

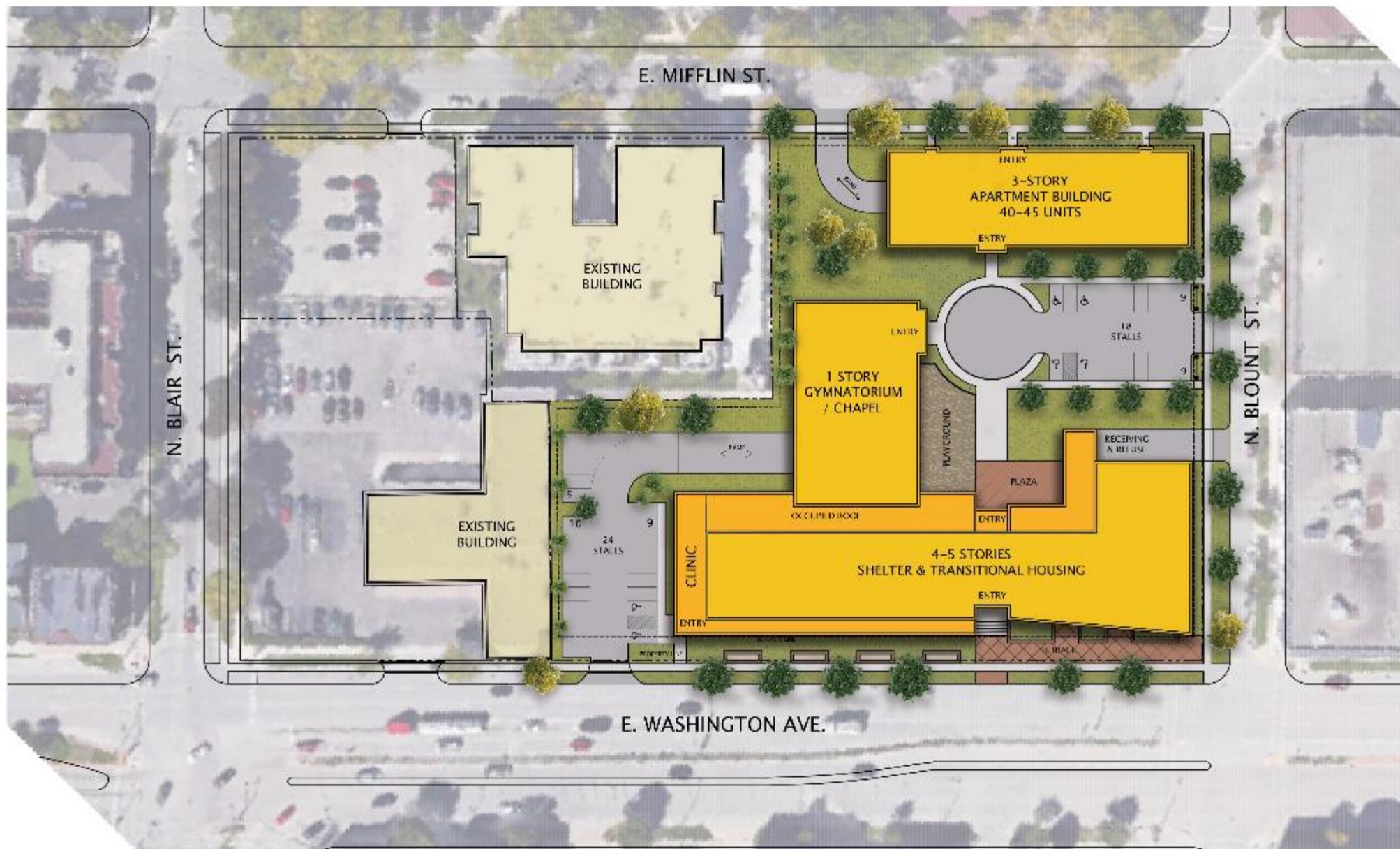


TSA Mifflin Street Apartments

Project will be renamed
“The Shield Apartments”
for WHEDA application



CONTEXTUAL SITE INFO





E. MIFFLIN ST.

N. BLAIR ST.

EXISTING BUILDING

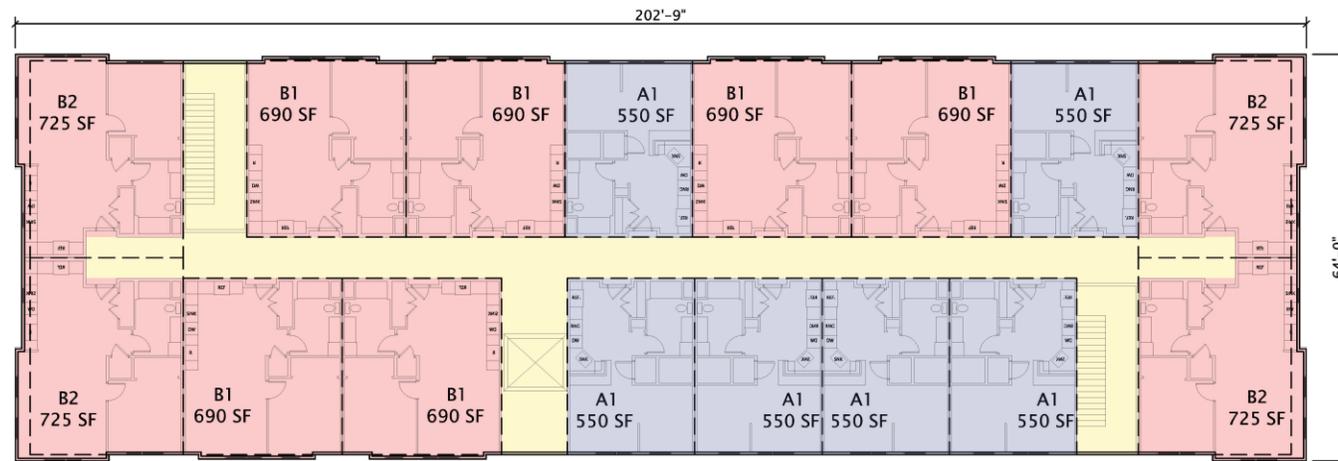
APARTMENT BUILDING
3 STORY
44 UNITS

N. BLOUNT ST.

EXISTING BUILDING

