

Madison
On

Broadway
Table of Contents

Section 1	Application and Budget
Section 2	Development Team
Section 3	WHEDA Self Scoring
Section 4	Appraisal On file in CDD.
Section 5	Market Study On file in CDD.

MADISON ON BROADWAY

Madison on Broadway will be a newly constructed 48 unit affordable multifamily housing community developed on two separate sites that are one block apart located on West Broadway in the Southeastern portion of the City of Madison. The project will be a mixed use project including approximately 16,000 square feet of new space designed specifically for Bridge Lake Point Waunona Neighborhood Center. The neighborhood center space will be financed separately and will be owned by the neighborhood center itself under a commercial condominium form of ownership. The housing project will include a total of 48 units consisting of 6 one-bedroom, 30 two-bedroom and 12 three-bedroom units (25% of total unit).

Eight of the units have a commitment of project based Section 8 certificates provided by Dane County Housing Authority. Twenty-five percent of the units will have rents affordable to households earning below 30% of county median income and will be marketed to low income tenants who either have a permanent disability or are military veterans. Those tenants will be provided with access to supportive services provided either by Dane County Department of Human Services contracted service providers or Veterans Services providing agencies as appropriate. All services provided will be voluntary on the part of the tenant and will be paid by third parties so the project operating budget does not include any supportive services costs.

Madison on Broadway is a joint venture between Movin' Out, Inc. a statewide nonprofit housing agency and Mirus Partners, Inc. a for profit multifamily developer which focuses on affordable housing development projects. This project represents the fourth joint venture as partners. As described above the commercial portion of the project which will be 16,000 square feet of the ground floor of the building to be located at 2230 W. Broadway will be separately financed and owned by the BLPW Neighborhood Center. The balance of the project will be owned by a yet to be formed LLC that will have at a minimum two members, an investor member and a managing member. The managing member will be a second LLC with Movin' Out and Mirus Partners as its members. This is a typical tax credit ownership structure

City of Madison
Affordable Housing Development Fund
Eligibility Checklist

- Demonstrates Site Control Yes
- Meets income, occupancy and rent restrictions of LIHTC Yes
- Movin' Out as applicant has ownership interest Yes
- Site located in eligible area Yes
- Households with incomes <30% and provides supportive services Yes
- A minimum of 15% of the units have 3 or more bedrooms Yes
- A minimum of 15% of the units are available for HH with incomes < 30% Yes
- Project will have a 30 year period of affordability Yes
- Project is not seeking tax credits for supportive housing set-aside Yes

SECTION 1
APPLICATION
AND
BUDGET

Affordable Housing Fund (AHF) Application

This application form should be used for projects seeking City of Madison AHF funds including those seeking WHEDA Low-Income Housing Tax Credits and those requesting other City funding. Applications must be submitted electronically to the City of Madison Community Development Division by **noon on Wednesday, August 12, 2015**.
 Email to: cddapplications@cityofmadison.com

APPLICANT INFORMATION

Proposal Title:	Madison on Broadway		
Amount of Funds Requested:	\$530,000		
Name of Applicant:	Movin' Out, Inc.		
Mailing Address:	206 E. Olin Avenue, Madison, WI 53713		
Telephone:	(608) 251-4446 ext. 8	Fax:	
Admin Contact:	Tim Radelet	Email Address:	tr@movin-out.org
Project Contact:	Dave Porterfield	Email Address:	dp@movin-out.org
Financial Contact:	Dave Porterfield	Email Address:	dp@movin-out.org
Website:	movin-out.org		
Legal Status:	<input type="checkbox"/> For-profit <input checked="" type="checkbox"/> Non-profit		
Federal EIN:	39-1833482	DUNS #:	019470348

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 <http://www.cityofmadison.com/dcr/aaplans.cfm>.

LIVING WAGE ORDINANCE

If funded, applicant hereby agrees to comply with City of Madison Ordinance 4.20. The Madison Living Wage for 2015 is \$12.62 hourly, and will be \$12.83 hourly for 2016.

LOBBYING REGULATED

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.

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: By Timothy J. Radelet, Executive Director

By entering your initials in this box you are electronically signing your name as the submitter of the application and agree to the terms listed above.

Date: 7/24/15

PROPOSAL DESCRIPTION

1. Please provide an overview of the proposal. Describe whether project is acquisition, rehabilitation and/or new construction, the total number of units proposed and the impact of the proposed development on the community.

Madison on Broadway will be a newly constructed 48 unit affordable multifamily housing community developed on two separate sites that are one block apart located on Broadway in the Southeastern portion of the City of Madison. The project will be a mixed use project including approximately 16,000 square feet of new space designed specifically for Bridge Lake Point Waunona Neighborhood Center. The neighborhood center space will be financed separately and will be owned by the neighborhood center itself under a commercial condominium form of ownership. The housing project will include a total of 48 units consisting of 6 one-bedroom, 30 two-bedroom and 12 three-bedroom units. Eight of the units have a commitment of project based Section 8 certificates provided by Dane County Housing Authority. Twenty-five percent of the units will have rents affordable to households earning below 30% of county median income and will be marketed to low income tenants who either have a permanent disability or are military veterans. Those tenants will be provided with access to supportive services provided by Dane County Department of Human Services contracted service providers or Veterans Services providing agencies as appropriate. All services provided will be voluntary on the part of the tenant and will be paid by third parties so the project operating budget does not include any supportive services costs.

2. Describe the property ownership structure.

Madison on Broadway is a joint venture between Movin' Out, Inc. a statewide nonprofit housing agency and Mirus Partners, Inc. a for profit multifamily developer which focuses on affordable housing development projects. This project represents the fourth joint venture as partners. As described above the commercial portion of the project which will be 16,000 square feet of the ground floor of the building to be located at 2230 W. Broadway will be separately financed and owned by the BLPW Neighborhood Center. The balance of the project will be owned by a yet to be formed LLC that will have at a minimum two members, an investor member and a managing member. The managing member will be a second LLC with Movin' Out and Mirus Partners as its members. This is a typical tax credit ownership structure.

AFFORDABLE HOUSING INITIATIVES FUND OBJECTIVES

3. Please check which of the following objectives outlined in the Request for Proposals your proposal meets:

- Increase the supply of safe, quality, affordable rental housing throughout the City.
- Preserve existing affordable rental housing throughout the City.
- Increase the availability of affordable housing with supportive services, especially for families with incomes at or below 30% of County Median Income (CMI).

AFFORDABLE HOUSING NEEDS

4. Describe your knowledge of and experience in identifying affordable housing needs of the City of Madison. Identify if a market study has been done and, if so, summarize its findings and attach a copy of the report.

Movin' Out and Mirus both have extensive experience in identifying affordable housing needs and creating housing projects to address those needs as evidenced in Section 2 - Development Team. A third party market study of a project proposed for this site last year was carried out and a copy of that study is included in Section 5 - Market Study. The developers are in the process of updating that study which can be provided as soon as it is available. The main difference between the current study and the pending one is that the project was previously only on one site rather than two and had a total of 36 versus 48 units. We fully expect the revised study to indicate strong demand for the additional units in this location.

PROPOSAL GOALS

5. Provide the total number of units proposed, the number of affordable units proposed and the number of units proposed to be assisted with City AHF.

The housing project will include a total of 48 units consisting of 6 one-bedroom, 30 two-bedroom and 12 three-bedroom units. All units will be income restricted to households earning no more than 60% of area median income. Eight of the units have a commitment of project based Section 8 certificates provided by Dane County Housing Authority. Twenty-five percent of the units will have rents affordable to households earning below 30% of county median income and will be marketed to low income tenants who either have a permanent disability or are military veterans. We are requesting AHF support for all 48 units.

SUPPORTIVE SERVICES INCLUDED

6. Provide a detailed description of the type and level of supportive services (such as assessment and referral or on-site comprehensive case management) that will be provided to residents of the proposed project.

Twenty-five percent of the units will have rents affordable to households earning below 30% of county median income and will be marketed to low income tenants who either have a permanent disability or are military veterans. Those tenants will be provided with access to supportive services provided by Dane County Department of Human Services contracted service providers or Veterans Services providing agencies as appropriate. All services provided will be voluntary on the part of the tenant and will be paid by third parties so the project operating budget does not include any supportive services costs. Movin' Out will provide assistance to the project property manager in targeted marketing of these units through its established network of support service providers. The services provided are individually tailored for the needs of each tenant depending on their needs. These services are provided by residential service providers and other types of providers contracted by Dane County Department of Human Services for people eligible for long-term care, by Dane County Mental Health for those with mental illness and/or by agencies that provide veteran specific supportive services funded primarily by the U. S. Department of Veterans Affairs.

7. Provide information on any supportive service partnerships that have been or will be formed in order to ensure the success of the development. Identify the agency/agencies or company who will provide supportive services, if applicable.

Movin' Out has established working relationships with a wide network of support service providers. Movin' Out does not directly provide any of these supportive services but does help to coordinate between tenants, their service providers, families, the project property manager and other tenants to help ensure successful tenancy for the supported housing units' tenants. We established specific agreements for this project last year for our tax credit application to WHEDA and are in the process of renewing those agreements for our resubmission of a WHEDA application for this project. A copy of those agreements and description of the services are included in Section 2- Development Team.

POPULATION SERVED

8. Describe the population/s you intend to serve (e.g., families, people who are homeless, people with disabilities, veterans, seniors, individuals).

The project is designed to serve low income working families and will include targeted marketing of 25% of the units to very low income households that include a family member with either a permanent disability or is a military veteran or both.

SITE INFORMATION

9. Identify the specific site address and neighborhood and indicate why this site was chosen. Describe the neighborhood and surrounding community. Attach a map indicating project location. Include one close-up map of the site and a second map to show the site in context of the City. Identify if applicant has site control.

The project sits are located in the Bridge Lake Point Wanona Neighborhood. The first site is located at 2230 W Broadway which is a vacant lot on the corner of Broadway and Fayette Avenue. This site will include 36 residential units, underground parking, open-space with the ground floor of the 3 story building being owned and occupied by the BLPW Neighborhood Center. The second site is located at 1917 Lake Point Drive which is located one block East of the first site. This property is the current location of the BLPW Neighborhood Center which is housed in a former four unit two-story apartment building which was modified for use as the neighborhood center. This building is currently owned by the City of Madison and will be sold to the project.

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

The site located at 2230 W. Broadway is currently a vacant lot. The site located at 1917 Lake Point Drive has an existing two story former apartment building utilized as a Neighborhood Center. This building will be demolished and replaced with 12 town home style apartments. The Lake Point property also has 4 occupied residential units. The tenants in these units will be relocated.

11. Identify whether the proposed site is located in an Eligible Area, and if applicable, a Preferred Area. (See map attached to the RFP). Provide the streets of the closest major intersection.

Both sites are located in an Eligible Area. Both sites have frontage on W. Broadway with site one on the corner of Fayette and W. Broadway and site two between W. Broadway and Lake Point Drive. (see map included in this section.)

12. Identify the geographical proximity of the development to places such as jobs, transit, education, health care, schools, parks, and other key amenities.

The project is located in close proximity to all needed community services including a wide range of employers (insurance, social services, retail, warehousing etc. within one mile of this location. There is a Madison Metro stop directly in front of each site. There are two health care clinics within approximately 1.5 miles of the sites, All K - 12 schools are within 2.4 miles. There is a city park across the street from site 1 and 1 block from site 2. A full service grocery/ department store (Walmart) is ¼ mile away and a second grocery (Copps) 1.5 miles away. There is a wide range of other community services all within 2 miles of this site.

13. Describe how residents of the proposed housing development would access key amenities and services.

All community services and amenities are easily available by car, public transportation, bicycle or by foot.

14. What is the distance between the proposed housing development or site and seven-day a week transit stops (i.e. weekday & weekend)? List the seven-day transit stop intersection(s) and describe any other transit stops located near the housing.

There is a 7 day a week transit stop located directly in front of each site. Please see attached Madison Metro Schedule included in this section

15. What is the distance between the proposed housing development or site and the elementary and middle schools for this area? Describe the transit options for children to get to these schools.

The distance between the sites and the assigned elementary school (Glendale School) is 2.4 miles. The school district provides school bus transportation between the sites and the school at no charge. For the middle school (Sennett) and high school (La Follette) the distance is 2.1 miles. There is a Madison Metro bus that goes directly from each site to and from these schools specifically for the students each school day. The students must purchase bus passes for this transportation. Please see attached maps in this section for detail.

16. Describe the transit options for people to access amenities such as after school activities, grocery stores, the nearest library, and neighborhood centers.

Both sites are well served by Madison Metro with a bus stop directly in front of each site. Please see attached bus schedule in this section for detailed information. The neighborhood center will be located within the building of the first site and one block away from the second. The Neighborhood Center provides transportation services to youth and seniors for a variety of the program activities it offers.

17. Describe the impact this housing will have on the schools in this area. Please include information on school enrollment data (e.g., at capacity, above capacity, below capacity); how this housing development will impact the schools' enrollment; and how many elementary and middle school children are projected to live at the proposed housing development.

According to the Madison Metropolitan School District all three of the schools serving the children for this area are operating below their capacity. Please see the school capacity report in this section provided by MMSD. Based on the project size and number of bedrooms we estimate no more than 50 school age children are likely to live in this new housing project.

18. Describe the historical uses of the site, if any, any environmental remediation activities planned, completed or underway, and/or any existing conditions of environmental significance located on the proposed site.

2230 W. Broadway Site - The Property was historically comprised of Lot 21 through Lot 22 and part of Lot 23. Some of the parcels were originally developed for residential use by approximately the 1930s to 1950s. The structures were demolished between 1971 and 1998. The land next to Antler's Tavern to the east appears to have been used as a parking

lot. Some of the former structures had basements and used fuel oil for heat. The fuel oil tanks may have been located in the basements or outside the structures. The building currently occupied by Antler's Tavern was developed on the adjoining property to the east by the 1940s. Fuel oil was historically used for heat. The historical use and storage of fuel oil on the Property and on the adjoining property to the east is identified as a REC for the Property. Therefore additional environmental investigation may be required.

1917 Lake Point Drive - there are no known environmental issues on this site.

19. Provide a legal description of the property.

Please see attached legal description in this section

20. Identify the zoning district(s) for the housing site. Describe any necessary zoning-related approvals (re-zoning, conditional use, demolition, zoning variance, etc.) that must be obtained for the proposal to move forward.

The 2230 W. Broadway site is currently zoned CC-T and will need a conditional use permit and review by the Urban Design committee to achieve permissive zoning. The 1917 Lake Point Drive site is currently zoned TR-V1 and need to be rezoned to TR-U1, It will also need a demolition permit and a conditional use permit.

21. Describe the proposed project's consistency with adopted planning documents, including the City of Madison Comprehensive Plan, the Neighborhood Plan(s) and any other relevant plans.

Based on City planning staffs' review of the comprehensive and neighborhood plans the Broadway site's proposed use is consistent with those plans. The Lake Point site while requiring rezoning is also consistent with city plans according to city staff.

22. List the name(s) of the City of Madison Planning Division staff that you met with to discuss your application and briefly summarize the results of that meeting.

We have met with Natalie Erdman, Matt Wachter, Matt Tucker, Heather Stouder, Jim O'Keefe, Julie Speers and Joe Gromaki. We have met on several occasions to discuss the feasibility of this project and staff has provided a number of recommendations on how the project could be designed and shaped to address the needs of the community. The meetings have been very supportive for advancing the project.

23. Have you spoken with the alderperson of the district in which the proposal is located? If so, is the alder supportive of the proposal? Did s/he identify any issues or concerns with the proposal?

Yes we have met with the current alderperson together with some of the city staff listed above. We had also met with the previous alderperson and the neighborhood associations members surrounding this location. Both have voiced their support for what we have described. We plan to meet again soon with the alderperson to initiate the required rezoning process.

24. Describe the neighborhood input process, either already underway or planned. If that process has begun please summarize its results to date.

When we initiated the planning for the development of the 2230 W Broadway last year we scheduled and held two neighborhood meetings which included the alder for the district. There was support for the project at those meetings. Our plan is to advance our revised plan to the neighborhood for their input and then based on that input carry out the necessary planning to obtain the required zoning for the project. Our schedule calls for completing that process by the end of 2015. Because this project will also include a new neighborhood center we expect to have additional neighborhood input as well as coordinated planning efforts with the neighborhood center staff and board associated with planning this project.

SITE AMENITIES

25. Describe the exterior and common area amenities that will be available to tenants and guests.

Both sites will be designed to provide all required open and green space per zoning. The building at 2230 W. Broadway will include both a common entry with leasing office and small residential meeting room and mail delivery space. There will be common green space for residents only. The building will provide underground and surface parking. The Neighborhood Center space will include open/green space for outdoor play equipment, parking areas. The interior space for the Neighborhood Center will be designed to meet the programming needs of the center and will be available for the residential tenants as residents of the neighborhood. The 1917 Lake Point Drive property will include all required open/green space and 12 townhouse style apartments each with their own entries, patio area and attached garage.

26. Describe the interior apartment amenities.

The apartments will include in-unit washer and dryers, range, refrigerator and microwaves, one or two bathrooms, All units will include carpeting or vinyl floorcovering, high quality cabinets and finish trim. The units will be energy efficient meeting the Wisconsin Green Built Certification. Units will exceed all required accessibility requirements. All units will be visitable by a person having a mobility impairment.

PROPOSAL ACTIVITIES

27. Please describe activities/benchmarks and associated completion dates to illustrate how your proposal will be implemented (e.g. as acquisition, finance closing, zoning-related applications and approvals, start of construction, end of construction, available for occupancy, rent-up, etc).

Activity/Benchmark	Estimated Month/Year of Completion
Apply for Project Based Section 8 for eight units from DCHA (completed)	5/2015
Apply for Federal Home Loan Bank AHP funding (completed)	6/2015
Apply for City AHF funding (this application)	8/2015
Secure required zoning	12/2015
Apply for WHEDA Section 42 Tax Credits	1/2016
WHEDA Tax Credit Award	5/2016
Complete Construction Documents, Sign Contract	9/2016
Complete all due-diligence, close on financing and begin construction	10/2016
Project Complete and places in service	8/2017

PUBLIC PURPOSE AND RISK

28. Please describe the public purpose of your proposal and the risks associated with the project.

This project provides significant public purposes by including workforce family housing with 25% of the units affordable and marketed to households with very low incomes who have disabilities or are military veterans and will include coordination of the housing with supportive services needed by these households. Additionally this project will include construction of approximately 16,000 square feet of space designed and owned by the BLPW Neighborhood Center which offers a wide range of services to the neighborhood residents. By combining the development of these project the development is designed to provide a high positive impact to the neighborhood and provides these benefits at a lower cost because the development efforts will be combined with the cost of carrying out the required development steps is shared by both projects thus lowering the risk to each project as well. This combination of residential and neighborhood center also promises positive benefits to the residents living above it and the center itself by having built-in constituents.

DEVELOPMENT TEAM

29. Identify all key roles in your project development team, including architect, general construction contractor, legal, property management, supportive services, and any other key consultants, if known.

Name	Company	Role in Development	Contact Person	Phone
Dave Porterfield	Movin' Out, Inc.	Co-Developer/ Co - Owner	Dave Porterfield	(608) 251-4446
Chris Jaye	Mirus Partners, Inc.	Co-Developer Co-Owner	Chris Jaye	(608) 824-2294
Jim Glueck	Glueck Architects	Project Architect	Jim Glueck	(608) 251-2551
Katie Rist	Foley and Lardner	Project Attorney	Katie Rist	(608) 258-4317
Mike Kendhammer	SVA	Project Accountant	Mike Kendhammer	(608) 826-2404
Dan Fitzgerald	Horizon Construction	General Contractor	Dan Fitzgerald	(608) 354-0825
Helen Bradbury	Stone House Devel.	Property Manager	Helen Bradbury	(608) 251-6000
Monica Bear	Dane County Department of Human Services	Service Provider	Monica Bear	(608) 242-6428
Daniel Connery	Dane County Veterans Services Office	Service Provider - Referral Source	Daniel Connery	(608) 266-4158

EXPERIENCE AND CAPACITY

30. Please describe the development team’s experience in obtaining LIHTC’s. Be sure to:
- Address years in existence, experience with public/private joint ventures, experience developing low-income multifamily housing or other affordable housing, staff qualifications, financial capacity of organization to secure financing and complete proposed project, past performance that will contribute to the success of the proposal.
 - Identify how many LIHTC and/or affordable housing units your organization has created in the past five years.
 - Include specific information on the experience of the proposed property management partner, including number of years experience, number of units managed and performance record.
 - If applicable, include information on your experience developing housing that provides support services.
 - If applicable, include specific information on the supportive service provider agency or company, years of experience and relevant information.

