

# Application for Neighborhood and Community Development Funds

Submit original and 27 complete copies of this application to the CD Office by 4:30 p.m. by the 15<sup>th</sup> of the month, to be reviewed by the CDBG Commission on the first Thursday of the following month.

Program Title: YWCA 101 E. Mifflin Renovations Amount Requested: \$ 250,000  
Agency: YWCA Madison, Inc.  
Address: 101 E. Mifflin Street, Madison, WI 53703  
Contact Person: Eileen Mershart, CEO Telephone: 608-257-1436  
Email: emershart@ywcamadison.org Fax: 608-257-1439

1. **Program Abstract:** Provide an overview of the project. Identify the community need to be addressed. Summarize the program's major purpose in terms of need to be addressed, the goals, procedures to be utilized, and the expected outcomes. Limit response to 150 words.

The YWCA plans to refinance and rehabilitate its Downtown facility at 101 E. Mifflin Street to assure continued affordable housing for more than 150 women and children. The rehabilitation will include work on the exterior, improved mechanical systems and renovations of the residential and YWCA office space within the building.

A renovated facility will provide for a more efficient, hospitable, and effective housing programs, while providing needed space for expanding our capacity to conduct housing counseling, outreach and housing creation activities to serve more women and families in our community. As documented by the local Homeless Service Consortium's and the Community Action Coalition for South Central WI, the Madison Community has a need for an increased number of affordable, well-maintained housing units.

The current estimated construction budget is approximately \$5 million. The YWCA will submit a Section 42 Tax Credit application to WHEDA in 2009. The YWCA is requesting \$250,000 in City funds to be utilized as part of the housing budget. We are requesting the City consider providing this funding to be used as part of the acquisition financing for the residential units. The YWCA anticipates financing no more than 11 units in the project depending on the results of the appraisal.

2. **Target Population:** Identify the projected target population for this program in terms of age, residency, race, income eligibility criteria, and other unique characteristics or sub-groups.

YWCA housing programs serve low-income single women (a few with children). All of the residents of YWCA permanent housing must be below 60% of the county median income to qualify, many are below 30% cmi. Many households have been homeless in the past and face multiple barriers to success. In 2007, 119 women and 21 children lived in the YWCA permanent housing program at 101 E. Mifflin Street, on floors 5 through 10 and 12. Of the individuals and families served in 2007, 47% identified having a mental illness, 32% reported a physical disability, 30% identified AODA issues, 7% identified a developmental disability. The ethnic/racial background of residents was 51% white, 44% African American, 4% Hispanic, 1% other. Current permanent residents range in age from infancy to 85.

\_\_\_ up to 11 \_\_\_ # unduplicated individuals estimated to be served by this project.

\_\_\_ up to 11 \_\_\_ # unduplicated households estimated to be served by this project.

3. Program Objectives: The 5-Year Plan lists 9 project objectives (A through N). Circle the one most applicable to your proposal and describe how this project addresses that objective.

- |   |                                |
|---|--------------------------------|
| A. Housing – Existing Owner-Occupied      | G. Neighborhood Civic Places   |
| B. Housing – For Buyers                   | K. Community-based Facilities  |
| C. <b>Housing – Rental Housing</b>        | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise       |                                |

The quality of the housing provided will be greatly improved during renovations to the YWCA at 101 E. Mifflin Street. This will include HQS, HOME Requirements, City minimum housing and building codes and ADA standards being met during the renovation process.

Lead Paint and asbestos removal will take place, specifically, the HVAC system, old piping covered in asbestos will be removed. The asbestos appears to be contained in the basement. Until further testing is conducted, we will not know the extent of the removal needed. Minimal lead paint reduction will occur as well, most was removed in the last remodel of the building.

Accessibility will be incorporated by replacing refrigerators with models that have the freezer on the bottom to make it easier for residents in wheelchairs to access the refrigerator. In addition, countertops in the community kitchens on resident floors will have lowered portions for wheelchair accessibility and all door knobs in the building will be replaced with ADA accepted knobs.

