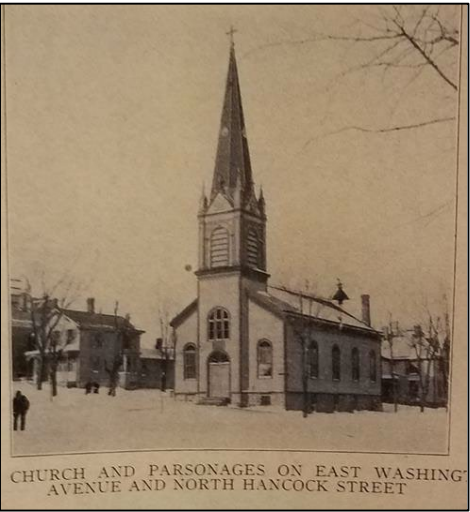


St. John's Lutheran Church

322 East Washington Avenue



St. John's Legacy



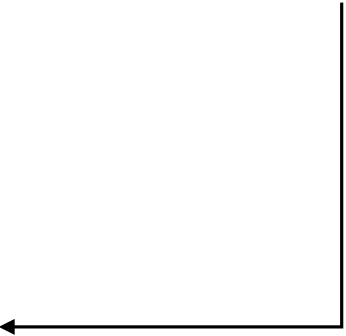
1856



1905

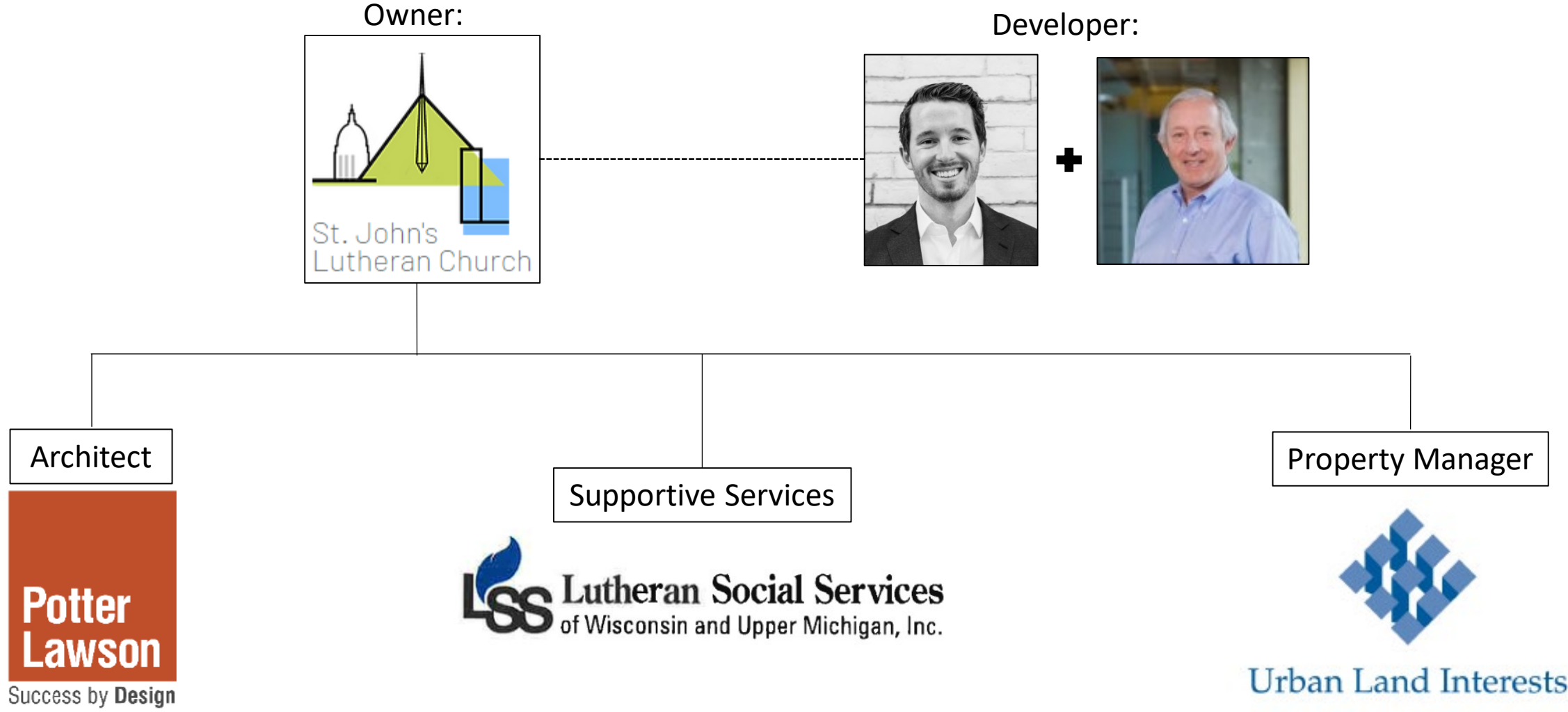


1950



1961 - CURRENT

Project Team



Property Manager – Urban Land Interests

48

YEARS

859

**APARTMENT
UNITS MANAGED**

110

EMPLOYEES

161

**WHEDA
FINANCED UNITS**