(Attach additional information as necessary)

Please see the attached documentation in Section 2 - Development Team addressing the above

31. Please list any architectural awards, service awards or green building certifications.

Both Movin’ Out and Mirus Partners have has extensive experience with projects that incorporate green building, energy efficiency, brownfield remediation and historic preservation and have had project that have received awards and community praise. Additionally Glueck Architects has carried out numerous projects that have received awards for their designs. Please see the attached documentation in Section 2 - Development Team addressing the above

REFERENCES

32. Please list at least three references who can speak to your work on similar developments completed by your team.

Name	Relationship	Email Address	Phone
Monica Bear	Funding Source/ Dane County	Bear@countyofdane.com	(608) 242-6438
Mary Wright	Lender	Mary.R.Wright@wellsfargo.com	(608) 280-7407
Jean McCubbin	Board Member	citizenjean2@gmail.com	(608) 836-4683

HOUSING INFORMATION

33. Provide the following information for your proposed project. List 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 size, income category, etc., for that particular address.

Address and number of units being proposed	# of Bedrooms	Requested Amount of AHF \$, if applicable	Projected Income Category* To be Served (see below)	Projected Monthly Unit Rent	Includes Utilities?
2230 W. Broadway - 36 units	130	\$397,500	30%, 50%, 60%	See pro forma	See pro forma
1917 Lake Point Drive - 12 units	34	\$132,500	30%, 50%, 60%	See pro forma	See pro forma

*Less than or equal to 30% CMI, 31-50% CMI, 51-60% CMI, 61-80% CMI, >80% CMI.

34. Identify if your proposal includes any of the following features (Check all that apply):
- Incorporates accessibility features
 - Incorporates energy efficiency features
 - Involves lead paint removal, if rehab

Involves asbestos removal, if rehab

35. Describe the level of accessibility you plan to provide. Identify the number of accessible units and the specific type of accessibility modifications that will be incorporated.

The project will provide accessible features well above those required by code or its funding source requirements. At a minimum all units will be visitable by someone with a mobility impairment who uses a wheelchair meaning all unit entries are fully accessible and there is a ground floor bathroom. Movin' Out designs its units so that the majority of them have roll-in showers, wider hallways and accessible pathways with open floor plans as much as possible. We always exceed the minimum requirements.

36. Describe the energy efficient features you plan to provide, the energy standard to be achieved, and the resulting monthly utility saving.

The project will achieve Wisconsin Green Built Certification which is a comprehensive building standard that addresses a wide range of energy savings, green building and sustainability features. This certification requires a third party WGB inspector to certify that these practices are followed throughout the construction process. Our architect Jim Glueck has extensive experience in designing highly efficient multifamily buildings and these buildings will be designed to meet these standards resulting in lower energy and operating costs for the owner and tenants.

37. For proposals that include rehabilitation, have you completed a capital needs assessment for this property? If so, summarize and attach a copy of the capital needs assessment.

NA

38. Will this proposal involve the temporary or permanent displacement of tenants or businesses? If yes, describe notices and assistance you intend to provide, and the amount of funds allocated to do so.

The current building located at 1917 Lake Point Drive has 4 residential units located above the current neighborhood center space. These tenants will be permanently relocated. We will provide all required notices and relocation services to these tenants. Movin' Out has previous experience with relocation requirements and is prepared to follow the required steps to ensure these tenants' rights are observed.

39. Real Estate Project Data Summary

Enter the site address (or addresses if scattered sites) of the proposed housing and answer the questions listed below for each site.

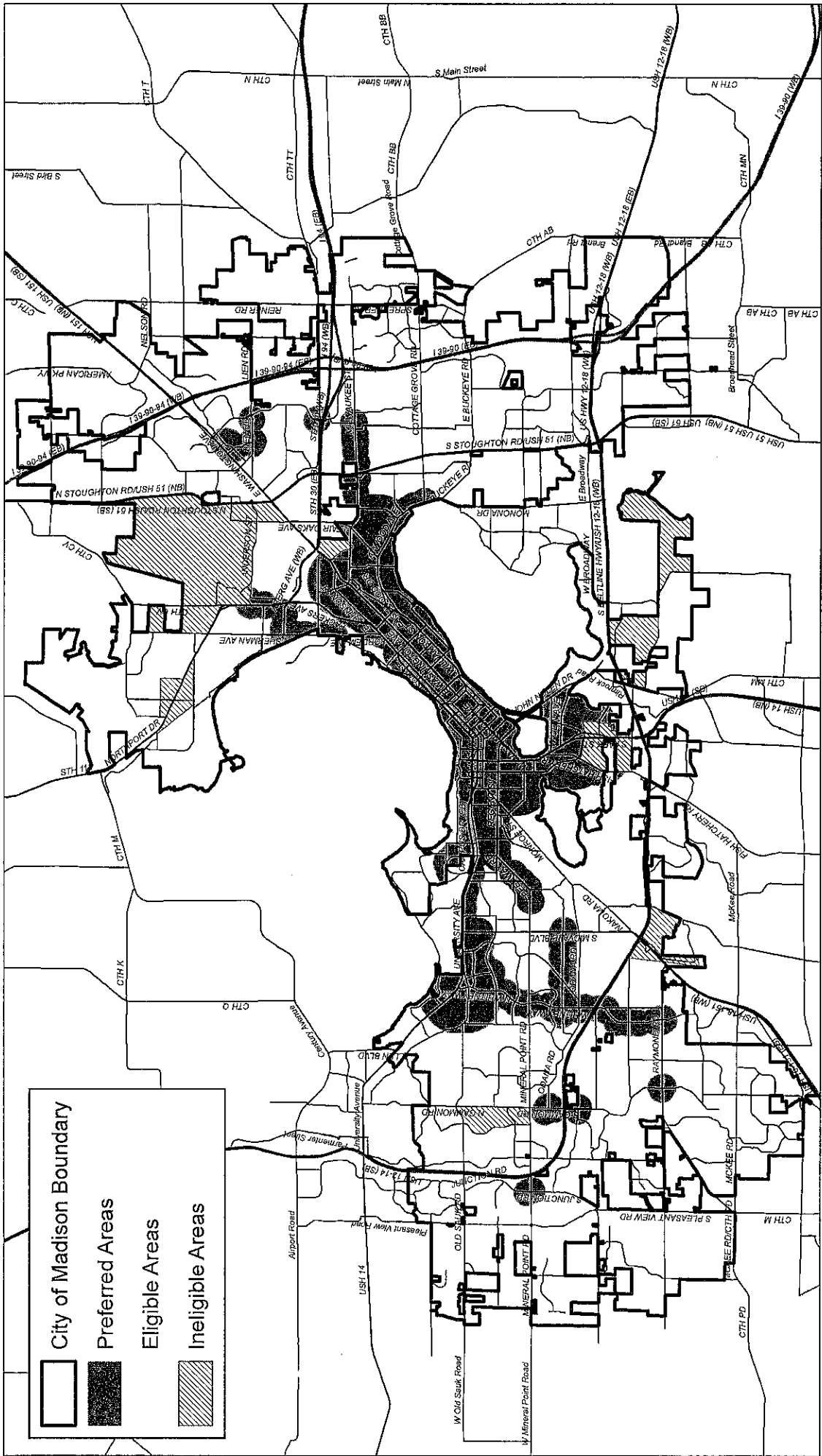
	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	Appraised Value Current	Appraised Value After Project Completion	Purchase Price or Construction Cost	# of Units Accessible Current?	Number of Units Post-Project Accessible?
Address:	2230 W. Broadway								
	0	36	0	0	430,000	\$7,097,159	\$7,097,159	0	5% of total project minimum
Address:	1917 Lake Point Drive								
	4	12	4	4	342,500 (estimated)	\$2,365,720	\$2,365,720	0	5% of total project minimum
Address:	Enter Address 3								

PLEASE ATTACH THE FOLLOWING ADDITIONAL INFORMATION:

- A completed Application Budget Workbook.
- A close-up map of the site and a second map showing the site in the context of the City.
- Description of the development team's experience in:
 1. Obtaining and utilizing Section 42 tax credits.
 2. Participating in public/private joint ventures.
 3. Developing multifamily housing for low-income households.
 4. Property management.
 5. Providing supportive services, if the proposal includes such services
 6. Developing multifamily housing that has received architectural awards or green building certification.

- WHEDA self score detail based on WHEDA's scoring criteria.
- A current appraisal of the property and an after-rehab/construction appraisal of the property, if available at the time of application.
- A recent market study, prepared by a third-party market analyst, if available at the time of application.
- 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.

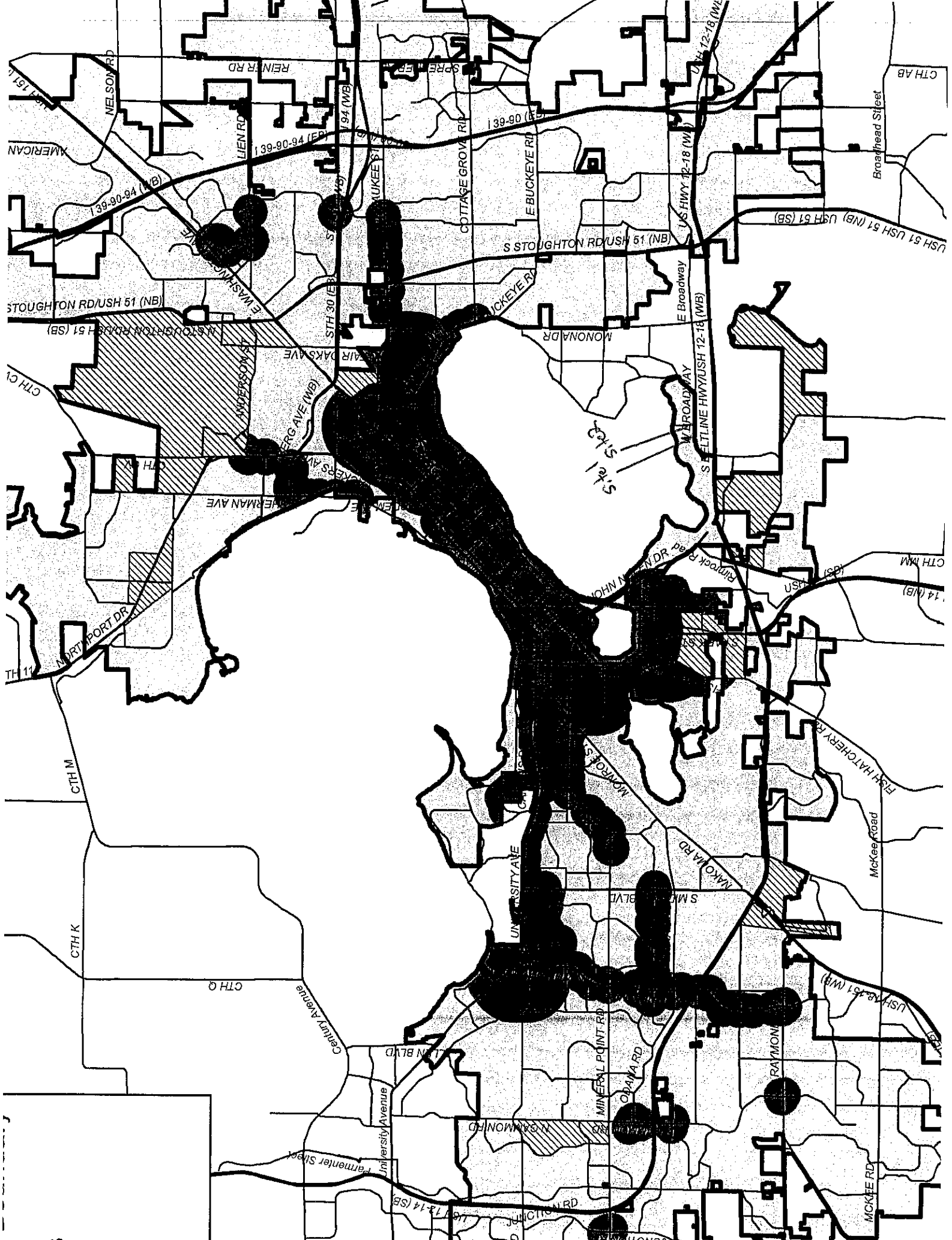
**PROJECT
MAPS**



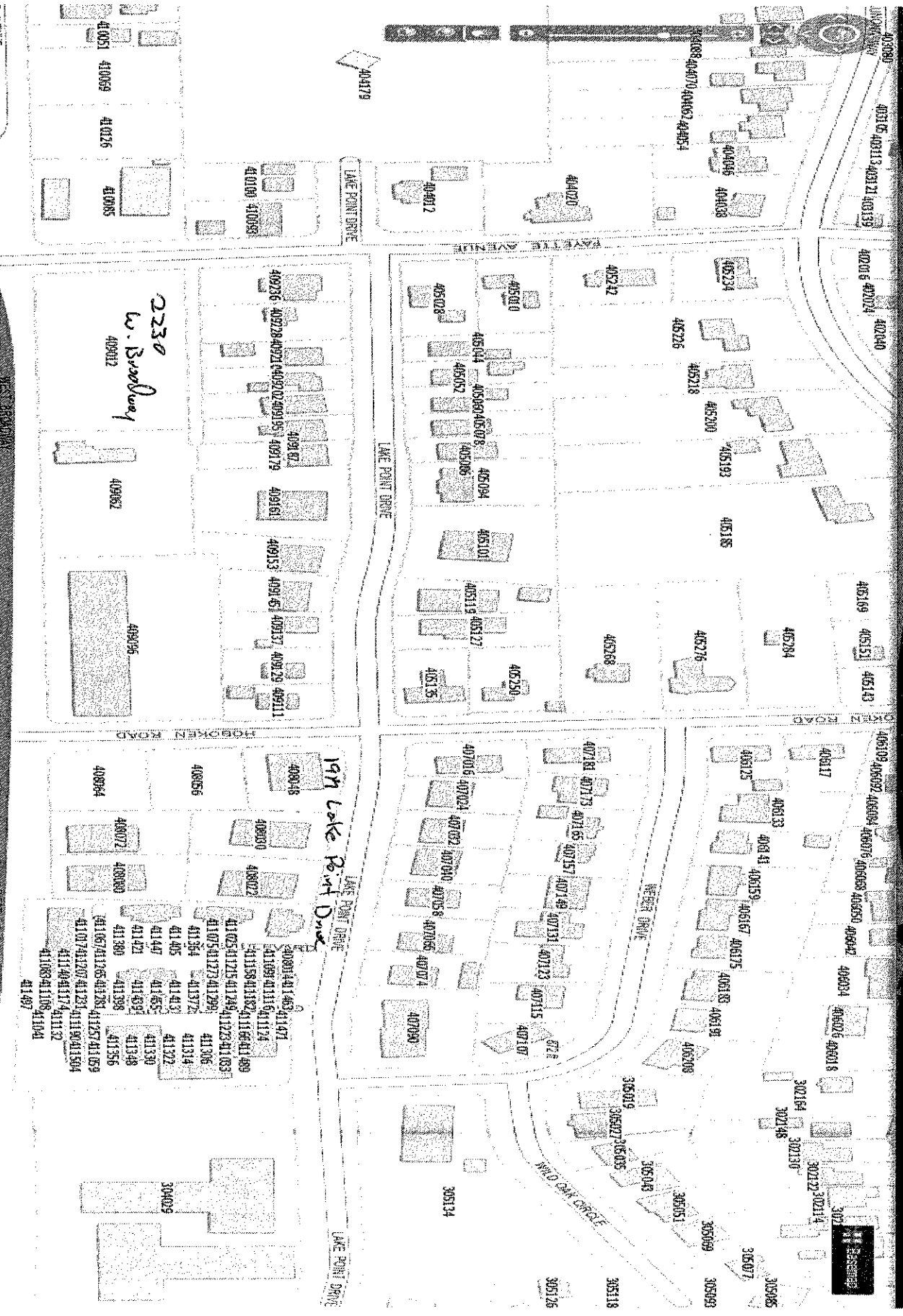
	City of Madison Boundary
	Preferred Areas
	Eligible Areas
	Ineligible Areas

2015 Affordable Housing Targeted Area Map

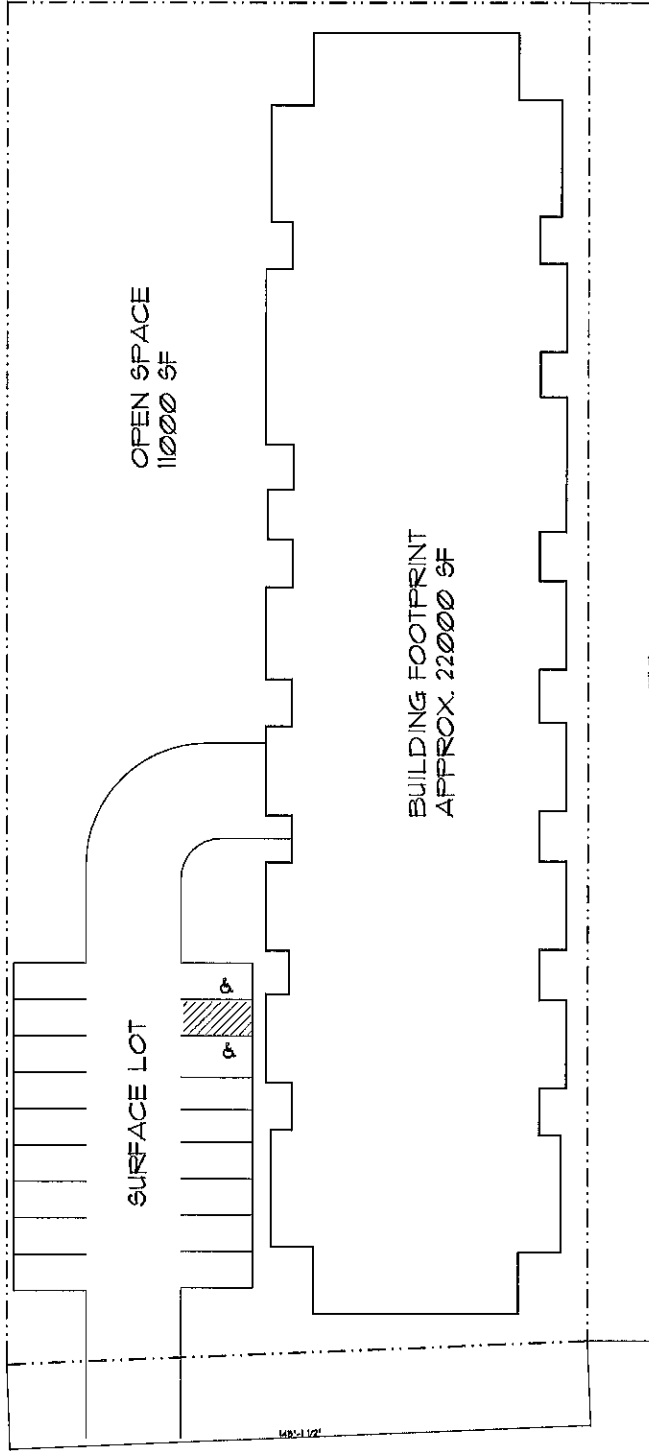








**PROJECT
SITE
PLANS**



OPEN SPACE
11000 SF

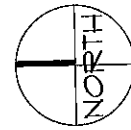
BUILDING FOOTPRINT
APPROX. 22000 SF


SURFACE LOT

glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

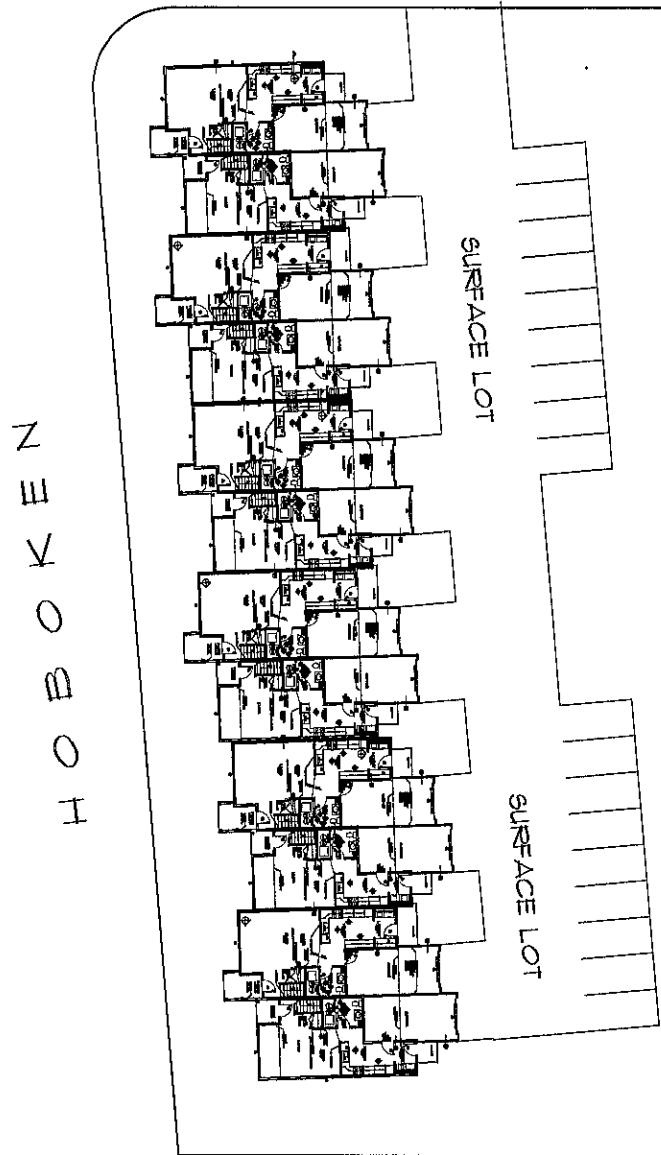
B R O A D W A Y

CONCEPT SITE PLAN



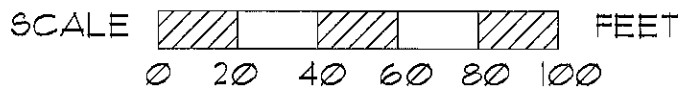
SCALE  FEET
0 20 40 60 80 100

L A K E P O I N T D R I V E



glueck architects
116 North Few Street, Madison, WI 53703 (608)251-2551

CONCEPT SITE PLAN



**SCHOOL
DISTRICT
INFORMATION**

Capacity of Schools serving 1917 Lake Point Dr, Madison, WI 53713

The fall 2014-15 capacity of the schools serving 1917 Lake Point Dr are:

	2014-15 Third Friday Enrollment	Remaining Spaces	Percent of Capacity
Glendale Elementary	434	77	85%
Sennett Middle	622	296	68%
La Follette High	1449	897	62%

The Third Friday enrollment is the first official enrollment count of the school year and is used for financial reporting. We are anticipating a similar level of enrollment at the 2015-16 Third Friday enrollment date. The suite of enrollment reports is available at [Research & Program Evaluation Office Reports page \(2014-15 enrollment report\)](#).