The affordability of the apartments at 101 E. Mifflin Street, greatly exceeds HOME affordability standards. Approximately, 10% of our residents fall below 10% (\$5,430) of the county median income (CMI), 52% are less than 20% CMI (\$10,860), 20% are less than 30% CMI (\$16,290), 10% are less than 40% CMI (\$21,720), 4% are less than 50% CMI (27,150) and 4% are less than 60% CMI (\$32,580).

4. Fund Objectives: Check the fund program objective which this project meets. (Check all for which you seek funding.)

- |                               |  |          |   |
|-------------------------------|--|----------|---|
| <u>Acquisition/<br/>Rehab</u> | <input checked="" type="checkbox"/> New Construction, Acquisition,<br>Expansion of Existing Building | Futures  | <input type="checkbox"/> Prototype                  |
|                               | <input checked="" type="checkbox"/> Accessibility  |          | <input type="checkbox"/> Feasibility Study          |
|                               | <input checked="" type="checkbox"/> Maintenance/Rehab  |          | <input type="checkbox"/> Revitalization Opportunity |
|                               | <input type="checkbox"/> Other   |          | <input type="checkbox"/> New Method or Approach     |
| Housing                       | <input checked="" type="checkbox"/> <b>Rental Housing</b>  | Homeless | <input checked="" type="checkbox"/> <b>Housing</b>  |
|                               | <input type="checkbox"/> Housing For Buyers  |          | <input type="checkbox"/> Services                   |

5. Budget: Summarize your project budget by estimated costs, revenue, and fund source.

EXPENDITURES	TOTAL PROJECT COSTS	AMOUNT OF CD REVENUES	AMOUNT OF NON-CD REVENUES	SOURCE OF NON-CD FUNDED PORTION
<b>A. Personnel Costs</b>				
1. Salaries/Wages (attach detail)				
2. Fringe Benefits				
3. Payroll Taxes				
<b>B. Non-Personnel Costs</b>				
1. Office Supplies/Postage				
2. Telephone				
3. Rent/Utilities				
4. Professional Fees & Contract Services				
5. Work Supplies and Tools				
6. Other:				
<b>C. Capital Budget Expenditures (Detail in attachment C)</b>				
1. Capital Cost of Assistance	\$11,781,897	\$250,000	\$11,531,897	LIHTC, Hist.TC, Perm Debt, Other
2. Other Capital Costs:				
<b>D. TOTAL (A+B+C)</b>				
	\$11,781,897	\$250,000	\$11,531,897	

Estimated Month of Completion  
(If applicable)

6. Action Plan/Timetable

Describe the major actors and activities, sequence, and service location, days and hours which will be used to achieve the outcomes listed in # 1.

Use the following format:  
(Who) will do (what) to (whom and how many) (when) (where) (how often). A flowchart may be helpful.

See attached Project Schedule

7. What was the response of the alderperson of the district to the project?

Alderman Mike Verveer stated, "I'm pleased to enthusiastically support the CDBG application to maintain your excellent facility at 101 E. Mifflin Street. The YWCA and, in particular, the affordable housing provided at E. Mifflin Street is a critical resource for the community."

8. Does agency seek funds for property acquisition and/or rehab? [If applicable, describe the amount of funds committed or proposed to be used to meet the 25% match requirements (HOME or ESG) with its qualifications.]

Project financing will include the use of Historic Tax Credits which will generate the required 25% match of HOME funding.