**VISION: ULI WILL CREATE AND SUSTAIN EXCEPTIONAL BUILDINGS AND TENANT
RELATIONSHIPS THAT STRENGTHEN OUR COMMUNITIES**

Urban Land Interests

Supportive Services Provider – Lutheran Social Services

LSS Mission:

Act compassionately. Serve humbly. Lead courageously.

LSS Vision:

Healthy communities filled with people using their god given gifts to serve.

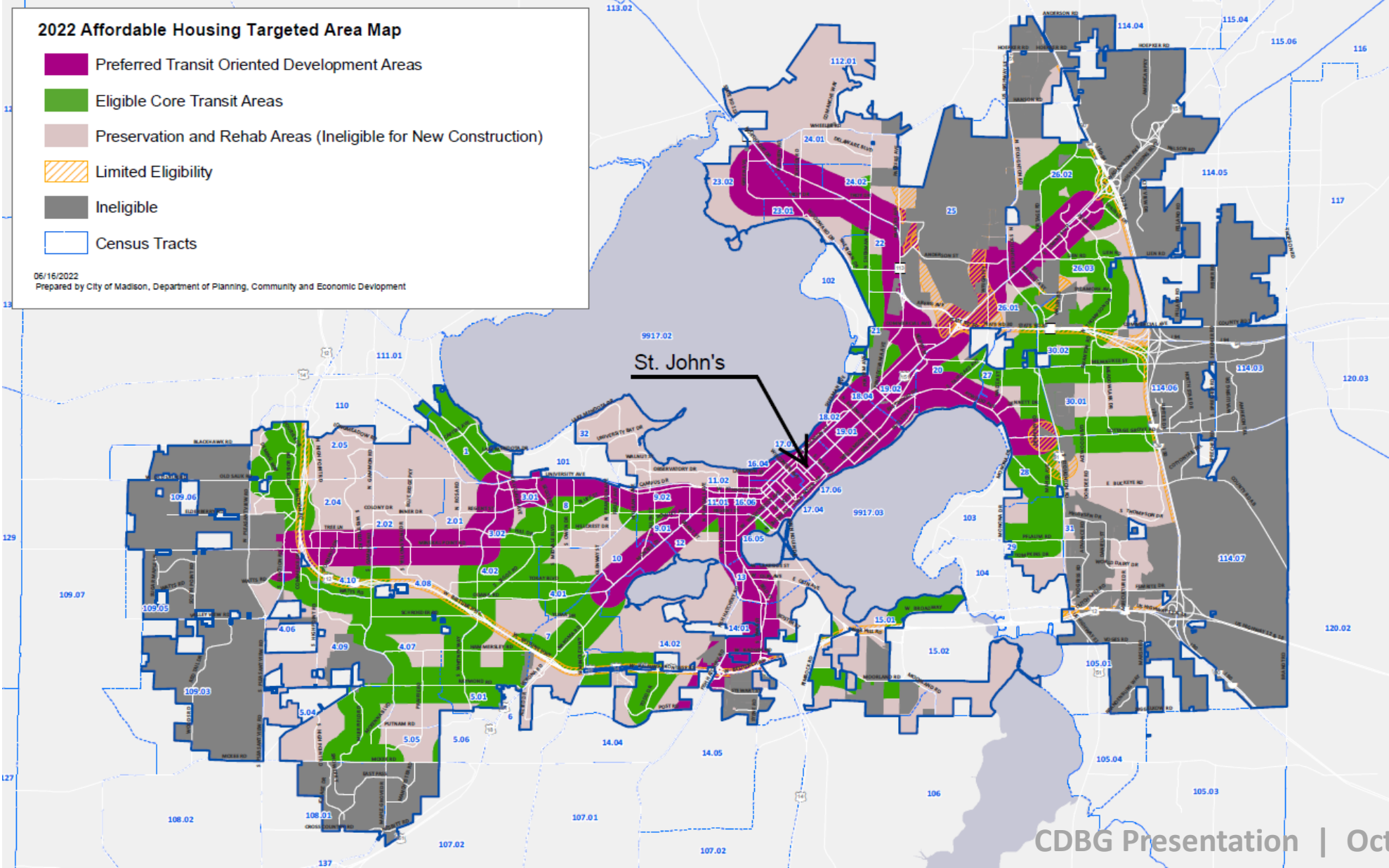
Experience – we are a proven provider which has developed over our 138 year legacy.