For an estimation of the number of students living in a proposed building I would need the plat description with the proposed number of housing units, their type, and the number of rooms. As a note, any new development will attract people who already live in the area and simply move within the neighborhood. These would therefore not be new students to the area and not increase the percent of capacity at a school.

For more information or further requests concerning the impact of the proposal at 1917 Lake Point Dr on Madison Metropolitan School District please contact either:

Kristian Chavira, Data Analyst (GIS Specialist), RPEO, kachavira@madison.k12.wi.us

Bo McCready, Quantitative Research Supervisor, RPEO, bmccready@madison.k12.wi.us

Find Your School

MADISON METROPOLITAN SCHOOL DISTRICT



[Download a Map of the MMSD](#)

Search by: **Single Address** | Address Range | Addresses by School

Address:

Address	Elementary	Middle	High	
1917 Lake Point Dr Madison, WI	Glendale	Sennett	La Follette	Maps

Glendale	Sennett	La Follette
Glendale Elementary School 		

This address lookup table has been created using information from a variety of sources. Every effort has been made to provide accurate and useful information. The Madison School District assumes no legal liability for the accuracy, currency, completeness, or usefulness of any of the information contained in the address lookup and assumes no legal liability for any subsequent use of this information. The burden of determining "fitness of use" rests entirely with the user. If you notice a discrepancy or information that you think is not correct, please contact us at:

Office of Student Enrollment — (608) 663-4957
 We will investigate and correct any errors that are brought to our attention.

Find Your School

MADISON METROPOLITAN SCHOOL DISTRICT



[Download a Map of the MMSD](#)

Search by: **Single Address** | Address Range | Addresses by School

Address:

Address	Elementary	Middle	High	
1917 Lake Point Dr Madison, WI	Glendale	Sennett	La Follette	Maps
Glendale	Sennett	La Follette		

Sennett Middle School

1917 Lake Point Dr, Madison, WI 53713

502 Pflaum Rd, Madison, WI 53716

More options

Map data © 2016 Google

This address lookup table has been created using information from a variety of sources. Every effort has been made to provide accurate and useful information. The Madison School District assumes no legal liability for the accuracy, currency, completeness, or usefulness of any of the information contained in the address lookup and assumes no legal liability for any subsequent use of this information. The burden of determining "fitness of use" rests entirely with the user. If you notice a discrepancy or information that you think is not correct, please contact us at:

Office of Student Enrollment — (608) 663-4957
 We will investigate and correct any errors that are brought to our attention.

Find Your School

MADISON METROPOLITAN SCHOOL DISTRICT



[Download a Map of the MMSD](#)

Search by: **Single Address** | Address Range | Addresses by School

Address:

Address	Elementary	Middle	High	
1917 Lake Point Dr Madison, WI	Glendale	Sennett	La Follette	Maps
	Glendale	Sennett	La Follette	

La Follette High School

1917 Lake Point Dr, Madison, WI 53713

702 Pflaum Rd, Madison, WI 53716

More options

Map data ©2015 Google

This address lookup table has been created using information from a variety of sources. Every effort has been made to provide accurate and useful information. The Madison School District assumes no legal liability for the accuracy, currency, completeness, or usefulness of any of the information contained in the address lookup and assumes no legal liability for any subsequent use of this information. The burden of determining "fitness of use" rests entirely with the user. If you notice a discrepancy or information that you think is not correct, please contact us at:

Office of Student Enrollment — (608) 663-4957
 We will investigate and correct any errors that are brought to our attention.

**PUBLIC
TRANSPORTATION
INFORMATION**



ROUTE 16



16 Weekday - South Transfer Point to East Transfer Point

Comes from Route	South Transfer Point	Moorland and Rimrock	Broadway and Bridge	Pflaum and Alder	East Transfer Point	Becomes Route
	1	2	3	4	5	
G	--	--	--	5:55	6:11	5
16	6:00	6:08	6:17	6:24	6:40	5
40	6:30	6:38	6:47	6:54	7:10	5
5	7:00	7:08	7:17	7:24	7:40	5
5	7:30	7:38	7:47	7:54	8:10	5
5	8:00	8:08	8:17	8:24	8:40	5
5	8:30	8:38	8:47	8:54	9:10	5
5	9:30	9:38	9:47	9:54	10:10	32
5	10:30	10:38	10:47	10:54	11:10	5
5	11:30	11:38	11:47	11:54	12:10	32
5	12:30	12:38	12:47	12:54	1:10	5
5	1:30	1:38	1:47	1:54	2:10	32
5	2:30	2:38	2:47	2:54	3:10	5
5	3:30	3:38	3:47	3:54	4:10	5
5	4:00	4:08	4:17	4:24	4:40	5
5	4:30	4:38	4:47	4:54	5:10	5
5	6:00	6:08	6:17	6:24	6:40	5
5	6:30	6:38	6:47	6:54	7:10	G
5	6:00	6:08	6:17	6:24	6:40	5
4	6:30	6:38	6:47	6:54	7:10	G
16	7:00	7:08	7:17	7:24	7:40	5
40	8:00	8:08	8:17	8:24	8:40	5
40	9:00	9:08	9:17	9:24	9:40	5
40	10:00	10:08	10:17	10:24	10:40	5
40	11:00	11:08	11:17	11:24	11:40	G

This route has a no stop zone. See map for details.

Light Type=AM Bold Type=PM G=Garage



16 Weekday - East Transfer Point to South Transfer Point

Comes from Route	East Transfer Point	Pflaum and Alder	Broadway and Bridge	Rimrock and Moorland	South Transfer Point	Becomes Route
	5	4	3	2	1	
G	--	--	5:37	5:46	5:56	16
G	--	--	6:07	6:16	6:26	18
5	6:15	6:27	6:33	6:42	6:55	40
5	6:45	6:57	7:03	7:12	7:25	18
5	7:15	7:27	7:33	7:42	7:55	5
5	7:45	7:57	8:03	8:12	8:25	5
5	8:15	8:27	8:33	8:42	8:55	5
5	8:45	8:57	9:03	9:12	9:25	5
32	9:45	9:57	10:03	10:12	10:25	5
5	10:45	10:57	11:03	11:12	11:25	5
32	11:45	11:57	12:03	12:12	12:25	18
5	12:45	12:57	1:03	1:12	1:25	5
32	1:45	1:57	2:03	2:12	2:25	5
5	2:45	2:57	3:03	3:12	3:25	5
5	3:15	3:27	3:33	3:42	3:55	5

5	3:45	3:57	4:03	4:12	4:25	5
5	4:15	4:27	4:33	4:42	4:55	5
5	4:45	4:57	5:03	5:12	5:25	5
5	5:15	5:27	5:33	5:42	5:55	5
5	5:45	5:57	6:03	6:12	6:25	5
5	6:15	6:27	6:33	6:42	6:55	16
5	6:45	6:57	7:03	7:12	7:25	5
32	7:45	7:57	8:03	8:12	8:25	5
32	8:45	8:57	9:03	9:12	9:25	5
32	9:45	9:57	10:03	10:12	10:25	5
32	10:45	10:57	11:03	11:12	11:25	18
5	11:15	11:27	-:-	-:-	-:-	G

Light Type=AM Bold Type=PM G=Garage

This route has a no stop zone. See map for details.



16 Saturday/Sunday/Holiday - South Transfer Point to East Transfer Point

Comes from Route	South Transfer Point	Moorland and Rimrock	Broadway and Bridge	Pflaum and Alder	East Transfer Point	Becomes Route
G	-:-	-:-	-:-	6:24&	6:40	16
G	7:00*	7:08	7:17	7:24	7:40	16
<18	8:00	8:08	8:17	8:24	8:40	16
18	9:00	9:08	9:17	9:24	9:40	16
18	10:00	10:08	10:17	10:24	10:40	16
18	11:00	11:08	11:17	11:24	11:40	16
18	12:00	12:08	12:17	12:24	12:40	16
18	1:00	1:08	1:17	1:24	1:40	16
18	2:00	2:08	2:17	2:24	2:40	16
18	3:00	3:08	3:17	3:24	3:40	16
18	4:00	4:08	4:17	4:24	4:40	16
18	5:00	5:08	5:17	5:24	5:40	16
18	6:00	6:08	6:17	6:24	6:40	16
18	7:00	7:08	7:17	7:24	7:40	16/G
18	8:00*	8:08	8:17	8:24	8:40	16
18	9:00*	9:08	9:17	9:24	9:40	16
18	10:00*	10:08	10:17	10:24	10:40	G
5	10:30*	10:37	10:45	10:51	11:05	G

This route has a no stop zone. See map for details.

Light Type=AM Bold Type=PM G=Garage

& These trips are NOT operated on Sundays or holidays.

* These trips are NOT operated on holidays.

> Bus comes from garage on Sundays.

^ Bus comes from garage on Sundays and Holidays.

< Bus comes from garage on Holidays.

/G Bus returns to garage on Holidays.



16 Saturday/Sunday/Holiday - East Transfer Point to South Transfer Point

Comes from Route	East Transfer Point	Pflaum and Alder	Broadway and Bridge	Rimrock and Moorland	South Transfer Point	Becomes Route
16	5	4	3	2	1	
16	6:45&	6:57	7:03	7:12	7:25	13
<16	7:45	7:57	8:03	8:12	8:25	13
16	8:45	8:57	9:03	9:12	9:25	13
16	9:45	9:57	10:03	10:12	10:25	13
16	10:45	10:57	11:03	11:12	11:25	13
16	11:45	11:57	12:03	12:12	12:25	13
16	12:45	12:57	1:03	1:12	1:25	13
16	1:45	1:57	2:03	2:12	2:25	13
16	2:45	2:57	3:03	3:12	3:25	13

16	3:45	3:57	4:03	4:12	4:25	13
16	4:45	4:57	5:03	5:12	5:25	13
16	5:45	5:57	6:03	6:12	6:25	13
16	6:45	6:57	7:03	7:12	7:25	13/G
16	7:45*	7:57	8:03	8:12	8:25	13
16	8:45*	8:57	9:03	9:12	9:25	13
16	9:45*	9:57	10:03	10:12	10:25	G
32	10:45*	10:56	11:01	11:09	11:20	G

This route has a no stop zone. See map for details.

Light Type=AM Bold Type=PM G=Garage

Light Type=AM Bold Type=PM G=Garage

& These trips are NOT operated on Sundays or holidays.

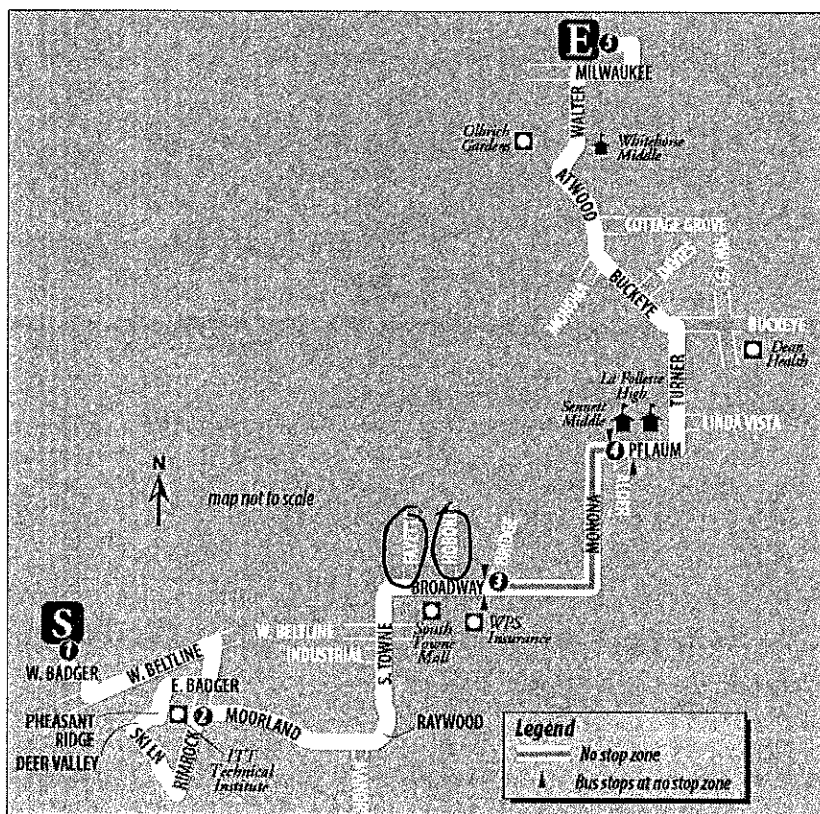
* These trips are NOT operated on holidays.

> Bus comes from garage on Sundays.

^ Bus comes from garage on Sundays and Holidays.

< Bus comes from garage on Holidays.

/G Bus returns to garage on Holidays.



**LEGAL
DESCRIPTION**

2230 W. Broadway

EXHIBIT A

LEGAL DESCRIPTION

LOTS 17, 18, 19, 20, 21, 22 AND PART OF LOT 23, SUBDIVISION OF LOT 12, BLOCK 5, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE WEST RIGHT OF WAY LINE OF FAYETTE AVENUE, $N03^{\circ}40'52"W$, 149.74 FEET (RECORDED AS 150 FEET) TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF LOTS 17, 18, 19, 20, 21, 22 AND 23, $N89^{\circ}03'55"E$, 336.97 FEET; THENCE $S01^{\circ}17'26"E$, 147.52 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST BROADWAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, $S02^{\circ}42'34"W$, 330.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND THE POINT OF BEGINNING.

City of Madison Property Information

Property Address: 1917 Lake Point Dr

Parcel Number: 071019408048

LEGAL DESCRIPTION

Information current as of: 7/16/15 12:00AM

Notice: This description may be abbreviated and is for assessment purposes only. It should not be used to transfer property

Lot Number: 0

Block: 0

PEARSON REPLAT OF PART OF BLK 4 HOBOKEN BEACH, LOT 5

Property Information Questions?

Assessor's Office

210 Martin Luther King, Jr. Boulevard, Room 101

Madison, Wisconsin 53703-3342

Phone: (608) 266-4531

Email: assessor@cityofmadison.com

**PROJECT
BUDGET**

ORGANIZATION:

Movin' Out, Inc. - Madison on Broadway

1. CAPITAL BUDGET

Enter the proposed project capital budget. Identify the fund source and terms and whether the funds have been already committed or are proposed. Place a C next to source if funds have already been committed and a P next to source if the fund source is proposed. Ex: Acquisition: \$300,000 HOME (P), \$100,000 from CDBG (P), \$200,000 from Anchor Bank @5% interest/15 years (C).

	TOTAL	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms
Acquisition Costs:											
Acquisition	200,000	200,000	Tax Credit Equity- P	0	Permanent Loan - P @ 5.9%	0	City of Madison/CDA - P variable	0	FHLB AHP/Dane County - P	0	Developer Loan- C
Title Insurance and Recording	15,000	10,000	Tax Credit Equity- P	0		5,000	City of Madison/CDA - P variable	0		0	
Appraisal	5,000	5,000	Tax Credit Equity- P	0		0		0		0	
Predvlpmnt/feasibility/market study	6,500	6,500	Tax Credit Equity- P	0		0		0		0	
Survey	12,500	10,000	Tax Credit Equity- P	0		2,500	City of Madison/CDA - P variable	0		0	
Marketing	25,000	25,000	Tax Credit Equity- P	0		0		0		0	
Relocation	45,000	0		0		45,000	City of Madison/CDA - P variable	0		0	
Other (List)											
Property Tax	15,000	15,000	Tax Credit Equity- P	0		0		0		0	
Construction:											
Construction Costs	6,720,000	2,389,316	Tax Credit Equity- P	2,906,684	Permanent Loan - P @ 5.9%	500,000	City of Madison/CDA - P variable	924,000	FHLB AHP/Dane County - P	0	
Soils/Site Preparation	10,000	7,500	Tax Credit Equity- P	0		2,500	City of Madison/CDA - P variable	0		0	
Construction Mgmt	0	0		0		0		0		0	
Landscaping, Play Lots, Signage	0	0		0		0		0		0	
Construction Interest	300,000	250,000	Tax Credit Equity- P	0		50,000	City of Madison/CDA - P variable	0		0	
Permits; Print Plans/Specs	0	0		0		0		0		0	
Other (List)											
Insurance	25,000	20,000	Tax Credit Equity- P	0		5,000	City of Madison/CDA - P variable	0		0	
Fees:											
Architect	100,000	80,000	Tax Credit Equity- P	0		20,000	City of Madison/CDA - P variable	0		0	
Engineering	40,000	30,000	Tax Credit Equity- P	0		10,000	City of Madison/CDA - P variable	0		0	
Accounting	15,000	10,000	Tax Credit Equity- P	0		5,000	City of Madison/CDA - P variable	0		0	
Legal	80,000	70,000	Tax Credit Equity- P	0		10,000	City of Madison/CDA - P variable	0		0	
Development Fee	1,015,000	781,033	Tax Credit Equity- P	0		0		0		233,967	Developer Loan- C
Financing Fees	79,067	79,067	Tax Credit Equity- P	0		0		0		0	
Other (List)											
Syndication/Tax Credit Fees	96,683	96,683	Tax Credit Equity- P	0		0		0		0	
Project Contingency:	331,000	290,000	Tax Credit Equity- P	0		41,000	City of Madison/CDA - P variable	0		0	
Furnishings:	40,000	30,000	Tax Credit Equity- P	0		10,000	City of Madison/CDA - P variable	0		0	
Reserves Funded from Capital:											
Operating Reserve	207,148	157,149	Tax Credit Equity- P	0		50,000	City of Madison/CDA - P variable	0		0	
Replacement Reserve	0	0		0		0		0		0	
Maintenance Reserve	0	0		0		0		0		0	
Vacancy Reserve	0	0		0		0		0		0	
Lease Up Reserve	80,000	56,000	Tax Credit Equity- P	0		24,000	City of Madison/CDA - P variable	0		0	
Other: (List)											
	0	0		0		0		0		0	
TOTAL COSTS:	9,462,878	4,618,228		2,906,684		780,000		924,000		233,967	

\$530,000 Affordable Hsg Fund - P
 \$250,000 CDA Loan - C
 \$384,000 FHLB AHP - P
 \$540,000 Dane County - P
 \$186,250 Value of Land from CDA - C