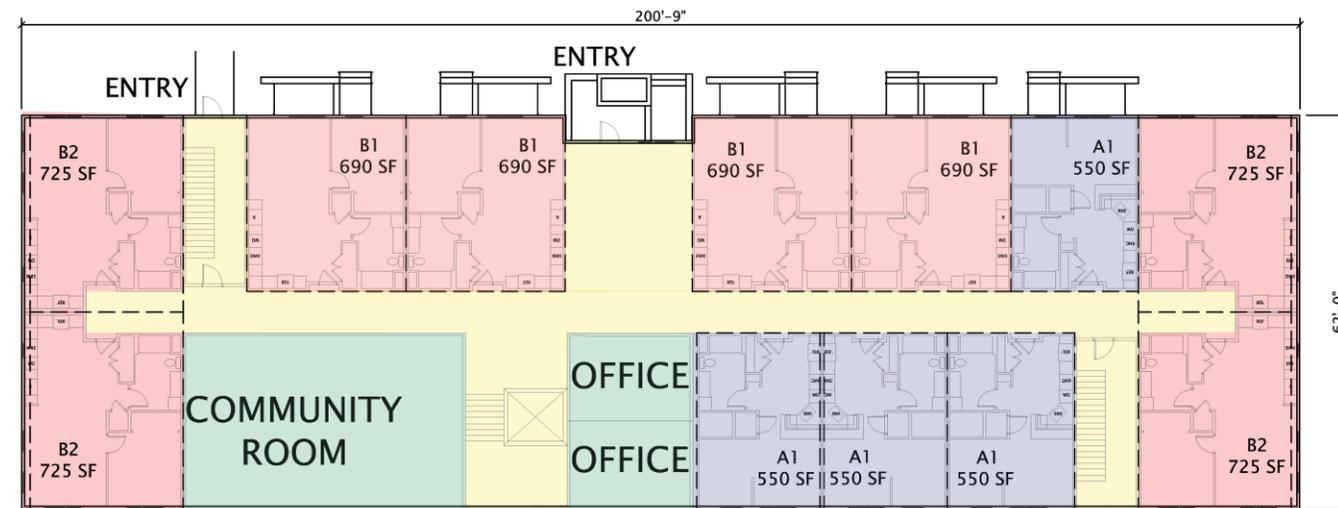
EXISTING SALVATION ARMY BUILDING

E. WASHINGTON AVE.



SECOND & THIRD FLOOR PLAN
12,411 s.f. / floor

APARTMENT BUILDING DATA					
FLOOR	UNITS				COVERED PKG
	STUDIO	1BR	TOTAL	BR'S	
3	6	10	16	16	32
2	6	10	16	16	
1	4	8	12	12	
T.	16	28	44	44	.72 / UNIT
	36%	64			



FIRST FLOOR PLAN
12,140 s.f.





