

To: City of Madison Community Development Authority

From: Dave Porterfield, Movin' Out, Inc.

Date: December 21, 2011

Subject: Request for Commitment of Project Based Section 8 Assistance to Proposed Winnebago Lofts Project

Movin' Out is in the process of developing a mixed-income multifamily affordable housing project on the East side of Madison. We are requesting that the City of Madison Community Development Authority commit to providing a minimum of four Section 8 units to our project. A complete description of the project is below. We are requesting this assistance for a number of reasons. Having this commitment will help us in competing for the financial resources needed to construct the project, namely the Section 42 Tax Credits from WHEDA. As the CDA staff knows securing the tax credits is highly competitive and is based on the developer earning points for various features that the project can provide. One of those features is providing what they call Supportive Housing. Movin' Out has as its core mission providing supportive housing so we can meet all the WHEDA requirements to be awarded these points if we have a commitment of the requested Section 8's.

Movin' Out's mission is to provide affordable housing solutions to households that include family members with permanent disabilities. We do not develop, own or operate any housing that is licensed or congregate in nature. We provide rental housing solutions that are integrated into the community. Therefore our intention for this project is, through affirmative fair marketing practices, to have no more than 1/3 of the units occupied by households that rely on support services to live independently. The most significant barrier faced by these households is finding housing that is both affordable and accessible. Movin' Out will use these certificates to provide that type of housing which will be targeted to households with disabilities.

Movin' Out's experience with the rental housing it owns and operates is that we have almost no turnover. We accomplish this by developing high quality housing in good locations; housing that is affordable to low-income families; housing that is accessible and energy efficient; housing that is well managed and housing that, to the extent necessary, has access to supportive services needed by the household to be successful in living there. Winnebago Lofts is being planned to meet all these features

Attached is a brief project description

**Name**

Winnebago Lofts [or other name TBD]

**Description**

Winnebago Lofts is a mixed-use (residential and commercial) real-estate development located on 1.8 acres of land at 2048-2100 Winnebago Street, Madison, Wisconsin. Plans are for one L-shaped building with 3 floors of residential apartments (approximately 60 - 65 units), one floor of commercial space (22,000 square feet), and underground and surface parking providing a total of 120 to 150 stalls. The building will be divided into two separate condominium units – one for the housing portion and one for the commercial portion / underground parking.

Floors 2 - 4 will be residential rental units with a combination of 1, 2 and 3 bedroom units. The project will have a minimum of 5% of the units as fully accessible however because Movin' Out's mission is to provide affordable housing solutions to households that include family members with permanent disabilities an emphasis will be placed on accessibility as well as affordability. Through affirmative marketing Movin' Out hopes to have around 30% of the units occupied by such households.

Additionally the project is being designed with units that encourage and support home-based businesses. The project will have amenities that help to support that including a robust business center that will provide access to business equipment (copy center, high-speed internet, paper supplies, etc.) meeting and conference rooms as well as ready access to technical assistance to operators of small businesses through strategic alliances with business consulting firms. The units themselves will also be designed with having a home based business with space designed for home offices. Finally we expect there to be strong interaction between the tenants in the commercial space of the project and the residential tenants to further foster and support small business efforts in each part of the project.

The project will be designed to be highly energy efficient and will at a minimum achieve Wisconsin Green Built Certification.

See site plan attached to this submittal

**Total project Budget (Residential) \$13.5M**

**Sponsor**

Movin' Out, Inc. (developer, see below)  
600 Williamson Street  
Madison, WI 53703

Contact: David Porterfield

**Site Location**

2048-2100 Winnebago Street  
Madison, WI 53704

**Status**

Have met with alderperson, have held public (neighborhood) meetings and have consulted with representatives of the neighborhood association and City of Madison Planning & Development staff; rezoning in process; site control has been obtained; City of Madison HOME funding committed to project; WHEDA application for Section 42 tax credits to be submitted January 30, 2011, expected construction timeline = Fall 2012 to Spring 2013.

**Likely Development Team (as of November, 2011):**

Movin' Out - Project Developer  
600 Williamson Street  
Madison, WI 53703  
Project Principal: Dave Porterfield  
[www.movin-out.org](http://www.movin-out.org)

Accipiter Properties - Developer of Commercial Condo Unit  
1882 E Main Street, Suite 201  
Madison, WI 53704  
Project Principals: John Young, Adam Chern  
[www.accipiterproperties.com](http://www.accipiterproperties.com)

General Capital Group - Co-Developer, General Contractor  
6938 N. Santa Monica Blvd  
Fox Point, WI 53217  
Project Principals: Steven Schnoll, Sig Strautmanis  
[www.generalcapitalgroup.com](http://www.generalcapitalgroup.com)

Glueck Architects  
116 N Few Street  
Madison, WI 53703  
Project Principal: Jim Glueck  
[www.glueckarchitects.com](http://www.glueckarchitects.com)

## **Community Impact**

As discussed above, the Winnebago Lofts will provide affordable workforce and live-work housing opportunities to area households and will include housing opportunities for individuals and families with disabilities as well. The commercial condo part of the project will provide, office spaces for nonprofit agencies, studio space for creative arts opportunities, space for an existing neighborhood childcare business to expand and common areas designed for other community functions on the near east side of Madison, Wisconsin.

## **Sponsor Information**

Movin' Out, Inc. is a statewide private nonprofit organization that provides housing solutions to households that include a family member with a permanent disability. We accomplish this by providing comprehensive housing counseling to these households to assist them in establishing a long-range housing plan and then help them to attain that plan. We assist many households to become homeowners and we also design, develop, own and operate rental housing. Movin' Out does not develop, own or operate any licensed facilities but rather focuses on housing options that are highly integrated into the communities they are located in.

Movin' Out has assisted over 1,200 households in 62 Wisconsin Counties to become homeowners, Movin' Out has also developed over 85 units of rental housing in 5 counties that is currently operating and has an additional 120 units under development.