ORGANIZATION: Movin' Out, Inc. - Madison on Broadway

2. TOTAL 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	497,472	507,421	517,570	527,921	538,480	549,249	560,234	571,439	582,868	594,525	606,416	618,544	630,915	643,533	656,404	669,532
Less Vacancy/Bad Debt	34,823	35,520	36,230	36,954	37,694	38,447	39,216	40,001	40,801	41,617	42,449	43,298	44,164	45,047	45,948	46,867
Income from Non-Residential Use*	5,760	5,875	5,993	6,113	6,235	6,360	6,487	6,616	6,749	6,884	7,021	7,162	7,305	7,451	7,600	7,752
Total Revenue	468,409	477,777	487,333	497,079	507,021	517,181	527,505	538,055	548,816	559,792	570,988	582,408	594,056	605,937	618,056	630,417
Expenses:																
Office Expenses and Phone	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	7,790
Real Estate Taxes	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191	53,757	55,369	57,030	58,741	60,504	62,319
Advertising, Accounting, Legal Fees	13,000	13,390	13,792	14,205	14,632	15,071	15,523	15,988	16,468	16,962	17,471	17,995	18,535	19,091	19,664	20,254
Payroll, Payroll Taxes and Benefits	31,000	31,930	32,888	33,875	34,891	35,937	37,016	38,126	39,270	40,448	41,661	42,911	44,199	45,525	46,890	48,297
Property Insurance	17,500	18,025	18,566	19,123	19,696	20,287	20,896	21,523	22,168	22,834	23,519	24,224	24,951	25,699	26,470	27,264
Mtc, Repairs and Mtc Contracts	58,000	59,740	61,532	63,378	65,280	67,238	69,255	71,333	73,473	75,677	77,947	80,286	82,694	85,175	87,730	90,362
Utilities (gas/electric/fuel/water/sewer)	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619	33,598	34,606	35,644	36,713	37,815	38,949
Property Mgmt	28,250	29,098	29,970	30,870	31,796	32,749	33,732	34,744	35,786	36,860	37,966	39,105	40,278	41,486	42,731	44,013
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	14,400	14,832	15,277	15,735	16,207	16,694	17,194	17,710	18,241	18,789	19,352	19,933	20,531	21,147	21,781	22,435
Support Services	0	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 Operating Expenses	232,150	239,115	246,288	253,677	261,287	269,125	277,199	285,515	294,081	302,903	311,990	321,350	330,990	340,920	351,148	361,682
Net Operating Income	236,259	238,663	241,045	243,403	245,734	248,036	250,305	252,539	254,735	256,889	258,998	261,058	263,065	265,017	266,908	268,735
Debt Service:																
First Mortgage	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
City Loan	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200
	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	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746
Total Annual Cash Expenses	444,898	451,861	459,034	466,423	474,033	481,871	489,945	498,261	506,827	515,649	524,736	534,096	543,736	553,666	563,894	574,428
Total Net Operating Income	23,513	25,917	28,299	30,657	32,988	35,290	37,559	39,793	41,989	44,143	46,252	48,312	50,319	52,271	54,162	55,989
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	23,513	25,917	28,299	30,657	32,988	35,290	37,559	39,793	41,989	44,143	46,252	48,312	50,319	52,271	54,162	55,989

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.20	1.21	1.23	1.24	1.25	1.26	1.27	1.28	1.30	1.31	1.32	1.33	1.34	1.35	1.36	1.37
DCR Total Debt	1.11	1.12	1.13	1.14	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.24	1.25	1.25	1.26

Assumptions	
Vacancy Rate	7.0%
Annual Increase Income	2.0%
Annual Increase Expenses	3.0%
Other	

ORGANIZATION:

Movin' Out, Inc. - Madison on Broadway

2. TOTAL 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	682,922	696,581	710,513	724,723	739,217	754,002	769,082	784,463	800,152	816,156	832,479	849,128	866,111	883,433
Less Vacancy/Bad Debt	47,805	48,761	49,736	50,731	51,745	52,780	53,836	54,912	56,011	57,131	58,274	59,439	60,628	61,840
Income from Non-Residential Use*	7,907	8,065	8,227	8,391	8,559	8,730	8,905	9,083	9,265	9,450	9,639	9,832	10,028	10,229
Total Revenue	643,025	655,886	669,003	682,383	696,031	709,952	724,151	738,634	753,406	768,475	783,844	799,521	815,511	831,822
Expenses:														
Office Expenses and Phone	8,024	8,264	8,512	8,768	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783
Real Estate Taxes	64,188	66,114	68,097	70,140	72,244	74,412	76,644	78,943	81,312	83,751	86,264	88,852	91,517	94,263
Advertising, Accounting, Legal Fees	20,861	21,487	22,132	22,796	23,479	24,184	24,909	25,657	26,426	27,219	28,036	28,877	29,743	30,635
Payroll, Payroll Taxes and Benefits	49,746	51,238	52,775	54,359	55,989	57,669	59,399	61,181	63,017	64,907	66,854	68,860	70,926	73,054
Property Insurance	28,082	28,925	29,793	30,686	31,607	32,555	33,532	34,538	35,574	36,641	37,740	38,873	40,039	41,240
Mtc, Repairs and Mtc Contracts	93,073	95,865	98,741	101,703	104,754	107,897	111,134	114,468	117,902	121,439	125,082	128,835	132,700	136,681
Utilities (gas/electric/fuel/water/sewer)	40,118	41,321	42,561	43,838	45,153	46,507	47,903	49,340	50,820	52,344	53,915	55,532	57,198	58,914
Property Mgmt	45,333	46,693	48,094	49,537	51,023	52,553	54,130	55,754	57,426	59,149	60,924	62,751	64,634	66,573
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	23,108	23,801	24,515	25,250	26,008	26,788	27,592	28,420	29,272	30,150	31,055	31,987	32,946	33,935
Support Services	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
Total Expenses	372,533	383,709	395,220	407,076	419,289	431,867	444,823	458,168	471,913	486,071	500,653	515,672	531,142	547,077
Net Operating Income	270,493	272,177	273,784	275,307	276,742	278,084	279,327	280,466	281,493	282,404	283,191	283,849	284,369	284,745
Debt Service:														
First Mortgage	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546	196,546
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200	16,200
Total Debt Service	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746	212,746
Total Annual Cash Expenses	585,279	596,455	607,966	619,822	632,035	644,613	657,569	670,914	684,659	698,817	713,399	728,418	743,888	759,823
Total Net Operating Income	57,747	59,431	61,038	62,561	63,996	65,338	66,581	67,720	68,747	69,658	70,445	71,103	71,623	71,999
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	57,747	59,431	61,038	62,561	63,996	65,338	66,581	67,720	68,747	69,658	70,445	71,103	71,623	71,999

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.38	1.38	1.39	1.40	1.41	1.41	1.42	1.43	1.43	1.44	1.44	1.44	1.45	1.45
DCR Total Debt	1.27	1.28	1.29	1.29	1.30	1.31	1.31	1.32	1.32	1.33	1.33	1.33	1.34	1.34

Assumptions

Vacancy Rate	7.0%
Annual Increase Income	2.0%
Annual Increase Expenses	3.0%
Other	

**SITE
CONTROL**

OPTION TO PURCHASE

THIS OPTION TO PURCHASE (the "Agreement") is effective the 11 day of June, 2015 (the "Effective Date"), between the Community Development Authority of the City of Madison, a body corporate and politic organized and governed by the laws of the State of Wisconsin (the "Grantor"), and Movin' Out, Inc., a Wisconsin nonstock corporation, or its assigns (the "Grantee").

RECITALS:

A. WHEREAS, Grantor owns the real property known as 2230 West Broadway Drive, City of Madison, Dane County, Wisconsin, which is legally described on the attached Exhibit A (the "Property").

B. WHEREAS, Grantee anticipates developing thirty-six (36) multifamily rental units on the Property (the "Development").

C. WHEREAS, Grantor has agreed to grant Grantee an option to purchase the Property on the terms and conditions described herein.

AGREEMENT:

NOW THEREFORE, in consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grant of Option. For the sum of one hundred dollars (\$100.00) (the "Option Fee"), Grantor hereby grants to Grantee the exclusive and irrevocable option to purchase fee simple title to the Property, at the price and on the terms and conditions set forth herein (the "Option"). The option contained herein shall be exercisable by Grantee from the Effective Date up to and including midnight on June 1, 2015 (the "Option Period"), subject to the conditions set forth in Section 2. Notwithstanding the foregoing, if Grantee provides Grantor with notice and evidence of an award of low income housing tax credits from the Wisconsin Housing and Economic Development Authority ("WHEDA"), the Option Period shall automatically be extended until June 1, 2016.

2. Exercise Conditions. Grantee may exercise the Option only after it has received the following and delivered evidence thereof to Grantor:

- (a) An allocation of low income housing tax credits from WHEDA;
- (b) All land use approvals necessary to construct the Development, provided that, to the extent possible, Grantor shall cooperate with and assist Grantee in obtaining such approvals; and
- (c) Firm financing commitments for funds necessary to construct the Development; and

(d) the CDA's approval, in its sole discretion of the development plan including but not limited to the number, size and affordability of apartments and the provision of space for the Bridge Lake Point Community Center.

3. Exercise. The Option shall be deemed exercised if and when Grantee notifies Grantor in writing (the "Exercise Notice") of Grantee's election to exercise the Option during the Option Period. The date, if any, upon which Grantee exercises the Option shall be called the "Exercise Date." In the event that the Option is not exercised by Grantee in the manner provided during the Option Period, then (i) the Option shall, without further action of either party, automatically terminate and thereafter be null and void and of no further force or effect; (ii) neither party shall have any further rights or obligations hereunder or with respect to the Option; and (iii) the Option Fee shall not be refundable to Grantee.

4. Purchase Price. The purchase price for the Property shall be Two Hundred Thousand dollars (\$200,000).

5. Property Documents. Upon request, Grantor shall provide Grantee copies of all documents in Grantor's possession or control relating to the Property's title or condition, including but not limited to, any existing environmental or geotechnical reports of the Property, or of surrounding properties which may have an impact on the Property, all surveys, easement documents, compaction reports, any agreements with any governmental authority related to the Property, including development agreements, agreements for deferred assessments or development fees, recorded and unrecorded deed restrictions in connection with environmental condition of the Property, and municipal notices and orders (together, "Property Documents"). Notwithstanding the foregoing, Grantee waives its right to receive a Real Estate Disclosure Report pursuant to Chapter 709 of Wisconsin Statutes. Except for any mortgages which will be released as part of the closing, Grantor shall not, after the execution of this Option, enter into any document affecting the Property, or which would fall into the definition of a Property Document, or be a title encumbrance if recorded, without first securing the approval of the Grantee, which shall not be unreasonably withheld.

(a) Joint Driveway Easement Agreement Grantee understands and agrees that the Property is subject to the Joint Driveway Easement Agreement attached hereto as Exhibit B (the "Joint Driveway Easement Agreement"). The Joint Driveway Easement Agreement requires that the owner of the Property construct and maintain a joint driveway within the Easement Area as described in the Joint Driveway Easement Agreement. If Grantee exercises the Option and purchases the Property, then Grantee agrees to assume the obligations to construct and maintain the joint driveway under the Joint Driveway Easement Agreement.

6. Due Diligence.

(a) From and after the execution hereof, Grantee shall have the right to inspect the Property, complete such tests, inspections and investigations as Grantee may determine is necessary in its sole discretion, including, but not limited to Phase I and Phase II environmental site assessments and hazardous waste investigations, which may include the taking of soil samples and testing thereof, obtaining a survey of the Property, seeking re-zoning of the Property (however, unless Grantor agrees in writing, no re-

zoning of the Property shall become effective until after the closing on the purchase of the Property by Grantee), seek an allocation of low income housing tax credits in connection with financing for proposed development on the Property by Grantee, ~~examining the Property Documents and any restrictions on use of the Property~~, matters relating to title, survey, zoning, structural engineering, appraised value, financing or other matters impacting the condition or value of the Property to Grantee. All of the above referenced tests, inspections, investigations, assessments and examinations, and any other actions undertaken with respect to the Property by Grantee or by others at Grantee's direction or request, shall be at Grantee's expense. Grantee shall, at its expense, promptly restore the Property to its original condition following such tests, inspections, investigations, assessments, examinations and/or actions. Grantor shall allow Grantee's inspectors or testers reasonable access to the Property upon reasonable notice for such inspections and tests.

(b) Liens; Indemnification. Grantee shall have no authority to create or place any lien or encumbrance of any kind or nature whatsoever upon the Property (including, but not limited to liens of those who may furnish materials or perform labor in connection with any inspections, assessments or tests performed upon or relating to the Property), or in any manner to bind the interest of Grantor in the Property. Grantee covenants and agrees that it will pay all sums legally due and payable by it on account of any labor performed, or materials, services or supplies furnished in connection with any work performed on the Property by or at Grantee's direction on which any lien is or can be validly and legally asserted against the Property. In case of the filing of any such lien, Grantee shall promptly pay and discharge the same.

7. Title Insurance. Grantor shall provide Grantee with a copy of the final title policy or marked-up commitment received by Grantor in connection with the purchase of the Property. Grantee shall have the right to obtain a customary ALTA title insurance commitment (together with legible copies of all items and documents referred to in the title commitment) (collectively, the "**Commitment**"), from the Title Company, covering the Property. Grantee shall have until the Exercise Date (the "**Title Objection Period**") to state any objections to the Commitment or to a survey, if so obtained by Grantee, in writing (the "**Title Objection Notice**") (any items objected to are referred to herein as the "**Title Objections**" and any items not objected to are referred to herein as the "**Permitted Encumbrances**"). Grantee agrees that the Joint Driveway Easement Agreement is one of the Permitted Encumbrances. Following receipt of the Title Objection Notice, Grantor shall use reasonable efforts to have the Title Objections removed or cause the Title Company to insure-over such Title Objections (at Grantor's sole cost and expense); provided, however, that Grantor shall not have the obligation to remove or cause the Title Company to insure-over any Title Objections. Grantor shall provide Grantee with a written notice of which Title Objections Grantor is willing to remove or cause the Title Company to insure-over not later than the tenth (10th) day following Grantor's receipt of the Title Objection Notice. If Grantor does not notify Grantee that it will remove or cause the Title Company to insure-over all such Title Objections, or if the cost to insure-over such Title Objections is unacceptable, in Grantee's sole opinion, to Grantee, then Grantee may elect to either (i) not exercise the Option, or if it has exercised the Option, to rescind its exercise of the Option not later than the twentieth (20th) day following Grantor's receipt of the Title Objection Notice; or (ii) to waive any such Title Objections (except for mortgages and liens which shall be

satisfied by Grantor prior to Closing) and to close the transaction contemplated under this Agreement subject to any Title Objections which have been so waived. Upon the Closing, Grantor shall provide Grantee with an ALTA owner's title insurance policy, based on the ~~Commitment, with extended coverage and such endorsements as Grantee may request~~ (said endorsements being at Grantee's expense) showing Grantee as the fee simple record owner of the Property, subject only to the Permitted Encumbrances and such other encumbrances, if any, as Grantee may accept or waive hereunder. The cost of the premiums for the foregoing owner's title insurance policy shall be paid by Grantee and the costs of any endorsements (other than the gap endorsement which shall be a Grantor expense) shall be paid by Grantee.

8. Closing. The closing on the sale of the Property to Grantee ("**Closing**") shall occur on the date set forth in the Exercise Notice, which date shall be no sooner than 10 days but no later than 60 days after the Exercise Date. The Closing shall be conducted through the offices of First American Title Insurance Company, 10 W. Mifflin Street, Suite 302, Madison, Wisconsin 53703 (the "**Title Company**").

(a) Grantor Deposits. On or before Closing, Grantor shall deposit fully executed originals of the following documents to the Title Company (i) a Warranty Deed conveying the Property to Grantee, or its assigns, in fee simple free and clear of all liens and encumbrances except: general real estate taxes levied in the year of closing, the Joint Driveway Easement Agreement and the Permitted Encumbrances (ii) certification of non-foreign status; (iii) sufficient information for the Title Company to prepare an electronic Wisconsin Real Estate Transfer Return; (iv) affidavit of title, gap undertaking and /or such other documents necessary for the Title Company to issue to Grantee, or its assigns, an owner's policy of title insurance with respect to the Property in the amount of the Purchase Price without standard title exceptions (provided that Grantee shall provide a survey to the Title Company if Grantee will require removal of any standard survey exceptions); (v) Grantor's counterparts to a closing and proration statement (the "**Closing Statement**"); (vi) appropriate substantiation reasonably required by the Title Company of the existence, standing, power and authority of Grantor to enter into this transaction; (vii) Grantor's counterparts to form 1099s designating Title Company as the reporting agent, if necessary, for the transactions; and (viii) such other documents as may be reasonably required by the parties and the Title Company and consented to by Grantor to consummate the transaction contemplated herein.

(b) Grantee Deposits. At closing, Grantee, or its assigns, shall deliver fully executed originals of the following to the Title Company: (i) sufficient information for the Title Company to prepare the Wisconsin Real Estate Transfer Return; (ii) Grantee's counterpart to the Closing Statement; (iii) the Purchase Price, subject to prorations and credits as reflected on the Closing Statement; (iv) Grantee's counterpart to form 1099s designating Title Company as the reporting agent, if necessary, for the transaction; and (v) such other documents as may be reasonably required by the parties and the Title Company and consented to by Grantee to consummate the transaction contemplated herein.

(c) Closing Costs. Property taxes will be prorated at closing. All other closing costs shall be split 50/50 by the parties.

(d) Loan Agreement. At closing, the CDA shall accept a note from the Buyer in the amount of \$200,000 for the purchase of the property (the "Acquisition Loan"). The Acquisition Loan will have a term of 30-years, an interest rate of 0% and ~~shall be subordinate to all other forms of financing. The Acquisition Loan shall be~~ payable in annual installments but only to the extent there is sufficient cash flow from the Development. At Closing, the CDA shall make a loan to Buyer in an amount equal to \$50,000. The CDA loan will have a 30-year term, an interest rate of 0% and shall be subordinate to all other forms of financing. The CDA loan shall be payable in annual installments but only to the extent there is sufficient cash flow from the Development.

9. Representations and Warranties; Covenants.

A. The Grantor represents and warrants to the Grantee as of the date hereof, and as of the Closing Date, the following:

(i) Grantor has full authority to enter into and perform this Agreement in accordance with the terms of this Agreement, without causing a breach or default of any obligation or commitment of Grantor to any other parties. This Agreement constitutes the legal, valid and binding obligation of Grantor and is enforceable in accordance with its provisions.

(ii) There are no leases, parties in possession, options or agreements to sell the Property.

(iii) There are no condemnation or eminent domain proceedings pending against the Property or any part of the Property and, to the best of Grantor's knowledge, there is no litigation or any administrative proceeding pending with respect to the Property, or which could affect Grantor's ability to properly and timely perform under this Agreement.

Except for the representations and warranties expressly provided by Grantor herein, Grantee acknowledges and agrees that: (i) Grantee will be given a reasonable opportunity to inspect and investigate the Property and all aspects relating thereto, either independently or through agents and experts of Grantee's choosing, (ii) Grantee is acquiring the Property based on Grantee's own investigation and inspection thereof, and (iii) the Property shall be sold and Grantee shall accept possession of the Property on the closing date "as is, where is," and without any further representation or warranty of any kind, express or implied, as to the Property's condition, utility, operation, merchantability or fitness for purpose.

B. The Grantor covenants to the Grantee as of the date hereof, and as of the Closing Date, the following:

(i) During the Option Period and, if the Option is exercised, through the Closing Date, the Grantor will not enter into any lease, option or agreement to sell the Property or otherwise encumber the Property in any way without Grantee's prior written consent.

(ii) Grantor is aware that Grantee's proposed use of the Property is for the Development. Grantor agrees that during the Option Term Grantor will cooperate with

Grantee in Grantee pursuing any necessary re-zoning of the Property for the Development; provided, however, that Grantor shall not incur any costs or expense in providing its cooperation.

C. Grantee represents and warrants to Grantor and shall certify to Grantor at the closing that Grantee has full authority to enter into and perform this Agreement in accordance with the terms of this Agreement, without causing a breach or default of any obligation or commitment of Grantee to any third party; this Agreement constitutes the legal, valid and binding obligation of Grantee and is enforceable in accordance with its provisions.

D. The provisions of Sections 10(A), 10(B) and 10(C) and all representations and warranties contained therein shall be true as of the Closing Date and shall survive the closing of the transactions contemplated herein and the conveyance of the Property to the Grantee for a period of twelve (12) months.

10. Default. In the event of a default by the Grantee hereunder, the Grantor shall be entitled, as its sole and exclusive remedy hereunder, to terminate this Agreement and retain the Option Fee as liquidated damages, and neither the Grantor nor any other person or party shall have any claim for specific performance, damages or otherwise against the Grantee. The parties agree that the amount of actual damages which Grantor would suffer as a result of Grantee's default would be extremely difficult to determine and have agreed, after specific negotiation, that the Option Fee is a reasonable estimate of Grantor's damages and is intended to constitute a fixed amount of liquidated damages in lieu of other remedies available to Grantor and is not intended to constitute a penalty. In the event the Grantor shall default on any of its obligations hereunder, in addition to all its rights and remedies at law or in equity, the Grantee shall be entitled to either: (i) terminate this Agreement by written notice delivered to the Grantor and sue for actual damages; or (ii) obtain specific performance of the terms and conditions hereof.