- No Complete Attachment A
- Yes Complete Attachment B and C and one of the following:
  - D Facilities
  - E Housing for Buyers
  - F Rental Housing and Proforma

9. Do you qualify as a Community Housing Development Organization (CHDO)? (See attachment G for qualifications.)  
 No  Yes - Complete Attachment G

10. Do you seek Scattered Site Acquisition Funds for acquisition of service-enriched housing?  
 No  Yes - Complete Attachment B, C, F, and H

11. Do you seek ESG funds for services to homeless persons?  
 No  Yes - Complete Attachment I

12. This proposal is hereby submitted with the approval of the Board of Directors/Department Head and with the knowledge of the agency executive director, and includes the following:

- Future Fund (Attachment A)
- Property Description (Attachment B)
- Capital Budget (Attachment C)
- Community Service Facility (Attachment D)
- Housing for Resale (Attachment E)
- Rental Housing and Proforma (Attachment F)
- CHDO (Attachment G)
- Scattered Site Funds Addendum (Attachment H)
- ESG Funding Addendum (Attachment I)

Signature: Shawn M. Sullivan Date: Dec 12, 2008  
President-Board of Directors/Department Head

Signature: [Signature] Date: Dec 12, 2008  
Executive Director

For additional information or assistance in completing this application, please contact the CD Office at 267-0740.

COMPLETE IF PROJECT INVOLVES PURCHASE, REHAB, OR CONSTRUCTION OF ANY REAL PROPERTY:  
 INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

ADDRESS	ACTIVITY (Circle Each Applicable Phase)	NUMBER OF UNITS		Number of Units Currently Occupied	Number of Tenants To Be Displaced?	APPRAISED VALUE:		PURCHASE PRICE (If Applicable)	ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS?		PRIOR USE OF CD FUNDS IN BUILDING?
		Prior to Purchase	After Project			Current	After Rehab/Construction		Currently?	Post-project?	
101 E. Mifflin St Madison	Purchase Rehab Construct	114	111	100	See Below 1	See Below 2	See Below 2	See Below 2	Yes	Yes	Yes
	Purchase Rehab Construct										
	Purchase Rehab Construct										

1. During the interior phase of construction of the project tenants will be required to move from one unit into another to facilitate the remodeling. The YWCA will develop a detailed relocation plan and obtain all required approvals as part of this project.
2. The YWCA is in the process of obtaining a current "as is" appraisal for the building. Once all plans and specifications are completed the YWCA will obtain an as built appraisal for the building as well.

ATTACHMENT C

CAPITAL BUDGET

Amount and Source of Funding: ***	TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)		
	TOTAL	Amount	Source/Terms**
<b>Acquisition Costs:</b>			
Acquisition	\$5,030,000		
Title Insurance and Recording	\$6,000		
Appraisal	\$7,500		
*Predipmnt/feasibility/market study	\$6,000		
Survey	\$0		
*Marketing/Affirmative Marketing	\$2,000		
Relocation	\$10,000		
Other:	\$0		
<b>Construction:</b>			
Construction Costs	\$4,631,000		
Soils/site preparation	\$0		
Construction management	\$0		
Landscaping, play lots, sign	\$0		
Const interest	\$118,000		
Permits; print plans/specs	\$4,500		
Other:	\$120,530		
<b>Fees:</b>			
Architect	\$284,250		
Engineering	\$0		
*Accounting	\$25,000		
*Legal	\$75,000		
*Development Fee	\$892,000		
*Leasing Fee	\$0		
Other:	\$40,117		
<b>Project Contingency:</b>			
<b>Furnishings:</b>			
<b>Reserves Funded from Capital:</b>			
Operating Reserve	\$190,000		
Replacement Reserve	\$290,000		
Maintenance Reserve	\$0		
Vacancy Reserve	\$0		
Lease Up Reserve	\$50,000		
Other	\$0		
(specify):			
(specify):			
<b>TOTAL COSTS:</b>	\$11,781,897		
		Amount	Source/Terms**
		\$250,000	CDBG Funding
		\$3,898,250	Section 42 and Historic TX Credits
		\$4,650	
		\$5,812	
		\$4,650	
		\$0	
		\$1,550	
		\$7,750	
		\$0	
		\$3,589,025	
		\$0	
		\$0	
		\$0	
		\$0	
		\$91,450	
		\$3,487	
		\$93,411	
		\$220,294	
		\$0	
		\$19,375	
		\$58,125	
		\$691,300	
		\$0	
		\$31,091	
		\$147,250	
		\$0	
		\$224,750	
		\$0	
		\$0	
		\$38,750	
		\$0	
		\$881,750	AHP, Foundation and Permanent Debt Funding
		\$1,350	
		\$1,688	
		\$1,350	
		\$450	
		\$2,250	
		\$0	
		\$1,041,975	
		\$0	
		\$0	
		\$0	
		\$26,550	
		\$1,013	
		\$27,119	
		\$63,956	
		\$0	
		\$5,625	
		\$16,875	
		\$200,700	
		\$0	
		\$9,026	
		\$42,750	
		\$0	
		\$65,250	
		\$0	
		\$0	
		\$11,250	
		\$0	
		\$2,400,927	

