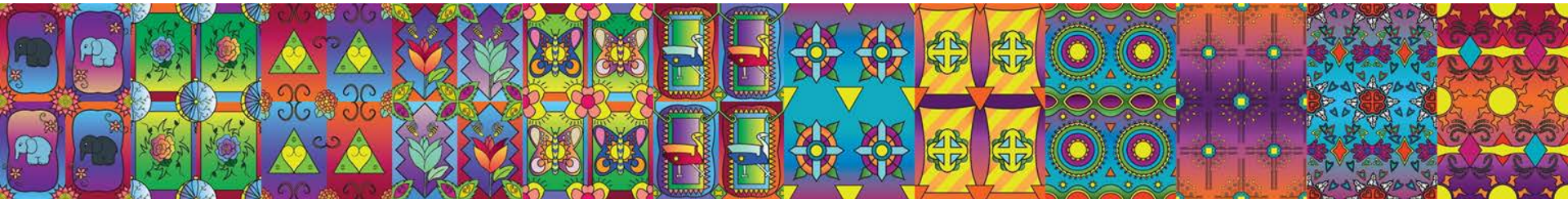


# Bayview Townhouses

Bayview Foundation, Horizon Development

October 4, 2018



# Introduction to Bayview

- Established in 1966; Apartments built in 1971
- Mission: *The Bayview Foundation supports its culturally diverse, low-income families in realizing their aspirations by providing affordable housing, fostering cultural pride, and building community through the arts, education, and recreation.*
- Role - Co-Developer, Owner, Property Manager



# Introduction to Horizon

- 34 years experience with multifamily housing
- Integrated services
- Developed 87 projects, 4,700 units (56 LIHTC)
- Constructed 177 projects, 7,700 units
- Role: Co-developer, general contractor



# Bayview Residents

- Low income, diverse and beautiful!
- Over 12 different languages
- Average residency is 20 years; many residents living at Bayview for more than 30 years!
- 75 seniors 55 and over
- 125 children ages 0-18



# Resident Engagement - Funded by CDBG

Comprehensive and meaningful resident engagement with racial/ethnic and socioeconomic groups most affected by the project informed, involved and represented in the development of this plan!

## Results Summary for May 2018-September 2018:

- 70% Bayview residents involved
- 104 resident interviews (two surveys)
- 14 resident meetings
- 209 participants at meetings



# Resident Engagement

## The Best of Bayview

### LOCATION

Proximity to grocery stores, banks, and bus stops

### SAFETY

Children and adults feel safe and residents know each other

### SENSE OF COMMUNITY

A strong feeling of connection and pride among residents

### COMFORTABLE

A peaceful community where residents - seniors and youth - feel at home

## Challenges of Bayview



AIR  
CONDITIONING



PARKING



ACCESSIBILITY



BASEMENTS

# Resident Engagement Cont'd

## WHAT IS IMPORTANT TO YOU?

Neighborhood elements  
that matter to residents  
**MOST:**

Safe pedestrian walkways

Close to grocery stores

Safe places for kids to  
play

Neighborhood elements  
that matter to residents  
**LEAST:**

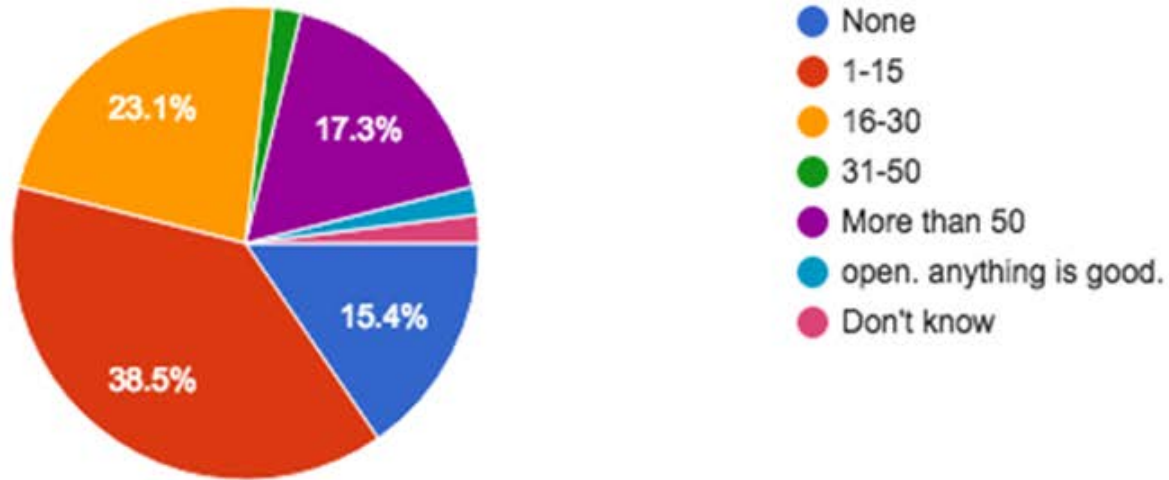
Home buying  
opportunities

New roads coming in and  
out of the Triangle

More connection with  
neighbors from CDA

# Resident Engagement Cont'd

Bayview has 102 apartments/households. If we were to grow in size, how many new apartments should be added? (52 responses)





# Resident Engagement Cont'd



Keep townhouse style units because they increase feelings of home, pride and ownership



Improve entries to apartments by enhancing garden space, adding patios and increasing outdoor storage