Effectiveness – over 90% of the people we serve say that we improve the quality of their lives.

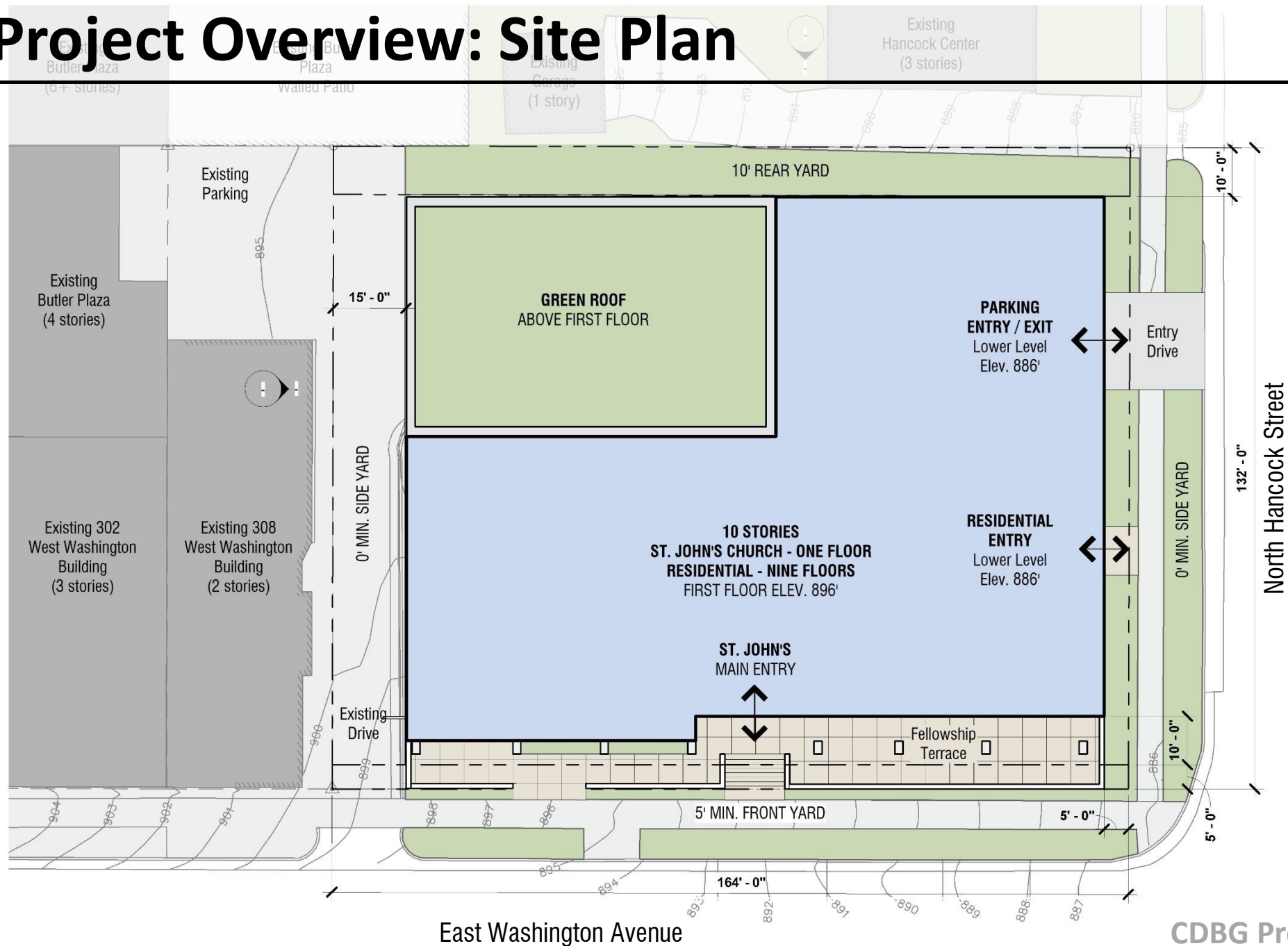
Efficiency – LSS beats the industry average on the percentage of dollars raised that are applied to direct client care.