11. Assignment. Grantee may assign its rights, title and obligations in, to and under this Agreement, or any portion thereof, to an affiliate of Grantee provided that Grantee gives Grantor written notice at least ten (10) days prior to Closing. Any assignee shall expressly assume Grantee's obligations under this Option.

12. Miscellaneous.

(a) The covenants and agreements contained in this Agreement are intended to be and shall be covenants running with the land with respect to the Property and shall be binding upon and shall inure to the benefit of, the parties hereto and their respective successors and permitted assigns.

(b) This Agreement shall be governed by and interpreted in accordance with the internal laws of the State of Wisconsin. Time is of the essence of this Agreement.

(c) This Agreement constitutes the entire agreement of the parties hereto with respect to the subject matter hereof, and supersedes and replaces any and all prior agreements, representations and understandings. This Agreement may be amended or modified only by a written instrument signed by all of the parties hereto.

(d) Either party shall have the right to demand that a memorandum of this Agreement be recorded against the Property in the office of the Dane County Register of Deeds, and the other party shall cooperate in executing and recording said memorandum. If this Agreement is recorded and ~~Grantee fails for any reason to exercise the Option herein granted,~~ the Grantee shall, upon Grantor's request, immediately execute and record a cancellation of Grantee's option rights hereunder.

(e) In the event that any term or provision of this Agreement, or the applicability thereof to any particular party or circumstance, is found by a court of competent jurisdiction to be invalid or unenforceable (in whole or in its application to a particular party or circumstance), the remaining terms and provisions of this Agreement or the applicability thereof to different parties or circumstances, as the case may be, shall not be affected thereby and this Agreement shall remain in full force and effect in all other respects.

(f) This Agreement may be executed in any number of identical counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

(g) Grantor and Grantee each represent and warrant to one another that it has dealt with no real estate broker or agent entitled to a commission in connection with this transaction. In the event that this representation and warranty is breached, the breaching party shall indemnify the non-breaching party from and against any claim or liability for a broker's commission arising out of or in connection with the breaching party's acts or omissions.

(h) The undersigned parties hereby represent and warrant to the other that they have the right to sign on behalf of Grantor or Grantee, as applicable.

(i) Any notice or other communication required or desired to be given hereunder shall be in writing and shall be given by personal delivery, by overnight courier service or by United States mail, postage prepaid, certified mail, return receipt requested; and addressed to the parties as follows, or as may be otherwise designated thereby in writing; and shall be deemed given/delivered as follows: (a) if by personal delivery, upon actual receipt; (b) if by overnight courier service, one (1) business day after so sending; or (c) if mailed, two (2) business days after mailing as aforesaid:

If to Grantor:

Community Development Authority
of the City of Madison
Attn: Executive Director
Madison Municipal Building, Suite 312
215 Martin Luther King, Jr. Boulevard
Madison, WI 53703
Fax: (608) 261-6126

With a Copy to:

City Attorney
City-County Building, Rm. 401
210 Martin Luther King, Jr. Boulevard

Madison, WI 53703
Fax: (608) 267-8715

If to Grantee:

~~Movin' Out, Inc.~~
Attn: David Porterfield
600 Williamson Street
Madison, WI 53703
Fax: 608-819-0623

With a copy to:

Mirus Partners, Inc.
Attn: Chris Jaye
7447 University Ave
Middleton, WI 53562
Fax: 608-824-2299

With a copy to:

Foley & Lardner LLP
Attn: Katherine R. Rist
150 East Gilman Street
Madison, WI 53703
Fax: (608) 258-4258

(The remainder of this page intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first set forth above.

GRANTOR:

COMMUNITY DEVELOPMENT
AUTHORITY OF THE CITY OF
MADISON

Agustin Olvera
By: Agustin Olvera
Its: Deputy Director

Lauren K. Lofton
By: Lauren K. Lofton
Its: Chair

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 18th day of June, 2015, the above named Agustin Olvera, as the Deputy Director of the Community Development Authority of the City of Madison, and to me known to be the person named herein and who executed the foregoing instrument and acknowledged the same.

Nancy A. Piusanti
Notary Public, Dane County, Wisconsin
Print Name: Nancy A. Piusanti
My Commission: 2-27-2019

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 18th day of June, 2015, the above named Lauren Lofton, as the Chair of the Community Development Authority of the City of Madison, and to me known to be the person named herein and who executed the foregoing instrument and acknowledged the same.

Nancy A. Piusanti
Notary Public, Dane County, Wisconsin
Print Name: Nancy A. Piusanti
My Commission: 2-27-2019

[Signatures continue on following page]

GRANTEE:

MOVIN' OUT, INC.

By: Timothy J. Radelet
Timothy J. Radelet, Executive Director

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 17th day of June, 2015, the above named Timothy J. Radelet, as the Executive Director of Movin' Out, Inc. and to me known to be the person named herein and who executed the foregoing instrument and acknowledged the same.

Paula M. Tiffany
Notary Public, State of WI, Dane County
Print Name: Paula M. Tiffany
My Commission 9/11/18

EXHIBIT A

~~LLEGAL DESCRIPTION~~

LOTS 17, 18, 19, 20, 21, 22 AND PART OF LOT 23, SUBDIVISION OF LOT 12, BLOCK 5, HOBOKEN BEACH, CITY OF MADISON, DANE COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE WEST RIGHT OF WAY LINE OF FAYETTE AVENUE, N68°10'33"W, 149.74 FEET (RECORDED AS 150 FEET) TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF LOTS 17, 18, 19, 20, 21, 22 AND 23, N89°03'57"E, 336.97 FEET; THENCE S01°17'26"E, 147.52 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST BROADWAY; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S80°23'0"W, 350.72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17 AND THE POINT OF BEGINNING.

EXHIBIT B

JOINT DRIVEWAY EASEMENT AGREEMENT

Dave Porterfield

From: Okeefe, James
Sent: Thursday, July 30, 2015 10:38 AM
To: 'Dave Porterfield'; Christopher Jaye
Cc: Erdman, Natalie; Morrison, Susan; Charnitz, Mary; Wachter, Matthew
Subject: Proposed Project on Broadway

Dave:

I want to follow up on recent conversations we have had with respect to the affordable housing project Movin' Out and Mirus Partners is proposing to undertake at 1917 Lake Point Drive, in the City of Madison's Broadway neighborhood.

As you know, the City's current Request for Proposals under the Affordable Housing Fund establishes, as a condition of eligibility for City funding, that an applicant demonstrate site control of the property upon which a development is proposed. With respect to your proposal at 1917 Lake Point Drive, the subject property is currently owned by the City of Madison. It is the City's intent to continue our negotiations with you for the development of your proposed project at that location. Accordingly, for purposes of your application to the City for Affordable Housing Funds for the project at 1917 Lake Point Drive, the ownership and site control requirements will be waived.

Please let me know if you have any further questions regarding this matter.

Best regards,
Jim



Jim O'Keefe, Community Development Division Director
City of Madison DPCED - Community Development Division
Room 225, Madison Municipal Building
215 Martin Luther King, Jr. Blvd. - P.O. Box 2627
Madison, Wisconsin 53701-2627
Tel 608 266 7851 - *Fax* 608 261 9626
Email jokeefe@cityofmadison.com
Web cityofmadison.com/dpced/communitydevelopment

In compliance with State public records law, the City of Madison retains copies of ALL email messages to and from this mailbox. Email messages may be released in response to appropriate open record requests.

» » » Please consider the environment before printing this email. « « «

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2015.0.6081 / Virus Database: 4392/10332 - Release Date: 07/29/15

SECTION 2
DEVELOPMENT
TEAM

Development and Service Team Background

Obtaining and utilizing Section 42 tax credits, participating in public/private joint ventures, developing multifamily housing for low-income households and developing permanent supportive housing.

Both Movin' Out its co-development partner Mirus Partners and the other development team members involved in this project have extensive experience in securing and utilizing section 42 tax credits as well as the full skill set required to plan, close, construct and then own and operate affordable multi-family housing which includes section 42 financing layered with a range of other sources of capital subsidy and conventional financing. We also have the required experience to own and successfully operate these types of projects. All multifamily projects Movin' Out is involved with include integrated supported housing units which we have extensive experience with. This project represents the fourth joint venture this team has taken on and all three other projects also include integrated supported housing units as well. All of the projects listed below also utilized a range of public and private resources and were planned and carried out with significant public involvement. More specific information regarding each firm is described below.



Movin' Out

Movin' Out, Inc.

Movin' Out has 20 years of experience in the area helping low income families with the purchase of a home or attaining permanent affordable rental housing solutions. Movin' Out works in close partnership with human service systems to ensure that households who need supportive services to be successful in their homes have a commitment for those services, as part of their housing plan. Movin' Out is using this approach in the planning for Madison on Broadway.

During the past 20 years Movin' Out has assisted over 1,200 low-income households to purchase homes statewide in Wisconsin. Additionally, during the past eight years Movin' Out has developed and now owns and operates or has under development 240 units of affordable rental units in five Wisconsin counties. Movin' Out also served as a project sponsor in two large scale housing development projects with another nonprofit resulting in the development of 40 section 42 rental units and 126 mixed income single family and condominium units. Movin' Out participated in the planning of these projects, provided capital subsidies for the development of the units; provided housing counseling

to prospective tenants and home owners and provided down payment assistance to many of the home owners in those projects.

Movin' Out's key development staff Dave Porterfield has over 25 years of affordable housing development experience and has been involved with Movin' Out through the provision of consulting services throughout the history of the organization. He joined its staff eight years ago. During his career he has been the key development staff in the majority of the development projects Movin' Out has carried out or been associated with and has extensive experience with a wide range of financing programs including HUD 811 and Section 42 tax credits.

Tim Radelet, the executive director of Movin' Out has a distinguished career on real estate law and affordable housing finance. He left his post as Wisconsin Housing and Economic Development Authority (WHEDA) general counsel last year to take the leadership position at Movin' Out. Radelet was a partner at the Foley & Lardner law firm where he specialized in complex affordable housing transactions. He earned his law degree from the University of Wisconsin Law School and brings over 309 years of focused experience in real estate development and finance with long-established relationships with most of the top real estate development and management companies and nonprofits in Wisconsin.

Movin' Out has developed or participated in the following projects:

- **Globe Apartments- Watertown, WI**
 - *11 units of supported housing integrated into a 48 unit section 42 tax credit project located in downtown Watertown, WI. Movin' Out carried out this project in partnership with Mirus Partners and Horizon Development and Construction.*
- **Pinney Lane - Madison, WI**
 - *18 units of supported housing as part of a 70 mixed income, mixed use section 42 project carried out as a joint venture with Stone House Development on the near East side of the City of Madison as part of a 28 acre redevelopment on a former brownfield called Royster Crossing.*
- **Monroe Street Apartments - Waterloo, WI**
 - *8 units of supported housing integrated into a 24 unit mixed income section 42 project carried out as a joint venture with Mirus Partners located in the downtown of Waterloo, WI in Jefferson County.*
- **Pioneer Ridge - Wisconsin Dells, WI**
 - *18 units of supported housing integrated into a 72 unit mixed income section 42 financed projects located on Northeast section of Wisconsin Dells. This project is a joint venture with Mirus Partners.*
- **Maple Grove Commons - Madison, WI**
 - *20 units of supported housing integrated into a 78 unit mixed income section 42 financed projects located on McKee Road in Southwest Madison as a joint venture with Oakbrook Corporation.*
- **Madison and Main- Waunakee, WI**
 - *10 units of supported housing integrated into a newly constructed 78 unit market rate mixed use project in downtown Waunakee, WI. Movin' Out partnered with CBH, LLC a partnership of local business people from Waunakee to plan and develop this innovative project.*
- **Harbor House - Madison, WI**

- *11 unit affordable rental project integrated within a 240 unit owner occupied condominium project that utilized a combination of Federal Section 811 and HOME funding*
- **Bradley Crossing- Brown Deer, WI**
 - *11 unit affordable rental housing project targeted for families who have family members with permanent disabilities which is part of a 60 unit section 42 financed supportive housing project that Movin' out is doing in partnership with Jewish Family Services and General Capital Group*
- **Middleton Senior Apartments - Middleton, WI**
 - *8 units of affordable rental housing project for seniors with permanent disabilities as part of a 56 unit independent senior housing project which Movin' Out is doing in partnership with MSP Inc. The project is financed with a combination of section 42 tax credits and federal HOME funding.*
- **New Berlin City Center - New Berlin, WI**
 - *7 unit affordable rental housing project for families who have family members with permanent disabilities. This project is part of a 56 unit independent senior housing project which Movin' Out is doing in partnership with MSP Inc. The project is financed with a combination of section 42 tax credits and federal HOME funding.*
- **Berkshire Greendale - Greendale, WI**
 - *11 units of affordable rental housing for seniors with permanent disabilities as part of a 90 unit independent senior housing project which Movin' Out is doing in partnership with General Capital Group. The project is financed with a combination of section 42 tax credits and federal HOME funding.*
- **Elven Sted- Stoughton, WI**
 - *33 unit affordable rental housing projects financed with Section 42 tax credits.*
- **North Port - Glendale, WI**
 - *10 unit affordable rental project integrated within a 40 unit owner occupied condominium project that utilized a combination of Federal Section 811 and HOME funding*
- **Stonebridge - Madison, WI.**
 - *12 unit affordable rental project integrated within a 300 unit owner occupied condominium project that utilized a combination of Federal Section 811 and HOME funding*
- **North Lawn Avenue – Madison, WI**
 - *Redevelopment of existing older single family home into a fully accessible rental duplex*
- **Shawano Duplex – Shawano, WI**
 - *Construction of a fully accessible rental duplex*
- **West Bend – West Bend, WI**
 - *Acquisition and rehabilitation of a fully accessible rental duplex*
- **Vandenberg Heights/Homes – Sun Prairie, WI**
 - *Redevelopment of former military housing subdivision consisting of 160 units of single family and duplex units. Sixty units financed with Section 42 tax credits with the balance rehabbed and marketed to lower income home buyers.*
- **Coachyard Square – Madison, WI**
 - *Development of 23 unit mixed- income condominium project in down town Madison*
- **Uplands Condominiums and SF Homes – Sun Prairie, WI**
 - *Development of 24 condominium units and 79 single family mixed income development as part of a 143 unit new subdivision*
- **Uplands Homes – Sun Prairie, WI**
 - *Development of 40 unit affordable rental family project financed with Section 42 Tax Credits as part of a 143 unit new subdivision*



Mirus Partners, Inc.

Mirus Partners, Inc. (“Mirus”) is based in Middleton, Wisconsin and was formed in 2013 to focus on creating high-quality housing opportunities for a variety of income levels through unique public/private partnerships. Mirus believes the most successful endeavors involve working with communities, elected officials and neighborhoods to ensure the development of a community that exceeds community expectations and acts as a catalytic spark for other development and redevelopment in the communities we serve.

The principals of Mirus collectively have 39 years of experience financing and developing mixed-income housing. Since 1997 the Mirus principals have been involved in the development of 31 affordable housing projects.

Christopher Jaye is President of Mirus partners, Inc. and provides oversight for all Mirus projects. Mr. Jaye most recently served, and will continue to serve, as President of Antach Management Corporation (“Antach”). Mr. Jaye has 18 years of experience in multifamily housing finance, and has participated in over \$350 million in debt and equity investments. Mr. Jaye has served as Vice President of the Commonwealth Companies – a Wisconsin-based developer of affordable housing. Prior to focusing on development, Mr. Jaye spent twelve years involved in the acquisition and syndication of affordable housing investments, most recently as Vice President of Acquisition for PNC Multifamily Capital, a national provider of debt and equity financing. Mr. Jaye received his Bachelor’s Degree in Political Science from the University of Wisconsin-Madison.

Kristi Morgan is Chief Operating Officer and is involved in all aspects of Mirus’s projects, including both asset management and the evaluation of new development opportunities, financing and budgeting. Prior to forming Mirus Partners, Inc., Ms. Morgan most recently served, and will continue to serve, as Chief Operating officer for Silverstone Partners, Inc. (“Silverstone”) as well as continue to asset manage the existing Silverstone portfolio. Ms. Morgan was the Director of Housing and Commercial Development with The Great Lakes Companies, Inc., a diversified real estate company and the largest owner, operator and developer in North America of drive-to family resorts featuring indoor water parks and other family-orientated activities. Ms. Morgan has 21 years of extensive experience in real estate management, development, real estate feasibility analysis, IRS Section 42 Tax Credit Program, HUD Section 8 housing, Tax Exempt Bond Financing Programs on local, state, and federal levels, capital and

operational budgeting, property inspection and evaluation. Ms. Morgan received her Bachelor's degree in Business from the University of Wisconsin-Madison.

Mirus LIHTC Properties:

<u>Property</u>	<u>Location</u>	<u>Number of Units</u>
Algonquin Manor	Brown Deer, WI	80
Auxiliary Court	West Bend, WI	59
Bradley Manor	Brown Deer, WI	51
Brookstone Commons	Neenah, WI	52
Columbia Square	Milwaukee, WI	23
Cornerstone Commons	Johnston, IA	62
Eastland Apartments	Evansville, IN	161
Fairview Crossing	Lake Charles, LA	275
Fond du Lac Townhomes	Fond du Lac, WI	48
Globe Apartments	Watertown, WI	48
Hamilton Place	Sun Prairie, WI	240
Harborside Commons	Kenosha, WI	98
Lakefront Manor	Oshkosh, WI	66
Lynndale Village	Grand Chute, WI	60
Madison Place	Beaver Dam, WI	62
Marquette Manor	South Milwaukee, WI	74
Mission Village	Menasha, WI	66
Mission Village	Sheboygan, WI	76
Park Place	Reedsburg, WI	48
Parkside Senior Village	Hartford, WI	50
Ridgecrest Apartments	Madison, WI	127
River Bend Senior Village	West Bend, WI	52
Sedgemoor Apartments	Elkhorn, WI	48
Sherman Glen	Madison, WI	98
Springbrook Village	Burlington, WI	48
St. Peter's Place	Fond du Lac, WI	46
Sunrise Village	South Milwaukee, WI	48
The Landings	Mitchell, SD	31
William A. Passavant	Milwaukee, WI	51
Woodside Terrace	Beloit, WI	120
Woodview Apartments	Muskego, WI	24

Property Management

Stone House Development, Inc.



Property Management services for Madison on Broadway will be provided by Stone House Development, Inc. Movin' Out and Mirus have previous experience with Stone House who has a well- established business in Wisconsin both developing and then owning and managing high-quality affordable housing projects. Movin' Out is currently co-developing Pinney Lane Apartments, a 70 unit mixed-income, mixed-use affordable multifamily project which is very similar to Madison on Broadway with integrated supported housing units including housing options for families with disabled family members and military veterans all utilizing the same supportive service resources as described in this application.

Stone House Development was selected for management of this project in part because they have an established tenant screening process specifically designed to carefully identify and accept tenants who may otherwise often have their application for housing denied through most traditional tenant screening practices. Stone House uses a system that accounts the most common reasons that applicants for housing are rejected by utilizing a scoring system to evaluate and determine if a tenant will be accepted or denied and then provides the applicant ways to overcome those issues through actions they may be able to take. For example if the tenant's score is below the required scoring threshold and their application is rejected they have the ability to identify a co-signer or if appropriate, a protective payee and have points added back to their scoring providing for a possibility of a score above the required threshold. A more detailed description of the resident selection criteria is included in this application along with a list of properties managed by Stone House and additional background information on their firm.

Provision of Supportive Services

The WHEDA tax credit program provides access to a valuable source of financing. It is distributed through a highly competitive process which requires developers to compete for an award by committing to plan and operate the project in specific ways in exchange for points awarded through the application process. One of the areas which WHEDA awards points for is called "integrated supported housing" under this category the developer commits to providing a specific number of units (but no more than 25% of the total units) which will be set aside as supported housing and will have very low rents (affordable to households with incomes < 30% of CMI).

WHEDA requires the developer demonstrate the required capacity by providing a plan to market these units to the intended population of low income households who either are military veterans or have permanent disabilities. They also require there to be a plan for these tenants to have access to the supportive services they need. The information below and related attachments in this section includes this information and provides insight regarding the experience of this team to plan, develop and operate a successful integrated supportive housing project.

o Characteristics of the specific target population(s)

The initial pool of tenants for at least 12 units of housing will be people with developmental and other physical or behavioral disabilities who are eligible for long-term support services and who are referred by the Dane County Aging and Disability Resource Center, Dane County Department of Human Services, affiliated care managers, and affiliated supportive service providers serving qualified recipients of long term care living in Dane County **and/or** households that include one or more household members who are military veterans, are eligible for supportive services and who are referred by Dane County Veterans Services Office or affiliated veterans' supportive services providers serving qualified recipients of veterans' services in Dane County.