Increase more informal areas for people to gather, socialize and connect

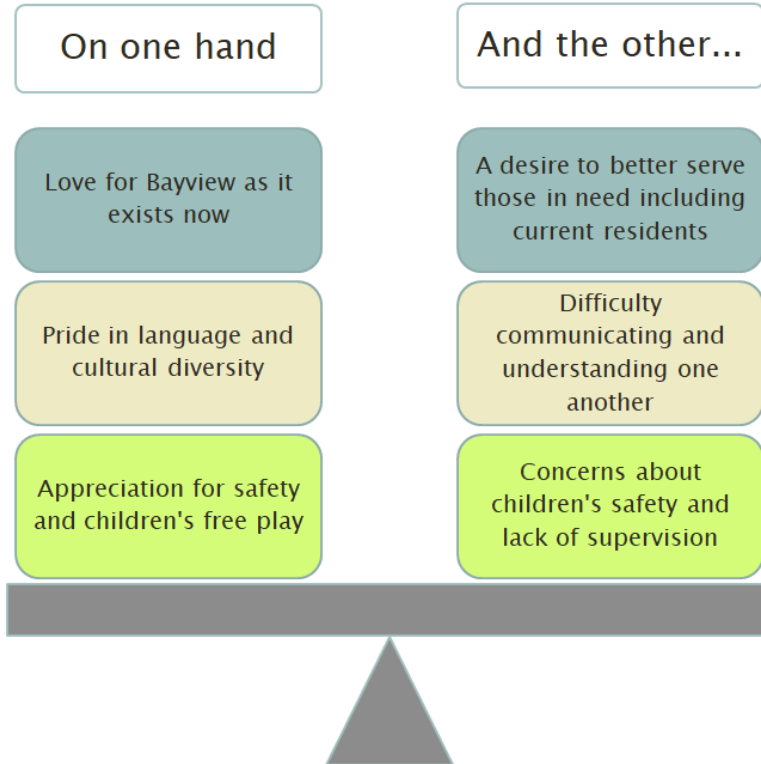


Create a reservable outdoor pavilion for family, community, cultural celebrations, ceremonies and events



Maintain or increase amount of greenspace, gardens and play areas on the entire Triangle. They provide beauty, place for kids to play, opportunities to socialize and connect.

# Resident Engagement Cont'd





# Development Plan

- New construction - 130 units
  - 102 units existing housing
  - 28 units additional housing
  - Mix of 2-story townhome construction & traditional 3-story apartment
- Phased development (no displacement)
  - Phase I: Build 3-story in open area on site
  - Phase II: Transition households to new building, demolish existing (2 bldgs), build townhomes
  - Future phasing will be based on site planning

	Existing	Proposed
1 BR	0	24
2 BR	38	33
3 BR	64	73
Total	102	130



# Development Plan Cont'd

- Exterior Grounds
  - Preserve and expand gardens
  - Play areas
  - Arts and cultural focal points/placemaking
  - Gathering spaces, including reservable pavilion
- New community center
  - Early childhood education/childcare
  - Wellness/fitness
  - Supportive services
  - Artist studio spaces
  - Offices



# City of Madison Requirements & Preferences

- Requirements: Bayview meets all items in 1.6 of AHF
- Preferences:
  - Preferred area for new construction (yes, we are in this area)
  - Non-profit as developer (yes) and owner (yes, 100%). Also property manager.
  - 20% of units 3+ bedroom (yes, we are proposing 56%)
  - More than 20% of units at or below 30% AMI (yes, we will have at least 99 Sec 8 vouchers)
  - Integrated supportive housing (yes, see upcoming slide)
  - Financial leverage (yes, we are deferring approx 50%)
  - Non smoking (yes)
  - In-unit internet (yes, looking at community wide wi-fi; possible partnership with WIN)
  - Year round play area (yes)
  - Tenant selection plan (see upcoming slide)

# Tenant Selection

- Commitment to 400 families on the Bayview waitlist, many on the list since 2011, some of whom are not connected to traditional supportive services.
- Bayview will review our waitlist to better identify those families that are experiencing homelessness and prioritize those.
- Exploring partnership with the Salvation Army to move homeless families into Bayview or transfer residents from the Dawns program into subsidized units.



# Supportive Services

All of Bayview's residents are supported through programming at Bayview Community Center.

- Many households do not have cultural familiarity or comfort with conventional services, Bayview understands its resident population and serves their needs
- Health & wellness, healthy food access, education, youth employment, arts & culture
- On-site outreach coordinator to provide individualized assessment, case management, counseling and resource support.
- Partnerships with dozens of local agencies and orgs: MMSD, Play and Learn, Community Action Coalition, Madison Public Library, UW Food Recovery Network, Edgewood Nursing, UW School of Social Work, Madison Children's Museum, Dane County Public Health, Hmong Kajsai and many more!





# Supportive Services It works!

Our services enable our residents to retain housing for the long term, with residents staying an average of 20 years.

In the last three years, residents only left Bayview through death or the purchase of a home.



# Neighborhood Planning & Connections

- Triangle Monona Bay Neighborhood planning
- Coordination & collaboration with City planning, MBNA & others
- Shared goals and overlapping needs



# Development Timeline

- Resident interviews & design workshops completed
- Site planning ongoing - Dec 2018
- Tax credit application - Jan 2019
- Tax credit award announcement - Apr 2019
- FHLB Chicago AHP application - June 2019
- FHLB award announcement - Dec 2019
- Close & start construction - Apr 2020



# Why Bayview?

- Opportunity to preserve affordable housing and honor cultural values for generations to come
- Unique combination of location, amenities & diverse resident population
- Comprehensive and meaningful resident engagement with racial/ethnic and socioeconomic groups most affected by the project (informed, involved and represented in the development of this plan)
- Fully operational neighborhood Center that is poised to better serve entire community
- Integration of creative thinking and placemaking (keeping) in all aspects of planning and design
- First of several Triangle redevelopment projects
- Let's do it right this time!