**RESIDENTIAL RENTAL PROPERTY**

A. Provide the following information for rental properties:

See Rental Table – ATTACHMENT F

B. Indicate how the project will demonstrate that the housing units will meet housing and code standards.

The rehabilitation of the project will be overseen by Isthmus Architecture who will certify that the project will meet all required housing codes and standards.

C. Describe briefly your tenant selection criteria and process.

The YWCA rents to low-income women who are eligible for Section 42 tax-credit housing. Many of our residents have disabilities. While some support services are available, applicants must be able to live independently. Since this is cooperative living, with shared bathrooms, kitchens and lounges, residents must have the social skills necessary to live with in this setting without being disruptive.

Applicants must provide a complete housing history for the past 2 years as well as personal or professional references. Criminal background information is requested on the YWCA application and will be verified, to the extent possible, through court websites.

Applicants may be denied for: incomplete or falsified applications, poor landlord references including noise complaints, traffic, drug use, property damage, cleanliness concerns, theft, violence or threats of violence, harassing other tenants, creating a fire hazard, complaints from other tenants or neighbors, or other lease violations. Applicants owing past due rent to previous landlords may still be considered if a satisfactory payment arrangement has been made.

Applicants may also be denied for past criminal conviction record for offenses that bear a substantial relationship to tenancy. In other words, if a reasonable person would have a justifiable fear for the safety of YWCA employees or other tenants, or the property of the YWCA or other tenants, the application will be denied (if not more than 2 years has elapsed since the applicant was placed on probation, paroled, released from incarceration, or paid a fine for the offense – no time limit applies if the offense must be reported under the Sex Offender Reporting Requirement) for convictions that may include:

- o Felony domestic disturbance conviction.
- o Felony hate crime.
- o Disorderly conduct involving disturbance of neighbors.
- o Disorderly conduct involving destruction of property.
- o Any conviction related to domestic violence.
- o At least two or more misdemeanor drug-related convictions related to the manufacture, delivery or sale of a controlled substance or any drug-related felonious criminal convictions.
- o Criminal activity involving violence to persons such as murder, child abuse, sexual assault, battery, aggravated assault, assault with a deadly weapon.
- o Criminal activity involving violence to or destruction of property, such as arson, vandalism, theft, burglary, criminal trespass to a dwelling.
- o Non-retail theft.
- o 2 or more civil ordinance violation (forfeiture) convictions within a 12-month period for violations relating to disturbance of neighbors or injury to persons or property.

When any of the above conditions apply, YWCA staff may consider extenuating circumstances as well as evidence provided by professional or landlord references that the applicant has made a sincere effort to rectify past problem-behaviors.

- D. Does the project include plans to provide support services to assisted residents or to link assisted residents to appropriate services? If yes, describe.

One FTE Residence Counselor provides support services to low-income women living in our long-term housing program. Most of these residents have been homeless in the past, and face many barriers to success. Our goal is to help YWCA residents overcome barriers to self-sufficiency, thus preventing future episodes of homelessness. Our objectives are to help women maintain themselves successfully in YWCA housing and to help them meet their basic needs for food, housing, and economic security. Services provided by counseling staff include: identification of needs; advocacy and referral to social service, mental health, substance abuse, medical and dental treatment programs; help in applying for financial assistance programs; budgeting assistance; supportive counseling and assistance in mediation, problem-solving, conflict resolution and crisis intervention; service coordination with other agencies; referral to educational and legal assistance programs, and maintenance of a food pantry and a revolving loan fund.