Final determination of who will be selected as initial tenants will be made by the professional property management company, with recommendations from Movin' Out and when appropriate their supportive services providers.

o Describe how the proposal addresses the local area's housing priorities and needs.

In planning this project we worked with the long term care and veterans service systems to confirm that there is need and demand for the proposed housing. This demand is further evidenced by the third-party market study commissioned for the project. This type of housing is fully consistent with federal, state and local policies regarding the development of supported housing as it is integrated into the community, does not require acceptance of supportive services but is coordinated with these services systems. It will not be owned or operated by business interests who provide direct supportive services; this provides a separation between housing and services. This arrangement provides for more stable housing by allowing the tenants to have a choice of services and more control over their living environment. The housing will not require licensure. The supportive units are integrated among the balance of units offering true community integrated housing which is the strong preference of people who rely on long term support and/or are military veterans.

o Evidence of outreach activities and engagement with local collaborative long term support partners specifically to reach target population.

The attached Agreement Letter from Dane County ADRC and MOU from the Dane County Veterans Service Office provide evidence of local collaboration between Movin' Out, this project and the long term support system for people relying on the long term

care system and the veterans supportive services system in Dane County. These two agencies will be the primary (but not the sole) referral source for people seeking supported affordable housing. Additionally Movin' Out has a long established network with these systems and a wide range of supportive service providers that are part of those systems. Movin' Out will work with that network to help coordinate services and assist these households to maintain tenancy in the project.

o Eligibility screening and assessment procedures to affirmatively market units specifically for the target population being proposed for the units.

The supported housing units' eligibility screening and assessment procedures used for this project will follow the same steps and use the same standards as the balance of the units in this project; however, in addition to that process, tenant eligibility status for supported housing units will also include a determination and verification that the household includes at least one member with a permanent disability and/or is an eligible military veteran. The initial eligibility information and assistance in self screening by interested parties will be provided by Movin' Out staff, in conjunction with the applicant's supportive services providers and/or guardian or family, as appropriate. Movin' Out will assist the prospective tenant by helping them to determine eligibility and in preparing them for formal application for tenancy then will refer them to the property management company for formal screening and eligibility determination. Movin' Out and Stone House will affirmatively market the supported housing units.

o A waiting list policy specifically designed for the target population, which includes engagement with the specified local collaborative long term support partner(s).

The waiting list protocol will use a chronological list on a first-come first- served basis. For the supported housing units, Movin' Out will screen each applicant for their units to ensure that they meet the supportive service requirements. Once prospective tenants have been determined by Movin' Out staff to be eligible, they will forward the application to Stone House for processing. Stone House will utilize the tenant screening criteria described above, run the typical credit, criminal, housing references as well as confirm their eligibility with applicable affordable housing program requirements. Once Stone House receives the referrals from Movin' Out they will process the applications in the order received.

If Stone House receives a prospect who may qualify for one of the supportive housing units they will refer them to Movin' Out for initial eligibility screening.

o Description of how supportive services will be made available to tenants, outlining the role of any primary and collaborative service provider partners, including all publicly and privately available resources. Include engagement strategies that will be used to ensure tenants have choice of service provider, regardless of supportive housing management plan in place.

Movin' Out does not provide any type of personal care, residential case management, health care, or other typical direct service care provided by human or social services agencies, Movin' Out does provide housing counseling to households that include a family member with a permanent disability and to eligible veteran households. This counseling is designed to assist these households to evaluate their housing situation and establish a future housing plan. Often these plans need to account for not only typical housing issues such as household income and credit worthiness but also considers supportive service/ long term needs, transportation, employment, household composition, accessibility requirements and a number of other issues often faced by people with permanent disabilities and veteran families. These plans may lead to eventual home ownership, long-term tenancy in rental housing, or other stable, affordable, and integrated housing solution.

Additionally, Movin' Out provides assistance to tenants in the supported housing units by helping to solve issues the household, their family, caregivers and the property manager may encounter. The goal is to assist these households to be successful tenants. Below is an outline of services Movin' Out provides in supported rental housing it owns.

Movin' Out will provide services and amenities to meet the following needs of tenants who rely on supportive services:

- Tenants with disabilities and /or are military veterans need affordable housing: Movin' Out provides decent shelter at a rent affordable to tenants on a fixed income. The owner's non-profit status and financing structure for the project help assure affordability for qualified tenants on a continuing basis.
- Tenants with disabilities and/or veterans need stable housing: Movin' Out provides housing that assures tenancy over the long term. The tenant lease is renewable for as long as the tenant wants to live in the apartment, subject to compliance with lease terms.
- Tenants who are veterans or with disabilities need veteran and disability-sensitive property management. Movin' Out will assist in the coordination of property management with the delivery of supportive services and assist in tailoring property management to tenants whose disabilities may require individualized accommodations. Property management will coordinate with, complement, and supplement the day to day in-home supportive services.
- Tenants with disabilities or who are veterans need ordinary housing in typical neighborhoods that will not separate and segregate them from other citizens. Movin' Out will develop housing units for one or two tenants per unit, built to accommodate the specific needs and preferences

of the tenants. The housing will not be burdened with licensing required by congregate facilities, thus allowing the tenants to be seen and known as ordinary neighbors.

While Movin' Out does not provide other types of direct supportive services needed by many households living in supported housing units it does coordinate with service providers who do. The outline below describes the types of services which are provided and which Movin' Out may assist in identifying funding sources and service providers who can provide the needed supports.

The supportive service providers will offer services to meet the following needs of tenants who rely on supportive services:

- Tenants with disabilities or are low-income veterans need individualized in-home support services available on a regularly scheduled basis and on short notice, when needed. The supportive services providers offer needed support, available in tenants' homes, to maintain good nutrition, hygiene and health, manage budgets and bills, establish a domestic routine, establish a safe environment and safe practices, provide quick response to emergencies, help to maintain good relationships with housemates and neighbors, monitor and dispense medication, help in figuring out how to get to work and social destinations using public transportation, and coordination of domestic routines and schedules to insure people get to work, appointments, and other commitments on time and prepared.
- Tenants with disabilities and veterans need to feel a sense of belonging and membership. The supportive service providers offer assistance in initiating and maintaining constructive relationships with housemates, neighbors, resident association members, friends, co-workers, and family members.
- Tenants with disabilities or veterans may need support in exercising responsibility, making choices, and providing direction and decision-making in developing and implementing a service plan that reflects one's own needs and preferences. The supportive service providers offer to facilitate the tenants' engagement in decisions about their housing and will coordinate with tenants' guardians, care managers, Movin' Out, and Stone House Corporation the designated property management company.

The supportive services providers will meet the needs and preferences of tenants by providing day to day, in-home supportive services. The tenants designated for supportive services will have individualized support plans. Services are

determined based on the needs and desires of each person and their support team. Individuals have the right to direct their own lives, including having a say in the selection of their service providers. For the purpose of this project, prospective residents will be provided the following supports:

- Staff support tenants in their homes to ensure safety and provide supervision as needed. Amounts of support range from 24 hours per day to come-in support a few hours each day or week.
- Autonomy and Choice: the supportive services providers chosen by tenants will ensure that individuals have choice about where and with whom they live, how personal time is used and what services are received.
- Relationships/Community Involvement: the supportive services provider will assist with opportunities to develop and maintain relationships with friends, family and community members. Individuals will have opportunities to participate in community life and will get help in coordinating plans, help with maintaining relationships with friends and neighbors, and coordination of transportation, as needed, to get to the right place at the right time.
- Organization/communication: the supportive services provider staff will work cooperatively with each individual to plan and organize their daily routine, including coordinating transportation, special events, communicating as needed with other service providers, support brokers and family members.
- Medication assistance and medical advocacy: Staff will assist each person, as needed, with medication administration, ensuring accuracy and consistency of needed medications. Staff will work with the individuals and their teams to ensure medical appointments are attended, when necessary, and that any medical issues that arise are addressed promptly and appropriately. Staff will monitor the need for follow up appointments and maintain documentation of medical history.
- Personal Care: Staff will assist the individuals with personal care including bathing, hair care, tooth brushing, toileting, dressing, care of eyeglasses/hearing aids, assistance with mobility/ambulation, skin care, use of assistive devices and any other assistance necessary.

- Home maintenance: Staff will facilitate home maintenance including assuring all areas of the apartments are clean, organizing, laundry, and maintaining a safe home environment.
- Meal Planning/Groceries: The supportive services provider will assist with meal planning, nutrition education and grocery shopping for each individual. This may include planning weekly menus, making grocery store lists, providing transportation to the grocery store and assistance with purchasing groceries. Supportive services will also include education and/or guidance around special dietary and healthy eating.
- Financial support: The supportive services provider will arrange fiscal assistance to assure the person's funds are deposited and rent and other bills are timely paid. The residential supportive services provider will work cooperatively with each individual's representative payee to ensure they are maintaining benefit eligibility and to meet any other financial obligations.

Service Providers for People with Permanent Disabilities Served by Long-Term Care

The tenants in supported housing units set aside in this project will have access to a wide range of supportive services depending on their needs and eligibility. However no services will be required to be taken as a condition of tenancy. For tenants who have permanent disabilities and need access to Long-Term Care services these will be funded by Dane County Department of Human Services and provided by their contracted service agencies. Each individual served by this system will have a service plan that identifies what services they will receive and the agency that provides those services. The housing budget does not pay for any of these services.

Movin' Out will market the supported housing units to people with permanent disabilities by coordinating with the Dane County Aging and Disability Resource Center, the county agency responsible for assisting citizens in accessing benefits and referring people to resources in the community including affordable housing. Movin' Out will coordinate its marketing and outreach efforts with the property manager, Stone House Development and will continue to assist these tenants with any issues that may arise that could affect their success in maintaining their tenancy.

Veteran-Specific Services

Madison on Broadway will also offer comprehensive supportive services to eligible military veteran households in a fashion similar to that described above. The marketing and outreach efforts for veterans will be coordinated with the Dane County Veterans

Service Office the County agency responsible for assisting veterans in accessing benefits and referring them to resources in the community including affordable housing.

The County Veterans Services Office assists Veterans who may need supportive services and are eligible for veteran specific services to identify where to obtain those services from a range of providers who are primarily funded by the U.S. Department of Veterans Affairs. Movin' Out has established a working relationship with this agency locally and will work with them and their contracted service providers and tenants who are veterans to address any issues that may arise that could affect their success in maintaining their tenancy.

Movin' Out will refer any potentially eligible tenants identified by the marketing and outreach efforts described above to the property manager who will be responsible for qualifying eligibility based on the tenant selection policy for the project. Therefore the supported housing units will be leased to eligible tenants on a first-come first-served basis.

Architect

Glueck Architects

Please see attached resume and selected project list for information on Glueck Architects. Glueck Architects has received numerous architectural awards (several of these projects were projects developed by Movin' Out). The project will be constructed following Wisconsin Green Built practices and will be certified by Wisconsin Green Built Homes.

Contractor



Horizon Construction Group

Horizon specializes in the design, development, construction and management of independent and assisted senior housing as well as master-planned multi-use neighborhoods. In addition, Horizon has extensive experience in all forms of commercial, retail, and themed hotel waterpark resorts. Since 1984, our commitment to outstanding performance and integrity, in every aspect of our business, has prevailed. Horizon continues to provide clients with comprehensive design assist solutions, quality construction service, and excellence in property management – all based on a vision driven by values. This project will be the third project Movin' Out and Mirus have partnered with using them as general contractor.



Resident Selection Criteria – Allied Drive Redevelopment

Thank you for your interest in our apartment community. The purpose of this resident selection criteria form is to make you aware of our screening procedures.

It is our declared policy of that all persons shall have an equal opportunity for housing regardless of gender, race, color, sexual orientation, disability, religion, national origin, marital status, family status, lawful source of income, age, ancestry, physical appearance, political beliefs, military discharge, gender/genetic identity, domestic partnership status, student status (unless allowed by program restrictions), receipt of rental assistance, citizenship status, mental & physical disability and being a victim of domestic abuse and other crimes.

Applications will be processed in the order of which they are received and can take 1 to 4 weeks to be fully processed. If you are denied for any reason you do have the right to reapply or appeal the decision (please see our "How to Appeal a Denial in Tenancy" section for more details).

Your application will be denied if one or more of the following pertain to you:

- 1) You have provided false or misleading information on your rental application.
- 2) You have not provided us with a written application for residency.
- 3) You do not meet our occupancy limits of no more than 2 persons per bedroom.
- 4) You do not meet the income and program requirements according to the HUD and/or Section 42 guidelines.
- 5) You do not pass our Resident Selection Scoring based on housing references and credit history. Please note ALL adult household members must pass the Resident Selection Criteria.
- 6) Your conviction record presents a reasonable fear for safety of residents or employees unless more than two years have passed since you were placed on probation, paroled, released from incarceration, or paid the fine. NOTE: Pending convictions that have not yet been concluded will put your application into a hold pattern until the court decision has been reached IF the accused crime is applicable. These convictions will include (if found to be substantial in regards to housing):

- a. Felony drug convictions
- b. A conviction reportable under the Sex Offender Registry Program with the conviction date being within the last 8 years. (Wisconsin State Statutes 973.048: If a court imposes a sentence or places a person on probation for any violation, or for the solicitation, conspiracy, or attempt to commit any violation, under ch. 940, 944, or 948 or ss. 942.08 or 943.01 to 943.15, the court may require the person to comply with the reporting requirements under s. 301.45 if the court determines that the underlying conduct was sexually motivated, as defined in s. 980.01 (5), and that it would be in the interest of public protection to have the person report under s. 301.45.)
- c. One or more convictions involving murder, child abuse, sexual assault, aggravated assault or assault with a deadly weapon, if found to be substantial in regards to housing.
- d. Two or more convictions of disturbance to neighbors, injury to persons, destruction of property (including arson, vandalism, theft, burglary, criminal trespass, disorderly conduct) if found to be substantial in regards to housing.

7) No household members are age 18 or older.

8) You have a pending bankruptcy or a bankruptcy that has not been discharged prior to your lease effective date.

9) You are currently in a lease with another landlord in which you are financially responsible for and your income is not large enough to support both rent expenses unless your landlord is releasing you from your lease obligations.

10) You do not have a monthly net income greater than your monthly expenses unless you have assets that are readily available to use as a form of rental payment. All verifiable lawful sources of income are allowed. If you are on Section 8 housing assistance only your portion of rent is considered when calculating your monthly rent expense. We require your income to be 1.5 times the amount of your portion of rent unless you can prove you have been able to pay the same amount of rent at a prior leased location.

I agree that I have read the above mentioned Resident Selection Criteria and understand that the Landlord will be checking all references to ensure all criteria has been met. I also understand that I may request a copy of all lease forms and addendums prior to signing said lease/addendums upon my application for residency being approved. Landlord may offer other options such as cosigner, full month security deposit, etc. to cover any selection requirement deficiencies except for those that are automatic denials. If denied for tenancy I may reapply, request a standard follow-up meeting to discuss the denial or follow the appeal process.

Applicant Signature

Date

Applicant Signature

Date



Resident Selection Scoring – Revival Ridge Apartments

(For internal office use only, fill out one for each adult household member.)

Applicant Name: _____

Adult Roommate Name(s): _____

Apt #: _____ Date of Application: _____

1. Has the applicant(s) been automatically denied based on the Screening Criteria? YES NO

If yes, state reason for the automatic denial below and do not continue with this scoring form. If no, continue to the scoring of the applicant(s). NOTE: Each adult household member must pass the "automatic denial" portion of the screening criteria. One adult household member must score high enough to be approved on the following resident selection scoring.

Reason(s) for Automatic Denial:

SCORING OF THE APPLICANT

- I. Housing Reference – Payment History = 30 points
- II. Housing Reference – Behavior History = 45 points
- III. Other Requirements / Credit History = 40 Points

Each applicant will start with 100 points and deductions will be made thereafter in each category listed above.

71 – 100 Points = Applicant Accepted

70 Points or Less = Application Denied

I. Housing History – 1 Year Required

Most Recent Landlord Name: _____

Most Recent Landlord Phone #: _____

Date Contact Made with Landlord: _____

Lease Dates: From: _____ To: _____ OR Month to Month?

Payment History:

- 1) Has rent been paid on time for the past 6 months (on time being at the discretion of landlord according to arrangement between applicant and landlord)? Points shall not be deducted for late payment when applicant can demonstrate that the late payment is made routinely and is late solely due to the timing of applicants economic support. YES NO (If no, provide details including the dates rent was not paid on time below).

Payment
History Point
Deduction:

Point Deduction = 10

- 2) Does tenant currently owe one months rent or more that is more than 30 days past due? YES NO (If Yes, provide details including the dates and amount below).

Past Due Rent
Deduction:

Point Deduction = 10

- 3) Has an eviction been filed within the past 12 months for non-payment of rent? YES NO (If Yes, provide details including the dates and amount below).

Non-Payment
Eviction
Deduction:

Point Deduction = 10

II. Breaches of Lease for Reasons Other Than Non-Payment of Rent:

Past Due Rent
Deduction:

- 1) Have 2 or more 5-Day Quit or Cure notices (or similar warning notices) been given in the past 12 months OR was an eviction filed within the past 12 months for a breach of lease for reason other than non-payment of rent?
 YES NO (If Yes, provide details including the type of breach and dates).

Point Deduction = 15

Non-Renewal
Deduction:

- 2) Has this tenant been issued a non-renewal of lease for lease violations?
 YES NO (If Yes, provide details below).

Point Deduction = 15

Damages
Deduction:

- 3) Has tenant substantially damaged their apartment beyond normal wear and tear? YES NO Unknown (If Yes, provide details below).

Point Deduction = 15

III. Other Requirements / Credit History

1 Year
Housing Ref
Deduction

- 1) Does applicant have 1 year of a verifiable housing reference (within the past 3 years)? YES NO

Point Deduction = 30

Credit
History
Deduction

- 2) Does applicant owe a previous landlord (not listed on this verification form) and/or a utility company money based on information received on credit report? YES NO

Point Deduction = 5

Unpaid
Collections

- 3) Does the credit report reflect unpaid collections in excess of \$500 (excluding medical bills and student loans)? YES NO

Point Deduction = 5

IV. Point Additions

Cosigner
Addition

- 1) Does applicant have a qualified cosigner? YES NO

Point Addition = 20

Protective
Payee
Addition

- 2) Does applicant have proof of a protective payee or commitment of support/monitoring from a human service professional? YES NO

Point Addition = 15

Proof of
Residency
Addition

- 3) Can applicant verify proof of residency (if no landlord verification exists) by providing a bill or business letter addressed to them at the designated address or by a service professional / police officer verifying tenancy? YES NO

Point Addition = 10

Applicant Verification - Final Determination

Section I III and IV:

(a) Total Housing Payment Deductions (Section I) = _____

(b) Total Other/Credit History Deductions (Section III) = _____

(c) Total of Section I and III DEDUCTIONS = _____

(d) Total Additions (Section IV): _____

(e) Net Total: (c)_____ - (d) _____ = _____

(Note: The net total cannot be a negative number. If "d" is greater than "c", place a "zero" on the net total line as additional points cannot be carried on to the next section.)

Section II:

(f) Total Housing Reference / Behavior Deductions (Section II) = _____

Final Score Calculation

100

- _____ (e)

- _____ (f)

= _____ FINAL SCORE

71 – 100 Points = Applicant Accepted

70 Points or Less = Application Denied

Circle One:

APPROVED

DENIED

APPROVED WITH _____



Stone House Development Current Property Portfolio

Project Name	# of Units	City	Type of Project	Year Opened
Pinney Lane Apartments*	70	Madison	Tax Credit, 100% Affordable	n/a
Arbor Crossing Apartments	80	Shorewood Hills	WHEDA Financed, Mixed Income	2013
City Row Apartments	83	Madison	Tax Credit, 100% Affordable	2010
The Madison Mark Apartments	112	Madison	Tax Credit, Mixed Income	2005
The Overlook at Hilldale Apartments	96	Madison	Tax Credit, 100% Affordable	2011
The Overlook at Midtown Apartments	88	Madison	Tax Credit, 100% Affordable	2010
Park Central Apartments	76	Madison	Tax Credit, 100% Affordable	2008
Prairie Park Apartments	96	Madison	Tax Credit, Mixed Income	2003
Hanover Square Apartments	65	Madison	Tax Credit, Mixed Income	2002
Hubbard Street Apartments	51	Milwaukee	Tax Credit, Mixed Income	2005
Castings Place Apartments	55	Milwaukee	Tax Credit, Mixed Income	2007
East High Apartments	55	Wausau	Tax Credit, Mixed Income	2005
Wausau East Townhomes	24	Wausau	Tax Credit, Mixed Income	2008
Flats on the Fox	64	Green Bay	Tax Credit, Mixed Income	2008
Jefferson School Apartments	36	Jefferson	Tax Credit, Mixed Income	2001
Marshall Apartments	55	Janesville	Tax Credit, Mixed Income	1998
Mineral Point School Apartments	11	Mineral Point	Tax Credit, Mixed Income	1999
Shoe Factory Apartments	50	Beaver Dam	Tax Credit, Mixed Income	2000
Amity Apartments	36	West Bend	Tax Credit, Mixed Income	2002
TOTAL	1,203			



Firm Background

Stone House Development, Inc. is a Madison-based corporation jointly owned by Helen Bradbury and Richard Arnesen. Since its inception in 1997 Stone House has developed and managed properties in Madison, Milwaukee, Green Bay, Wausau and other cities throughout Wisconsin, totaling over \$160,000,000 with \$110,000,000 of this being in Madison. In addition, Stone House provides third party property management services to other property owners/developers.