Project Overview: Location



Project Overview: Site Plan



Current Zoning: Urban Mixed Use

“Intended to provide opportunities for high-density residential and office uses in combination with limited retail and service uses designed to serve the immediate surroundings”

Allowable Building Height:
8 stories + 2 bonus stories

Proposed Building Height:
10 stories

Project Overview: 1st Floor Plan



Project Overview: Exterior Rendering



Project Overview: Exterior Rendering



Project Overview: Exterior Rendering



Project Overview: Exterior Rendering



Project Details

+/- 70 Parking Stalls
= **0.5** stalls / apartment

15,500 sf of **1st** floor space
= **5,500** sf for partnering organizations

130 Apartments

- 42** studios / junior 1 BRs
- 53** 1 BRs
- 34** 2 BRs
- 1** 3 BR

- 26** units @ < 30% CMI
- 54** units @ < 50% CMI
- 28** units @ < 60% CMI
- 22** units @ Market

Affordability

- > 108 of 130 apartments set aside for those earning less than 60% CMI = **83% of units**
 - > 26 units set aside at < 30% CMI = **20% of units**
 - > 5 units held for by-name set aside list from HSC

- > St. John's will own the completed project and has committed to a **40-year affordability period.**

- > Affordable rents are underwritten between 93% - 100% of max LIHTC.

Project Source and Uses

+/- \$35,825,000 Total Project Cost

> **\$13,065,000** WHEDA Financing

> **\$13,300,000** Tax Credit Equity

> **\$900,000** FHLB AHP

> **\$3,500,000** CITY AHF

> **\$2,430,000** COUNTY AHDF

> **\$2,630,000** DEFERRED Developer Fee

→ **\$2,322,000**
County recommended
funding as of 9.6.22 !!

Integrated Supportive Housing

- > All 26 of the 30% CMI units + 8 of the 50% CMI units will be integrated supportive housing units
 - > All residents will have access to these services
- > Service Coordination Model
 - > **Goal:** Enhance the success of tenants to maintain independence and promote dignity
 - > Connect residents with the many services and resources that exist within proximity to the site:
 - > Adult education; financial literacy; employment services; health / government benefits
 - > Completion of intake assessment for participating residents:
 - > Development of case management plan
 - > Linking participating residents to programs that support independence and self sufficiency
 - > **One-half FTE** staff person with office on site
 - > +/- **\$60,000** annual contribution from the project to LSS



Tenant Selection Plan

“When reviewing this criteria against an application, property management staff will take a holistic look at each application in making its determination, with the goal of not relying on any one criteria to the extent practical.”

An applicant will not be denied solely due to:

- > a lack of housing history
- > inability to meet minimum income criteria if applicant can demonstrate ability to pay at equivalent rent to income ratio
- > due to a poor credit score or inability to meet financial obligations other than housing or utilities.
- > based on WI Circuit Court Access records or previous criminal activity (except violent or drug related)



St. John's
Lutheran Church

As Of 7.1.22

TENANT
SELECTION
PLAN

Sustainability

- > Urban infill development of an already built site
- > Maximizing density
- > Church building for the next 150 years – making decisions from the perspective of long-term ownership
- > Sustainable material selections (brick, stone) and re-use of existing furnishes and finishes
- > Fewer parking stalls means less SOV trips and more sustainable means of transit (walking, biking, bus)
- > Focus on Energy
- > WI Green Built Home multi-family certification
- > LED lighting, high efficiency mechanical systems, efficient plumbing fixtures, energy star appliances
- > Recapture of rainwater for irrigation

St. John's Project Meets the City's AHF Goals

- > Incentivize new development in areas with excellent proximity to transit, employment and amenities ✓
- > Opportunities for residents to remain in neighborhoods impacted by rapid cost increases ✓
- > Wider dispersion of affordable rental housing throughout the city ✓
- > Implement the goals outlined in Imagine Madison, prioritizing well-sited infill development ✓
- > Embrace the City's commitment to energy efficiency and sustainable building design ✓
- > Non-profit owner ✓
- > Significant commitment to integrated supportive housing ✓
- > 83% of units < 60% CMI ✓