Table A: RENTAL						
Unit #	# of Bedrooms	Amount of CD \$	Use Of CD Funds	Monthly Unit Rent	Includes Utilities?	Household Income Categoriey
S1	SRO	\$0	NA	\$0	Yes	< 50%
S2	SRO	\$0	NA	\$0	Yes	< 50%
S3	SRO	\$0	NA	\$0	Yes	< 50%
S4	SRO	\$0	NA	\$0	Yes	< 50%
S5	SRO	\$0	NA	\$0	Yes	< 50%
S6	SRO	\$0	NA	\$0	Yes	< 50%
S7	SRO	\$0	NA	\$0	Yes	< 50%
S8	SRO	\$0	NA	\$0	Yes	< 50%
S9	SRO	\$0	NA	\$0	Yes	< 50%
S10	SRO	\$0	NA	\$0	Yes	< 50%
S11	SRO	\$0	NA	\$0	Yes	< 50%
S12	SRO	\$0	NA	\$0	Yes	< 50%
303	One Bedroom	\$0	NA	\$349	Yes	< 60%
304	One Bedroom	\$0	NA	\$349	Yes	< 60%
403	One Bedroom	\$0	NA	\$349	Yes	< 60%
404	One Bedroom	\$0	NA	\$349	Yes	< 60%
301	Two Bedroom	\$0	NA	\$405	Yes	< 60%
302	Two Bedroom	\$0	NA	\$405	Yes	< 60%
306	Two Bedroom	\$0	NA	\$405	Yes	< 60%
307	Two Bedroom	\$0	NA	\$405	Yes	< 60%
401	Two Bedroom	\$0	NA	\$405	Yes	< 60%
402	Two Bedroom	\$0	NA	\$405	Yes	< 60%
406	Two Bedroom	\$0	NA	\$405	Yes	< 60%
407	Two Bedroom	\$0	NA	\$405	Yes	< 60%
507/508	One Bedroom	\$0	NA	\$349	Yes	< 60%
509/510	One Bedroom	\$0	NA	\$349	Yes	< 60%
512/514	One Bedroom	\$0	NA	\$349	Yes	< 60%
515/516	One Bedroom	\$0	NA	\$349	Yes	< 60%
505	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
506	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
601	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
602	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
617	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
618	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
712	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
714	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
801	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
802	SRO	\$22,727	Acquisition	\$320	Yes	< 50%
812	SRO	\$22,730	Acquisition	\$320	Yes	< 50%
814	SRO	\$0	NA	\$320	Yes	< 50%
901	SRO	\$0	NA	\$320	Yes	< 50%
902	SRO	\$0	NA	\$320	Yes	< 50%
917	SRO	\$0	NA	\$320	Yes	< 50%
918	SRO	\$0	NA	\$320	Yes	< 50%
1001	SRO	\$0	NA	\$320	Yes	< 50%
1002	SRO	\$0	NA	\$320	Yes	< 50%
1012	SRO	\$0	NA	\$320	Yes	< 50%
1014	SRO	\$0	NA	\$320	Yes	< 50%
1017	SRO	\$0	NA	\$320	Yes	< 50%