JLA
ARCHITECTS

THE SALVATION ARMY
THE SHIELD APARTMENTS - BLOUNT & MIFFLIN CORNER PERSPECTIVE

AUGUST 28, 2019



JLA
ARCHITECTS

THE SALVATION ARMY
THE SHIELD APARTMENTS - MIFFLIN ST. PERSPECTIVE

AUGUST 28, 2019



Engagement Plan with TLNA Steering Committee & Greater Neighborhood

- Met with the TLNA Steering Committee on July 1, 2019.
- Modified site plan to address neighborhood input.
- The committee voiced concerns regarding current issues within the Salvation Army parking lot.
- Security assessment completed on July 10, 2019.
- Met with The Beacon on July 25, 2019 to gather strategies about neighborhood policies.
- Met with neighborhood police officers on July 30, 2019 to gather ideas to improve security and safety.
- TSA now has a Good Neighborhood Policy for the guests.
- Next TLNA Steering Committee scheduled Sept. 26th, 2019.

**TSA Mifflin Street Apartments
DEVELOPMENT TEAM MEMBERS**

DEVELOPER – The Salvation Army

Has developed 1,100 units of affordable housing,
\$90 Million Total Development Cost

CONSTRUCTION MANAGER – Miron Construction Company

ARCHITECT – JLA Architects & Planners

PROPERTY MANAGER – The Alexander Company

MARKET ANALYST – Baker Tilly

DEVELOPMENT CONSULTANT – Gateway CDFI, Inc.

TSA Mifflin Street Apartments

DEVELOPMENT BUDGET – USES OF FUNDS

Property Acquisition	\$1,000,000
Construction	\$8,116,538
Architectural / Engineering	\$325,000
Financing Costs	\$405,750
Professional Services	\$184,000
Furnishings	\$90,000
Developer's Fee	\$924,000
Contingencies	\$568,912
Operating/Replacement and Other Reserves	\$265,800
Total Uses of Funds	\$11,880,000

TSA Mifflin Street Apartments

DEVELOPMENT BUDGET – SOURCES OF FUNDS

TSA 1st Mortgage Loan	\$1,250,000
Madison AHF Loan	\$500,000
Madison AHF Cash Flow Loan	\$500,000
FHLB AHP Loan	\$900,000
Dane County AHDF	\$1,250,000
LIHTC Equity – Investor	\$6,255,400
LIHTC Equity – General Partner/TSA	\$600
Additional General Partner/TSA Equity	\$916,000
Deferred Developer Fee	\$308,000
Total Sources of Funds	\$11,880,000

The Alexander Company

Affordable Housing Management and Tax Credit Compliance Experience

1. More than 30 years as an affordable housing developer and property manager.
2. More than 5,000 units developed, majority using LIHTC and related programs in 12 states
3. 19 projects and 1,226 units with WHEDA
4. 2 projects, 269 units currently under development with WHEDA
5. In-house Madison-based compliance staff: Housing Credit Certified Professional (HCCP), Housing Compliance Manager for HOME Funds (HCM-HF)
6. Expertise with other affordable housing programs including: Section 8/ Housing Choice Voucher Program, HOME, CDBG, New Markets Tax Credits

Operating Highlights

- ➡ LIHTC Rent Discounts – LIHTC rents are 10% below 2019 Maximums
- ➡ Covered Parking – parking is included in resident rents
- ➡ Supportive Housing Units – 12 SHU units targeted to 30% AMI resident units will be fully furnished; rent and utilities will be paid through a TSA-funded program

A Housing First Approach

- Occupancy for studio & one bedroom apartments = 2
- Credit score not considered
- Criminal history accepted with exception to violence against persons, illegal manufacture of controlled substances, etc. ranging from 2-10 years for convictions only. No arrest records considered.
- Previous evictions or history of judgements considered with payment plans or enrollment in financial literacy program
- Waitlist process includes priority given to individuals currently homeless and coming from the Prioritized/By-Name List
- Optional monthly community events for apartment residents educating on apartment living and budgeting
- Flexible rent due dates



JLA
ARCHITECTS

THE SALVATION ARMY
SHELTER - E. WASHINGTON ST. & BLOUNT ST. CORNER PERSPECTIVE

AUGUST 28, 2019

Temporary Shelter Relocation Plan

Families

- Motels would be utilized for emergency shelter
- Able to stay in a motel for 28 days (4 weeks)
- Vouchers for 7 days at a time up to 28 in a row
- Can access shelter through our call-in process
- Coordinated intake staff member would prioritize the families for shelter
- Diversion would be a key element during this time
- Intensive case management during this time to obtain permanent housing

Single Women

Five properties have been explored -- highlighted on the next few slides.