Stone House is well versed in all aspects of affordable housing, as well as mixed-income properties, and has worked with many types of finance layering and resident income levels. Stone House employs a staff of property management professionals, marketing specialists, a regional management team and building maintenance staff. In addition, Stone House employs an in-house CPA and a Director of Operations who have each worked for Stone House for over 15 years.

As the property manager firm, Stone House performs the following duties:

- Marketing / Lease Ups
- Facilities Management
- Full Service Accounting
- Resident and Community Relations
- Financial Reporting Services
- Section 42 / Section 8 Compliance
- Day to Day Property Management Operations

Stone House has experience and success working in the affordable housing, multi-family industry, including the at risk population. We have developed successful programs to those that face typical leasing obstacles. One example of this experience is our property management services provided for the 100% affordable Revival Ridge Apartments located on Allied Drive (owned by the City of Madison) where a set of specialized set of resident selection criteria was formed.

We remain committed to providing exceptional management services not only to property owners, but also to our residents.

The following is snapshot of our most currently opened and managed properties in Madison.

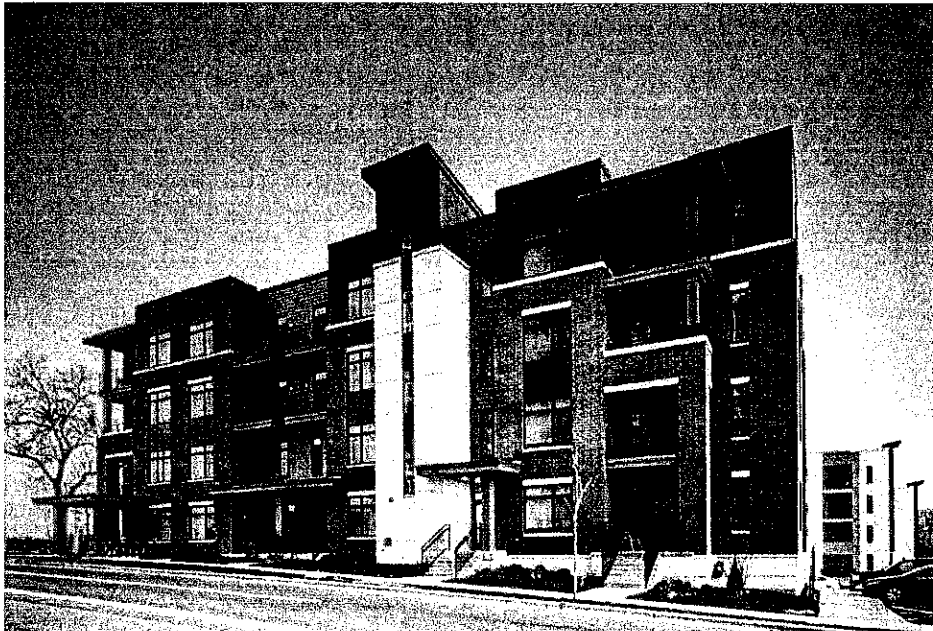
- **Arbor Crossing Apartments, Shorewood Hills, Wisconsin**

Arbor Crossing Apts opened in August 2013. This 80 unit mixed income multi-family development is located in the Village of Shorewood Hills. The project is certified as a Green Built Home and is using many green building features such as water source in floor radiant heat and solar domestic hot water. This project also contains 10,000 square feet of commercial space and is fully leased. The total project cost was \$16,000,000.



- **The Overlook at Hilldale, Madison, Wisconsin**

The Overlook at Hilldale opened in September 2011 and was fully leased by October 2011. This 96 unit 100% affordable, multi-family development is centrally located in Madison. The project is certified as a Green Built Home and is using many green building features such as water source in floor radiant heat, solar domestic hot water and unique recycled finishes such as carpet made from recycled bottles. The total project cost was \$18,500,000.



- **City Row Apartments, Madison, Wisconsin**

City Row Apartments opened in late summer of 2010 and is located on Madison's near east side and offers 83 units of affordable housing. The property was the first WHEDA project closed in the state of Wisconsin in 2009 utilizing TCAP funds. The project is certified as a Green Built Home and is the first Energy Star-qualified multifamily high-rise building in Wisconsin and only the 17th in the nation. This project opened on time and on budget with a cost of \$16,500,000.



- **The Overlook at Midtown, Madison, Wisconsin**

The Overlook at Midtown opened on time and on budget in late summer of 2010. This project is certified Green Built and contains 88 apartments. This is a 100% affordable housing tax credit project on Madison's west side. The project cost was \$16,500,000.



- **Park Central Apartments, Madison, Wisconsin**

The Park Central Apartments is an urban infill development, and is proudly the first certified multi-family Green Built Home in the state of Wisconsin. This 100% affordable, new construction project consists of 76 apartments. Phase I of this project was completed in March 2008 and phase II was completed in June 2008. This project was completed on time and on budget with a final cost of \$11,500,000.



- **The Madison Mark, Madison, Wisconsin**

The Madison Mark is a twelve-story, downtown, mixed-income rental property of 112 units and 12,000 square feet of commercial space. This project represents the first significant affordable housing property in downtown Madison. The financing for the project includes TIF from the City of Madison, Section 42 affordable housing credits, and two subordinate, gap-financing loans from WHEDA as well as conventional debt financing. The project opened on time and on budget in February 2005. The project cost was \$22,500,000.





Dane County Department of Human Services Division of Adult Community Services

Director – Lynn Green
Division Administrator - Fran Genter

JOE PARISI
DANE COUNTY EXECUTIVE

January 22, 2014

Tim Radelet, Executive Director
Movin' Out, Inc.
600 Williamson Street
Suite L1
Madison, WI

Dear Tim,

I have reviewed the description of the Madison on Broadway development and the related Service Plan and am pleased to endorse and support this project that will include affordable housing and tailored community support services to individuals with disabilities eligible for services administered by Dane County Department of Human Services.

On behalf of the Department, I can affirm the need for supportive housing that this development project will address. The housing to be provided and the service plan are consistent with Dane County's policies and plans, as well as those of the State of Wisconsin.

Dane County Department of Human Services will continue to fund and administer community-based supportive services to people with disabilities who meet program eligibility criteria. If the state shifts the administration of these services to a managed care entity, the people with disabilities that meet current program criteria are very likely to meet the eligibility criteria of the new system.

Dane County Department of Human Services funds a variety of supportive services agencies on an ongoing basis to provide comprehensive and tailored supportive services to enable people with disabilities to be healthy, safe and successful tenants and members of the community. Dane County also contracts with Movin' Out to provide individualized housing counseling to people with disabilities. The counseling, individualized housing planning, and information delivered to people with disabilities are designed to augment and strengthen supportive services delivered by supportive service agencies. This housing counseling will be an element of the support available to the tenants of supportive housing located at Madison on Broadway apartments.

Sincerely,

Monica Bear

Monica Bear
Developmental Disabilities Community Services Manager

Madison on Broadway Housing Plan for Tenants with Special Needs

Memorandum of Understanding

This memorandum of understanding between Dane County Department of Human Services (Dane County) and Movin' Out, Inc. (Movin' Out), the affordable rental housing provider, represents the agreement of the two parties on the delivery of housing and services that will enhance independent living success and promote the dignity of the tenants receiving supportive services.

Services Offered:

1. Movin' Out will reserve up to 12 of 48 units of the residential rental units in its Madison on Broadway development in Madison for tenant households that include at least one tenant with disabilities who relies on supportive services planned and funded by Dane County's administrator of long term support services. Movin' Out commits to accommodate the delivery of supportive services for the life of the project.
2. The initial pool of tenants for up to 25% of the units will be people with cognitive, mental, behavioral, and physical disabilities who are eligible for long-term support services and who are referred by Dane County, support brokers / case managers, and affiliated supportive service providers serving eligible members of long term care who live in Dane County. Final determination of who will be selected as initial tenants will be made by Movin' Out or the professional property management company designated by Movin' Out, with recommendations from Dane County and its support brokers / case managers.
3. Movin' Out will provide services and amenities to meet the following needs of tenants who rely on supportive services:
 - a. Tenants with disabilities need stable housing: Movin' Out provides housing that assures tenancy over the long term. The tenant lease is renewable, subject to compliance with lease terms.
 - b. Tenants need housing that complements their goals for economic self-sufficiency. Movin' Out will design units to be functional as live/work units and will provide an enhanced business/community center available to tenants to conduct meetings and carry out activities to engage in job-related activity, career development, and financial literacy. Movin' Out will collaborate with supported housing tenants whose economic self-sufficiency goals include development and operation of tailored micro-enterprises.
 - c. Tenants with disabilities need affordable housing: Movin' Out provides decent shelter at a rent affordable to tenants on a fixed income. The owner's non-profit status and the sources of development funding assure continuous affordability for qualified tenants in 36 units, nine of which will be supported housing units.
 - d. Tenants with disabilities need disability-sensitive property management. Movin' Out's property management is tailored to tenants whose disabilities may require individualized accommodations. Property management will coordinate with and complement day to day supportive services.

- e. Tenants with disabilities need ordinary housing in typical neighborhoods that will not separate and segregate them from other citizens. Movin' Out will develop housing units built to accommodate the specific needs and preferences of the tenants. The housing will not be burdened with licensing required by congregate facilities, thus allowing the tenants to be seen and known as ordinary neighbors.
4. Dane County will offer comprehensive, active, and frequent case management and mental and behavioral health services to meet the following needs of tenants who rely on supportive services:
 - a. Tenants with disabilities need individualized in-home support services available on a regularly scheduled basis and on short notice, when needed. Dane County offers needed support, available in tenants' homes, to maintain good nutrition, hygiene and health, manage budgets and bills, establish a domestic routine, establish a safe environment and safe practices, provide quick response to emergencies, help to maintain good relationships with housemates and neighbors, monitor and dispense medication, help in figuring out how to get to work and social destinations using public transportation, and coordination of domestic routines and schedules to insure people get to work, appointments, and other commitments on time and prepared.
 - b. Tenants with disabilities need to feel a sense of belonging and membership. Dane County offers assistance in initiating and maintaining constructive relationships with housemates, neighbors, resident association members, friends, co-workers, and family members.
 - c. Tenants with disabilities may need support in exercising responsibility, making choices, and providing direction and decision-making in developing and implementing a service plan that reflects one's own needs and preferences. Dane County offers to facilitate the tenants' engagement in decisions about their housing and will coordinate with tenants' guardians, case managers, Movin' Out, and its designated property management company.
5. Dane County will meet the needs and preferences of tenants by providing day to day mental and behavioral supportive services. The tenants designated for supportive services will have individualized support plans. Services are determined based on the needs and desires of each person and their support team. Individuals have the right to direct their own lives, including choosing their caregivers and service providers. For the purpose of this project, prospective residents will be provided the following supports:
 - Financial and economic stability: Dane County will assess needs, preference, and aptitudes for increasing economic self-sufficiency. Dane County members may be eligible for vocational services or adult day services administered by the managed care organization. Employment and career counseling will provide planning assistance in achieving employment by connecting enrolled members to community resources, providing career exploration, and performing informational interviewing with professionals and employers. Vocational services will address barriers to employment by connecting tenants to a Benefits Specialist who will explain how employment will affect benefits and what work incentives are available. Members have access to assistive

technology consultation. Assistive technology services can help a person with a disability in the selection, purchase, and/or use of tools designed to make his or her life easier or more independent. Financial literacy training will be available to increase understanding and build good practices in handling money and credit. Financial literacy training will include an emphasis on understanding of credit, loans, and insurance. Other topics will include risks and identifying credit scams and predatory lending practices.

- Staff support tenants in their homes and remotely to ensure safety and provide supervision as needed. Amounts of support range from the potential for 24 hours per day in some instances to come-in support a few hours each day or week.
- **Autonomy and Choice:** the supportive services providers chosen by tenants will ensure that individuals have choice about where and with whom they live, how personal time is used and what services are received.
- **Relationships/Community Involvement:** the supportive services provider will assist with opportunities to develop and maintain relationships with friends, family and community members. Individuals will have opportunities to participate in community life and will get help in coordinating plans, help with maintaining relationships with friends and neighbors, and coordination of transportation, as needed, to get to the right place at the right time.
- **Organization/communication:** the supportive services provider staff will work cooperatively with each individual to plan and organize their daily routine, including coordinating transportation, special events, communicating as needed with other service providers, care management team, and family members.
- **Medication assistance and medical advocacy:** Staff will assist each person, as needed, with medication administration, ensuring accuracy and consistency of needed medications. Staff will also attend medical appointments to assist individuals with communicating with medical providers and advocating on their behalf. Staff will work with the individuals and their teams to ensure medical appointments are attended, when necessary, and that any medical issues that arise are attended to promptly and appropriately. Staff will monitor the need for follow up appointments and maintain documentation of medical history.
- **Personal Care:** Staff will assist the individuals with personal care including: bathing, hair care, tooth brushing, toileting, dressing, care of eyeglasses/hearing aids, assistance with mobility/ambulation, skin care, use of assistive devices and other necessary assistance.
- **Home maintenance:** Staff will assist, to the degree necessary, with home maintenance including cleaning all areas of the apartments, organizing, laundry, and maintaining a safe home environment.
- **Meal Planning/Groceries:** The supportive services provider will assist with meal planning, nutrition education and grocery shopping for each individual, as needed. This may include planning weekly menus, making grocery store lists, providing transportation to the grocery store and assistance with purchasing groceries. Supportive services may

also include education and/or guidance around special dietary requirements (e.g., diabetic diet) and healthy eating.

How Services will be Planned and Funded

The proposed tenants receive comprehensive, self-directed, community-based supportive services funded and administered by the Adult Community Services Division of the Dane County Department of Human Services (ACS). Service planning and coordination is undertaken by ACS and its affiliated support brokers and service providers. Each tenant has a support broker who assists the tenant in creating a service plan and budget, identifying service providers, and monitoring and documenting the quality of support delivered. Participants have a range of supportive service providers capable of planning and providing individualized services.

The initial tenants have access to support brokers who help to identify and coordinate supports within the supportive service funding available to the person. The support broker assists the person in developing an individualized person-centered plan. Tenants may choose a support broker from among the support broker agencies that contract with Dane County Department of Human Services.

The initial tenants are expected to be eligible for supportive services funded by Medicaid waiver and other programs and administered by the Adult Community Services Division of Dane County Department of Human. Prospective tenants may choose to affiliate with a county-approved agency that meets the county's contractual requirements.

The initial tenants are expected to be eligible for vocational services or adult day services administered by the Adult Community Services Division of the Dane County Department of Human Services.

The Aging and Disability Resource Center of Dane County will offer prospective tenants with disabilities a central source of information, assistance and access to community resources for older people and people with disabilities, as well as their families. Personalized assistance is available at the resource center, over the telephone, or in visits to an individual's home.

Professional staff will assist adults sort through options and make informed decisions.

For Dane County Department of Human Services:



Monica Bear, Community Services Manager

7-20-15

Date

For Movin' Out, Inc.:



Tim Radelet, Executive Director

7-21-15

Date



Aging & Disability Resource Center

OF DANE COUNTY

Connecting People With The Assistance They Need



DANE COUNTY EXECUTIVE – Joe Parlsi
DEPARTMENT DIRECTOR – Lynn Green
DIVISION ADMINISTRATOR – Fran Genter
ADRC MANAGER – Jennifer Fischer

January 22, 2015

RE: Madison on Broadway
Madison, Wisconsin

Movin' Out, Inc. and Mirus Partners, Inc. are the co-developers/co-owners of the subject proposed 36 unit development. The Aging and Disability Resource Center (ADRC) of Dane County supports the need for more affordable, accessible and integrated housing. Housing is the second highest topic of calls into the ADRC of Dane County. The ADRC agrees to be a resource for people who live in this project which is consistent with the mission of the ADRC should the residents choose to contact us. We also will share information regarding this housing project to people who contact the ADRC. The ADRC strives to work with local partners to connect low income residents with appropriate services and service providers.

The developer/owner is seeking financial support from the Wisconsin Housing and Economic Development Authority, and wishes to establish an area referral network should the building receive funding and eventually constructed.

The proposed project intends to provide 9 supportive housing units at rents affordable to those earning 30% of the area median income.

The target population for the supportive housing units is the general population and veterans who have permanent developmental, physical, sensory, medical or mental health disabilities, or a combination of impairments that make them eligible for long term care services.

Should the proposed project be developed, the developer/owner and its property management agent has stated that they will, during lease-up and whenever there is a vacant unit, contact the ADRC and other area local partners asking for referrals from prospective residents who are low income and eligible for long term care assistance. This contact will be likely made by their onsite management agent staff via email or phone.

Developer/owner and its property management agent will establish a waiting list of prospective residents based on referrals described above from the ADRC.

Developer/owner and its property management agent will endeavor to make existing and prospective residents aware of services and resources available by posting brochures about the

2865 N. Sherman Avenue, Madison, WI 53704 (608) 240-7400 FAX (608) 240-7401



Aging & Disability Resource Center
OF DANE COUNTY

Connecting People With The Assistance They Need



DANE COUNTY EXECUTIVE – Joe Parisi
DEPARTMENT DIRECTOR – Lynn Green
DIVISION ADMINISTRATOR – Fran Genter
ADRC MANAGER – Jennifer Fischer

ADRC of Dane County and other area collaborative partners in building common areas, and will include an ADRC of Dane County brochure at lease signing. The onsite management agent staff will receive training regarding "who and how" to contact ADRC staff to help connect residents to appropriate services.

It is my understanding that the proposed project will not provide long term services, nor charge fees related to long term services to residents, but will rather refer residents to the ADRC of Dane County and other are local partners in order that they find services and resources and service providers most appropriate for the residents.

The ADRC of Dane County supports this proposed project, and feel there is a need in Dane County for 9 units of quality affordable supportive housing for persons who have permanent developmental, physical, sensory, medical or mental health disabilities, or a combination of impairments that make them eligible for long term care services.

If you have any further questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Jennifer A. Fischer'. The signature is written in dark ink and is positioned above the printed name.

Jennifer A. Fischer, Manager
ADRC of Dane County

Scott Walker, Governor

John A. Scocos, Secretary



STATE OF WISCONSIN
DEPARTMENT OF VETERANS AFFAIRS

201 West Washington Avenue
P.O. Box 7843
Madison, WI 53707-7843

Phone: (608) 266-1311
Toll-free: 1-800-WIS-VETS (947-8387)
Fax: (608) 267-0403
Email: WisVets@dva.wisconsin.gov
Website: www.WisVets.com

January 13, 2015

Mr. Wyman Winston
WHEDA
201 W. Washington Ave., Suite 700
Madison, WI 53703

RE: Proposed Madison on Broadway Apartments – Madison, Wisconsin

Dear Mr. Winston,

I am writing to express strong support for Mirus Partners, Inc. and Movin' Out, Inc.'s proposed Madison on Broadway Apartment community in Madison.

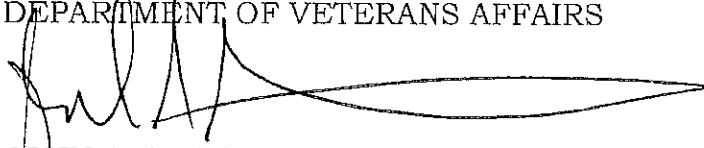
The project will include affordable housing and tailored community support services to households that include family members who are eligible for services administered and/or provided by the U.S. Department of Veterans Affairs and who need affordable supported housing.

I am pleased to see that the development team has made concerted efforts to align with local service providers who have experience working with and providing case management for veterans. In addition, the Dane County Veterans Service Office will continue to provide assessment and referral services to veterans who meet program eligibility criteria.

On behalf of the Wisconsin Department of Veterans Affairs, I can affirm the need for supportive housing that this development project will address. The housing to be provided and the service plan are consistent with the VA Homeless Program's policies and plans, as well as those of Dane County.

I applaud the efforts of the development team, and encourage your favorable consideration for this worthy project.

Sincerely,
DEPARTMENT OF VETERANS AFFAIRS



JOHN A. SCOCOS
Secretary

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the "MOU") is made this 9th day of, 2015 (the "Effective Date"), by and between the Dane County Veterans Service Office, and Movin' Out, Inc./Mirus Partners, Inc., ("Developer").

