List
- Local Co-development and co-ownership by an emerging BIPOC developer

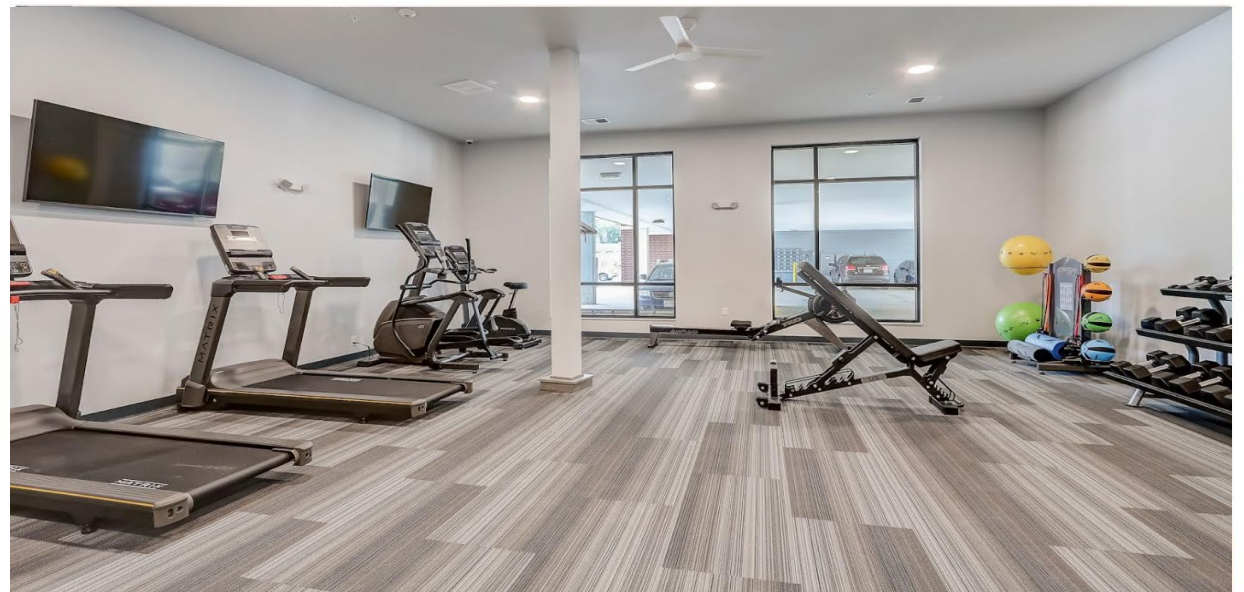












Questions?

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