**SALVATION ARMY
CORPS/
COMMUNITYCENTER**

3030 Darbo Drive
Madison, WI 53714

Highlights:

- Office building/community center
- Gym space for program
- Dining/Commercial Kitchen
- Darbo/Worthington Neighborhood
- Building is currently owned by The Salvation Army

Pros:

- Have many elements for sheltering that are similar to the E Washington location
- Showers/bathrooms in locker rooms
- Office space for intake and monitoring
- Close to bus lines
- Activity room immediate occupancy

Cons

- In residential neighborhood
- Rearrange current community center programs in the evening.



**UNDER CONTRACT
TO PURCHASE**

702 E Washington Ave
Madison, WI 53703

Highlights:

- Year Built 1925, Office Building
- 2nd Floor 11,625 sf
- Located on East Washington Ave close to bus lines
- Close to current shelter location

Pros:

- Under contract to purchase
- Close proximity to current shelter
- Close to Beacon day center
- Close to other resources in the area

Cons

- Cost to renovate for sheltering is unknown and expected to be high
- Not enough bathrooms; must install showers
- Unsure there would be enough space for staff and shelter guests



VACANT
KARMENTA
CENTER

4502 Milwaukee St
Madison, WI



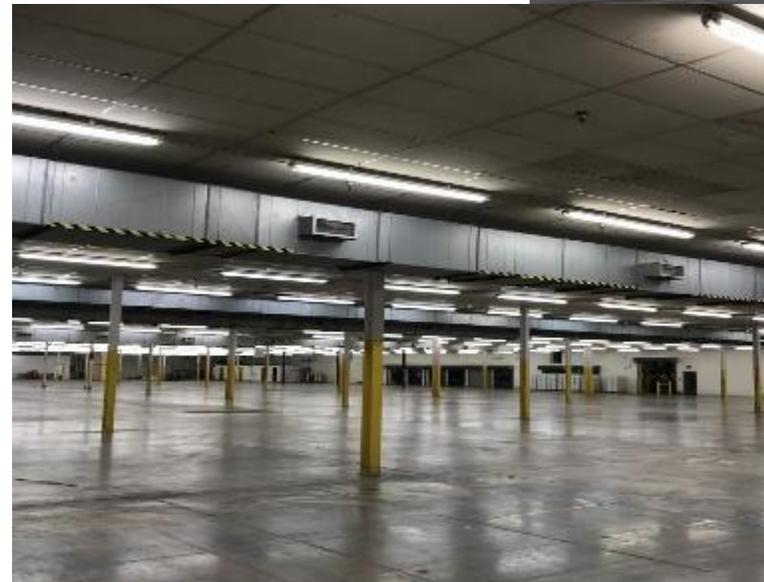
FOR SALE -
UW CLINIC

4122 E Towne Blvd
Madison, WI



FOR LEASE

3650 Milwaukee St
Madison, WI



Statistics

The Salvation Army of Dane County

Women's Shelter

Capacity: 45 women

2018 Stats

- Total nights of shelter provided: 16,582
- Total number of women served during the year: 507 unduplicated women
- Total number of women served in one night reached 68 women
- 34% of women served exited to permanent destinations

Family Shelter

Capacity: 22 Families

2018 Stats

- Total nights of shelter provided: 28,204 (with 2,734 nights of shelter not met)
- Total number of families served during the year: 913 unduplicated individuals in families (259 Total Households)
- Total number of families served in one night reached 45 households
- 57% of families served exited to permanent destinations

DAWNS Rapid Rehousing

3 full-time family-focused case managers

1 full-time single women-focused case manager

2018 Stats

- 112 households housed (332 individuals)
- 80 family households (120 adults, 176 children)
- 36 single women households
- 91% of households were stably housed at exit

RISE Rapid Rehousing

1 full-time family-focused case manager

2018 Stats

- 27 households housed
- 101 persons (36 adults, 65 children)
- 91% of households were stably housed at exit