WITNESSETH

WHEREAS, the Developer is the developer/owner of the subject proposed 36 unit development named Madison on Broadway to be located at 2230 West Broadway Avenue, Madison, WI.

WHEREAS, the Dane County Veterans Service Office is an organization which assists eligible veterans and their dependents in applying for state and federal veterans benefits, and whose mission is to serve all veterans and their families, with dignity and compassion, by providing assistance in the preparation and submission of claims for benefits to which they may be entitled, and to serve as their principal advocate and link to services on veterans' related issues.

WHEREAS, the intent of this Memorandum is to confirm our mutual desire and commitment to initiate a collaborative relationship to ensure eligible veterans are aware of the availability of affordable housing units in this development, and establish communication to connect future low income residents with appropriate services and service providers.

WHEREAS, the Developer is seeking financial support from the Wisconsin Housing and Economic Development Authority through the Section 42 Low Income Housing Tax Credit Program (LIHTC).

WHEREAS, anticipating that the application will be well received by WHEDA, and hopeful that it will receive funding that will allow construction of the community, the Developer wishes to proactively establish an area referral network that includes the Dane County Veterans Service Office.

NOW THEREFORE, Developer and the Dane County Veterans Service Office agree:

- 1) The proposed project intends to provide 9 supportive housing units at rents affordable to those earning 30% of the area median income. The target population for the supportive housing units is veterans and the general population who have permanent developmental, physical, sensory, medical or mental health disabilities or a combination of impairments that make them eligible for long term care services.
- 2) Should the proposed project be developed, Developer and/or its property management agent will, during lease-up and whenever there is a vacant unit, contact your office and other area local partners asking for referrals of prospective residents who are low income and are veterans. This contact will be made by the Developer or their onsite management agent staff via email or phone.
- 3) The Developer's property management agent will establish a waiting list of prospective residents based on referrals described above.
- 4) The Developer and its property management agent will endeavor to make existing and prospective residents aware of services and resources available by provision of

a tenant resource area within the common area of the proposed development. The tenant resource area will consist of contact information for the Dane County Veterans Service Office well as materials and brochures of the Dane County Aging and Disability Resource Center (ADRC), and other area collaborative partners. New residents will also receive a copy of the Dane County Veterans Service Office and ADRC brochure directly from the property manager at the time of lease signing. Our onsite management agent staff will be coached regarding "who and how" with regards to the Dane County Veterans Service Office and the ADRC to help connect residents to appropriate service networks.

- 5) The proposed project will not provide long term services, nor charge fees related to long term services to residents, but will rather refer residents who may be veterans to the Dane County Veterans Service Office in order to assist residents to locate the services and funding appropriate to their individual need.
- 6) Residents will not be required to receive any services in order to reside in the development. Residents that desire to receive services will have choice in service provider(s).
- 7) The Dane County Veterans Service Office acknowledges awareness of this proposed project, and a willingness to provide the Developer and their agents with brochures and other materials in order for Developer to make residents aware of services offered by the Dane County Veterans Service Office.

Administrative Provisions

Duration

This MOU is subject to the project receiving an award of LIHTC, with operations expected to commence on June 1 2016. The initial period shall be 12 months from commencement of leasing operations. Either party may terminate this agreement with 30 days' notice at the end of the initial period.

Amendments

This MOU may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy is signed by all parties.

Confidentiality

It is agreed that by virtue of entering into this MOU they will have access to certain confidential information regarding the other party's operations related to this project. It is further agreed that the parties will not at any time disclose confidential information and/or material without the consent of that party unless such disclosure is authorized by this MOU or required by law. Unauthorized disclosure of confidential information shall be considered a material breach of this MOU. Where appropriate, client releases will be secured before confidential client information is exchanged. Confidential client information will be handled with the utmost discretion and judgment.

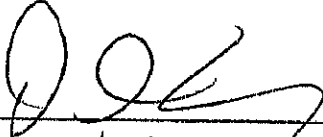
Nondiscrimination

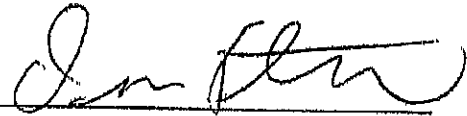
There shall be no discrimination of any person or group of persons on account of race, color, creed, religion, sex, marital status, sexual orientation, age, handicap, ancestry, or national origin in the operation of the project.

Signatories:

Dane County Veterans Service Office

Movin' Out, Inc./ Mirus Partners, Inc.

By: 
Date: 1/16/2015

By: 
Date: 1/12/2015

Name: DANIEL A. CONNERY
Title: DANE CVSO

Name: David Portefield
Title: Real Estate Developer
Movin' Out, Inc.

**WELCOME
HOME!**

A Little History...

In 1979, Congress mandated the establishment of Vet Centers in order to provide readjustment counseling services to Vietnam era Veterans who were experiencing problems adjusting to civilian life. The program's success enabled an expansion of services that included veterans who served in conflicts such as WWII and the Korean War, along with any individuals who had experienced sexual harassment/trauma in the military. Today there are over 300 Vet Centers located throughout the United States and it's Territories in order to provide counseling for past, present, and future veterans. We thank you for your service, and greet you with a sincere

"Welcome Home"

**Wisconsin
Locations**

Madison Vet Center

706 Williamson St.
Suite #4
Madison, WI 53703
608-264-5342

Milwaukee Vet Center

7910 N. 76th Street
Milwaukee, WI 53223
414-434-1311

La Crosse Vet Center

20 Copeland Ave.
La Crosse, WI 54603
608-782-4403

Green Bay Vet Center

1600 Ashland Ave.
Green Bay, WI 54304
920-435-5650

Wausau Vet Center

(Outstation)
605 S. 24th Street
Wausau, WI 54401
715-842-1724

and 30+

Outreach Locations!

Keeping the Promise



Madison: (608) 264-5342
Milwaukee: (414) 434-1311
La Crosse: (608) 782-4403
Green Bay: (920) 435-5650
Wausau: (715) 842-1724

Department of Veterans Affairs
Readjustment Counseling Service

James Glueck

Architect

116 North Few Street
Madison, Wisconsin 53703
(608) 251-2551

Education:

1973 Bachelor of Science in Architecture, University of Michigan

1976 Master of Architecture, with distinction, University of Michigan
(Primary areas of study: Residential Environment/ Analysis and Design;
Historic Preservation)

Architectural Registration: State of Wisconsin (NCARB)

WHEDA Capital Needs Assessment Provider

Architectural Experience:

1989 to Present: Glueck Architects LLC, Madison, WI
Principal/Owner

Multifamily Residential, Historic Preservation, Single-Family Residential, Mixed Use
and Commercial Design Projects, Needs Assessments, Property Inspections

1978 to 1989: Design Coalition, Inc., Madison, WI
Position: Project Architect and Member of Managing Staff
Duties: Complete range of architectural services for various
residential and commercial projects

1977 to 1978 Space Partnership, Madison, WI.
Design, design development, construction documents and field
supervision for housing, offices and restaurants.

1976 to 1977 Arlan Kay and Associates, Madison, WI
Design, development and construction documents for residential projects.

1976 North Central Property Owners Association (Community
Design Center), Ann Arbor, Michigan. Community related
projects and activities.

1973 to 1975 Wold Bowers Deshane Covert Grand Rapids, Michigan.
Design department work for residential, office and school projects.

Selected Awards

Troy Gardens 2007 Project Architect
Madison, Wisconsin
New Construction/ Madison Area Community Land Trust
Affordable Condominiums, 30 units

Project received Livable Communities Award from AARP and National Association of Home Builders
Project received Award from Home Depot Foundation including \$75,000 award to developer

Sol Levin Award 2004
Awarded by Madison Area Community Land Trust and Housing Initiatives for work in the area of affordable housing

Wilson Hotel 2000 Project Architect
Madison, Wisconsin
Restoration/ Bob Worm, Owner

Project received Historic Preservation Award from Madison Trust for Historic Preservation
Project received Orchid Award from Capital Community Citizens

Olin Park Pavilion 2000 Project Architect
Madison, Wisconsin
Restoration/ City of Madison Parks Division

Project received Historic Preservation Award from Madison Trust for Historic Preservation
Project received Orchid Award from Capital Community Citizens

Coachyard Square 1999 Project Architect
Madison, Wisconsin
New Construction/ Wisconsin Partnership for Housing Development
Affordable Condominiums, 23 units

Project received Orchid Award from Capital Community Citizens

Monona Shores/Waunona Woods 1999 Project Architect
Madison, Wisconsin
Rehabilitation and Redesign/ City of Madison Community Development Authority

Project received Meritorious Achievement Award from Association of Local Housing Finance Agencies in their 1999 national competition

Bernard-Hoover Boathouse 1996 Project Architect
Madison, Wisconsin
Restoration/ City of Madison Parks Division

Project received Historic Preservation Award from Madison Trust for Historic Preservation

Victorian Hill Condominiums 1995

Madison, Wisconsin
New Construction, Housing & Commercial/Thompson Development

Project received Orchid Award from Capital Community Citizens

Tenney Nursery and Parent Center 1992-3

Madison, Wisconsin
Adaptive reuse, nursery school

Project received Orchid Award from Capital Community Citizens

641 West Main Street 1992 Project Architect

Madison, Wisconsin
New construction / Madison Mutual Housing Association
Cooperative Housing, 60 units, for mixed-income group, including Barrier-Free design features

Project received Orchid Award from Capital Community Citizens

Cooperative Housing Design 1990 Project Architect

Madison, Wisconsin
New construction (project not built) / Madison Mutual Housing Association
Cooperative Housing, 17 units, for mixed-income individuals and families, including Barrier-Free design features

Project Entry received Merit Award, Search For Shelter Competition, Wisconsin Society of Architects

Avenue Cooperative Housing 1989 Project Co-Architect

1948-54 East Washington Avenue Madison, Wisconsin
New construction and remodeling / Madison Mutual Housing Association
Cooperative Housing, 40 units, for mixed-income group, including Barrier-Free design features

Project received award from Madison Trust for Historic Preservation
Project received Orchid Award, Capital Community Citizens
Project received Merit Award, Wisconsin Society of Architects

The Reservoir Cooperative Housing 1987 Project Architect

East Dayton and North Blount Streets Madison, Wisconsin
New construction and remodeling / Madison Mutual Housing Association
Cooperative Housing, 28 units, for mixed-income group, including Barrier-Free design features

Project received Orchid Award, Capital Community Citizens

Cambridge, Wisconsin: 16 existing commercial facades 1985-1987

Historically sensitive rehabilitation/ Architectural Consultations

Village received Historic Preservation Award from Madison Landmarks Commission/Dane County Cultural Affairs Commission, and received Orchid Award from Capital Community Citizens

1234 Williamson Street (Madison Appliance Parts) 1983 Project Architect
Madison, Wisconsin
Facade Restoration
Mixed Commercial/Residential use

Project Received Award, Madison Landmarks Commission/Dane County Cultural Affairs Commission

Publication

Authored and illustrated Improving Your Home: A Guidebook, 95 pp., printed by a grant from the University of Michigan, 1976.

Community Service

Member, Madison Building and Fire Code Review and Appeals Board,
1991- 2001, 2005-2011, and 2012-present

Member, Mayor's Advisory Subcommittee on Building
Rehabilitation Codes, City of Madison, 1981

Board Member, Design Coalition Inc., 1977-78

Board Member, Tenney-Lapham Corporation (neighborhood-based non-profit
economic development corporation) 1983-84

Member, Alternate Parade of Homes Selection Committee,
Marquette Neighborhood 1980

Panelist, Cooperative Housing: A Vision for the Eighties
(Conference), 1980

Panelist, 8th Annual Fair Housing Conference, 1992

Speaker, "Building Today for Tomorrow" Conference on Universal Design, 2002
and 2003

Speaker, "Creating Accessible Communities: A Conference for Housing
Consumers, Designers and Builders, 2007

Speaker, "A Home for Everyone 2009: Building a Foundation for the Future,
Wisconsin Collaborative for Affordable Housing, 2009

SELECTED PROJECT LIST Completed Housing Projects
Glueck Architects /Jim Glueck

Elven Sted

Stoughton, Wisconsin

New Construction/Movin' Out, Inc.

New Apartments and Townhouses, 33 units

Green Built and Energy Star Certified

Mix of affordable and market rate units

Jenifer Place

Madison, Wisconsin

Major Remodeling/ Common Wealth Development Inc.

12 units, for low-moderate income individuals and families

The Parkview Apartments Phase III

Caledonia, Wisconsin

New construction/ The Parkview L.L.C.

Affordable Senior Housing, 73 units

Harbor House

Madison, Wisconsin

Remodeling/Movin' Out, Inc.

Apartments, 11 units

Green Built Certified

Accessibility alterations (HUD funded)

Park Glen Commons Apartments

Madison, Wisconsin

New Construction/ Oakbrook Corporation

New Senior Housing, mixed income, 110 units

Stonebridge

Madison, Wisconsin

Remodeling/Movin' Out, Inc.

Apartments, 11 units

Green Built Certified

Accessibility alterations (HUD funded)

Arboretum Cohousing

Madison, Wisconsin

New Construction

New Cohousing, 29 units (intergenerational design)

Many green features

Troy Gardens

Madison, Wisconsin

New Construction/ Madison Area Community Land Trust
New Condominium townhouses on conservancy parcel, 30 units
Mix of affordable and market rate units
Designed using cohousing principles
Green Built and Energy Star Certified

Sherman Glen Apartments

Madison, Wisconsin
New construction/ Nevac Group Ltd.
Affordable Senior Housing, 98 units

Mifflin Street Apartments

Madison, Wisconsin
New Construction/ Madison Development Corporation
New Affordable Apartments, 6 units

Tellurian SRO Housing

Madison, Wisconsin
Addition/ Tellurian
Office space and SRO units for persons with mental illness

Marquette Manor Senior Apartments

South Milwaukee, Wisconsin
New construction/ Great Lakes Companies
Affordable Senior Housing, 74 units, 1 building

The Parkview Apartments Phase II

Caledonia, Wisconsin
New construction/ The Parkview L.L.C.
Affordable Senior Housing, 73 units

The Parkview Apartments Phase I

Caledonia, Wisconsin
New construction/ The Parkview L.L.C.
Affordable Senior Housing, 73 units

Independent Living Retirement Community

Madison, Wisconsin
Major remodeling/ Independent Living Inc.
Affordable Senior Housing, 14 units created in remodeling
CBRF, 16 beds created in remodeling

Sedgemoor Senior Apartments

Elkhorn, Wisconsin
New construction/ Cedar Mill Homes
Affordable Senior Housing, 48 units, 1 building

Spring Brook Senior Apartments

Burlington, Wisconsin

New construction/ NEVAC Group, Ltd.
Affordable Senior Housing, 48 units, 1 building

Lincoln Court Senior Apartments

Mount Horeb, Wisconsin
New construction/ Contemporary Real Estate Development
Affordable Senior Housing, 25 units, 1 building

Senior Condominiums

New Vienna, Iowa
New Construction/Geralyn Lu, developer
New Townhouses, 4 units

Camino Del Sol

Madison, Wisconsin
New Construction/ Madison Area Community Land Trust
New Affordable Subdivision, 11 units
Green Built and Energy Star Certified

Yahara River View Apartments

Madison, Wisconsin
New construction/ Common Wealth Development
Affordable Housing, 60 units, 1 building

Housing Initiatives

Madison, Wisconsin
New construction/ Housing Initiatives
Apartments for persons with mental illness
Offices for Housing Initiatives

Ellsworth Town Homes

Ellsworth, Wisconsin
New construction/ West Cap Community Action Program
Affordable Housing, 24 units, 6 buildings

Coachyard Square

Madison, Wisconsin
New Construction/ Wisconsin Partnership for Housing Development
Condominiums, 23 units

Cable Apartments

Cable, Wisconsin
New Construction/ Housing Authority of the County of Bayfield
Affordable Rental Housing, 8 units

Project Home/Allied Drive Apartments

Madison, Wisconsin
Major renovation/ Project Home Development
Affordable Rental Housing, 48 units, 6 buildings

Monona Shores Apartments

Madison, Wisconsin

Major renovation/ CDA of the City of Madison
Affordable Rental Housing, 105 units, 8 buildings
Affordable For Sale Condominiums, 34 units, 4 buildings

Sunrise Meadow Homes

Barron, Wisconsin
New construction/ West Cap Community Action Program
Affordable Housing, 24 units, 6 buildings

Sunlight Terrace Homes

Glenwood City, Wisconsin
New construction/ West Cap Community Action Program
Affordable Housing, 8 units, 2 buildings

Colfax Prairie Homes

Colfax, Wisconsin
New construction/ West Cap Community Action Program
Affordable Housing, 24 units, 5 buildings

New Glarus School Apartments

New Glarus, Wisconsin
Historic Remodeling/ Stone House Development
Affordable Housing, 24 units

Rodney Scheel House

Oak and Hawk Streets Madison, Wisconsin
New construction/ Rodney Scheel House Foundation, Ltd.
Affordable Housing, 23 units, HUD 811 program, for persons with AIDS

Victorian Hill Condominiums

North Blount and East Johnson Street Madison, Wisconsin
New construction/Thompson Development
Market rate downtown condominiums, 9 units, with commercial space on first floor
Project received Orchid Award from Capital Community Citizens

Timber Trails Apartments

Wisconsin Rapids, Wisconsin
New construction/ Heartland Properties Inc.
Affordable Housing, 64 units

The Landings Apartments

Waupun, Wisconsin
New construction/ Heartland Properties Inc.
Affordable Housing, 64 units

Marshfield Tower Hall

Second Street Marshfield, Wisconsin
Remodeling/addition/ Heartland Properties, Inc.(Historic Building: old Marshfield City Hall)
Affordable Housing, 20 units, with commercial space on first floor Adaptive reuse of city hall building; masonry construction

Jeffris Flats

318-320 West Dodge Street Janesville, Wisconsin

Remodeling/ YWCA (Historic Building)

Affordable Housing, 11 units, with community space, Adaptive reuse of 1890's Victorian flats, masonry construction

641 West Main Street

641 West Main Madison, Wisconsin

New construction / Madison Mutual Housing Association

Cooperative Housing, 60 units, for mixed-income group, including Barrier-Free design features
Project received Orchid Award from Capital Community Citizens

Falconer Cooperative Housing

1001-1011 Williamson Street Madison, Wisconsin

New construction/ Common Wealth Development Inc.

Cooperative Housing, 8 units, for low-moderate income individuals and families, including Barrier-Free design features

The Avenue Cooperative Housing

Project Co-Architect (not Glueck Architects)

1948-54 East Washington Avenue Madison, Wisconsin

New construction and remodeling / Madison Mutual Housing Association

Cooperative Housing, 40 units, for mixed-income group, including Barrier-Free design features
Project received award from Madison Trust for Historic Preservation
Project received Orchid Award, Capital Community Citizens
Project received Merit Award, Wisconsin Society of Architects

The Reservoir Cooperative Housing

Project Architect (not Glueck Architects)

East Dayton and North Blount Streets Madison, Wisconsin

New construction and remodeling / Madison Mutual Housing Association

Cooperative Housing, 28 units, for mixed-income group, including Barrier-Free design features
Project received Orchid Award, Capital Community Citizens

SECTION 3
WHEDA SELF SCORING

WHEDA Self Scoring Detail

The WHEDA tax credit program provides access to a valuable source of financing. It is distributed through a highly competitive process which requires developers to compete for an award by committing to plan and operate the project in specific ways in exchange for points awarded through the application process. The application requires that the developer complete a self-scoring form as part of the submittal. For the most part the scoring is fairly straightforward, if the project pledges to provide certain amenities or possess specific qualities (levels of affordability, be located in specific census tracts or have specific design specifications) it is entitled to an award. Ultimately WHEDA confirms and determines if the project is eligible for the award of points based on the information submitted by the developer to support the request so points are not always awarded if in WHEDA's opinion the claim is not supported by the submittal.

In our best estimate and based on our collective experience the table below showing the number of possible points available and the level of points we intend to take(and believe we are entitled to) reflect the competitiveness of our project's application.

To put this in context the lowest number of points a project could have received and still been provided an award of tax credits for last year was 321.

Estimated Scoring	<u>Possible</u>	<u>Estimated</u>
1 Lower-Income Area	5	0
2 Energy Eff & Sustainability	43	37
3 Community Notification & Support	8	8
4 Mixed-Income	15	15
5 Serves Large Families	8	8
6 Serves Low Income Res	80	80
7 Supportive Housing	20	20
8 Elderly Assisted/RCAC	18	0
9 Rehab/Neighborhood Stab	30	0
10 Universal Design	23	23
11 Financial Participation	25	24
12 Ownership Characteristics	6	6
13 Resident Ownership	3	0
14 Development Team	50	44
15 Readiness	15	15
16 Credit Usage	40	34
17 Employment/High Need	20	20
Total	409	334