Table A: RENTAL						
Unit #	# of Bedrooms	Amount of CD \$	Use Of CD Funds	Monthly Unit Rent	includes Utilities	Household Income Cagegory
1018	SRO	\$0	NA	\$320	Yes	< 50%
511	SRO	\$0	NA	\$328	Yes	< 50%
603	SRO	\$0	NA	\$328	Yes	< 50%
611	SRO	\$0	NA	\$328	Yes	< 50%
711	SRO	\$0	NA	\$328	Yes	< 50%
811	SRO	\$0	NA	\$328	Yes	< 50%
911	SRO	\$0	NA	\$328	Yes	< 50%
1011	SRO	\$0	NA	\$328	Yes	< 50%
607	SRO	\$0	NA	\$340	Yes	< 50%
608	SRO	\$0	NA	\$340	Yes	< 50%
609	SRO	\$0	NA	\$340	Yes	< 50%
610	SRO	\$0	NA	\$340	Yes	< 50%
615	SRO	\$0	NA	\$340	Yes	< 50%
616	SRO	\$0	NA	\$340	Yes	< 50%
703	SRO	\$0	NA	\$340	Yes	< 50%
707	SRO	\$0	NA	\$340	Yes	< 50%
708	SRO	\$0	NA	\$340	Yes	< 50%
709	SRO	\$0	NA	\$340	Yes	< 50%
710	SRO	\$0	NA	\$340	Yes	< 50%
715	SRO	\$0	NA	\$340	Yes	< 50%
716	SRO	\$0	NA	\$340	Yes	< 50%
803	SRO	\$0	NA	\$340	Yes	< 50%
809	SRO	\$0	NA	\$340	Yes	< 50%
810	SRO	\$0	NA	\$340	Yes	< 50%
815	SRO	\$0	NA	\$340	Yes	< 50%
816	SRO	\$0	NA	\$340	Yes	< 50%
903	SRO	\$0	NA	\$340	Yes	< 50%
909	SRO	\$0	NA	\$340	Yes	< 50%
910	SRO	\$0	NA	\$340	Yes	< 50%
1003	SRO	\$0	NA	\$340	Yes	< 50%
1009	SRO	\$0	NA	\$340	Yes	< 50%
1010	SRO	\$0	NA	\$340	Yes	< 50%
1015	SRO	\$0	NA	\$340	Yes	< 50%
1016	SRO	\$0	NA	\$340	Yes	< 50%
503	SRO	\$0	NA	\$358	Yes	< 50%
504	SRO	\$0	NA	\$358	Yes	< 50%
606	SRO	\$0	NA	\$358	Yes	< 50%
706	SRO	\$0	NA	\$358	Yes	< 50%
806	SRO	\$0	NA	\$358	Yes	< 50%
807	SRO	\$0	NA	\$358	Yes	< 50%
808	SRO	\$0	NA	\$358	Yes	< 50%
906	SRO	\$0	NA	\$358	Yes	< 50%
907	SRO	\$0	NA	\$358	Yes	< 50%
908	SRO	\$0	NA	\$358	Yes	< 50%
916	SRO	\$0	NA	\$358	Yes	< 50%
1006	SRO	\$0	NA	\$358	Yes	< 50%
1007	SRO	\$0	NA	\$358	Yes	< 50%
1008	SRO	\$0	NA	\$358	Yes	< 50%
704	SRO	\$0	NA	\$376	Yes	< 50%
804	SRO	\$0	NA	\$376	Yes	< 50%
904	SRO	\$0	NA	\$376	Yes	< 50%

Table A: RENTAL						
Unit #	# of Bedrooms	Amount of CD \$	Use Of CD Funds	Monthly Unit Rent	Includes Utilities	Household Income Category
1004	SRO	\$0	NA	\$376	Yes	< 50%
604	Efficiency	\$0	NA	\$376	Yes	< 50%
501	One Bedroom	\$0	NA	\$635	Yes	< 50%
517	One Bedroom	\$0	NA	\$635	Yes	< 50%
612	One Bedroom	\$0	NA	\$635	Yes	< 50%
701	One Bedroom	\$0	NA	\$635	Yes	< 50%
717	One Bedroom	\$0	NA	\$635	Yes	< 50%
817	One Bedroom	\$0	NA	\$635	Yes	< 50%
1201	One Bedroom	\$0	NA	\$683	Yes	< 50%
1202	One Bedroom	\$0	NA	\$683	Yes	< 50%
1203	One Bedroom	\$0	NA	\$683	Yes	< 50%
1204	One Bedroom	\$0	NA	\$683	Yes	< 50%
1205	One Bedroom	\$0	NA	\$683	Yes	< 50%
915	One Bedroom	\$0	NA	\$683	Yes	< 50%
		\$250,000.00		\$39,008		



ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names
1	Project Financing	304.5 days?	Wed 10/1/08	Tue 12/1/08		
2	Tax Cr Application	291.5 days?	Mon 10/20/08	Tue 12/1/08		
3	Market Analysis	24 days?	Tue 11/11/08	Fri 12/12/08	43	Hershbiger,Porterfield
4	Capital Needs Assessment	15 days	Mon 11/24/08	Fri 12/12/08	44	Porterfield,Allen
5	Appraisal	18 days?	Fri 11/21/08	Fri 12/12/08		Porterfield
6	Plans and Outline Specs	40 days	Mon 10/20/08	Fri 12/12/08		Ishmus
7	Construction Cost Estimates	17 days	Mon 12/15/08	Tue 16/09	6,48	Ishmus,Allen,Contractor
8	Financial Feasibility	8 days	Thu 1/6/09	Mon 1/19/09	7,3,4,5,5	Porterfield,Quella,Suby
9	Equity Letter of Interest	20 days	Mon 12/22/08	Fri 1/19/09		Radiet,Porterfield,Mershart,Quella,Suby
10	<b>Tax Cr Submittal</b>	<b>20 days</b>	<b>Tue 1/20/09</b>	<b>Mon 2/16/09</b>		<b>Porterfield,Schwabs,Quella,Radiet,Suby</b>
11	Assemble Application	20 days	Tue 1/20/09	Mon 2/16/09	6	Schwabs,Porterfield,Ishfield,Quella,Suby
12	WHEEDA Review	53 days?	Tue 2/17/09	Thu 4/30/09	11	WHEEDA
13	Award and 2nd submittal	150 days	Fri 5/1/09	Thu 11/26/09	12	Radiet,Porterfield,Mershart,Quella
14	Prep for Closing	1.25 days?	Fri 11/27/08	Mon 11/30/08	13	Radiet,Porterfield,Mershart,Quella
15	Closing	1.25 days?	Mon 11/30/08	Tue 12/1/09	14	Radiet,Porterfield,Mershart,Quella
16	Historic Tax Cr Application	109 days?	Mon 11/30/08	Thu 4/2/09		Ishmus
17	Submit Application	20 days	Mon 11/30/08	Fri 11/28/08		Ishmus
18	Architect Letter for Tax Credit App	34 days?	Mon 12/1/08	Thu 1/15/09	17	Ishmus
19	StarFed review and approval	20 days	Fri 1/16/09	Thu 2/12/09	18	Ishmus
20	Secure Equity Investment	35 days?	Fri 2/13/09	Thu 4/2/09	19	Mershart,Radiet,Porterfield
21	Grants	281 days?	Wed 10/1/08	Wed 9/30/09		
22	City CDBG and HOME Application	72 days	Tue 10/28/08	Wed 2/4/09		Schwabs,Ishfield,Porterfield
23	Commitment of Funds	35 days	Tue 10/28/08	Mon 12/1/08		City
24	Foundation Grants	281 days?	Wed 10/1/08	Wed 2/4/09		Mershart,Schwabs
25	FHLB	163 days?	Thu 1/15/09	Mon 8/31/08		
26	Application(s)	87 days?	Thu 1/15/09	Fri 5/15/09		Schwabs,Porterfield
27	Commitment of Funds	76 days	Mon 5/18/09	Mon 8/31/08	27	FHLB
28	Debt Financing	226.87 days?	Thu 10/6/08	Fri 8/21/09		
29	Bridge Loan	144 days?	Thu 10/6/08	Wed 7/1/09		Porterfield,Mershart,Quella
30	Permanent Loan	146.87 days?	Thu 10/6/08	Wed 7/1/09		Porterfield,Mershart,Quella
31	Development Team Selection	50 days?	Mon 9/29/08	Fri 8/21/09		
32	Attorney	15 days	Mon 9/29/08	Fri 12/5/08		Mershart
33	Select Attorney-Engagement Letter	15 days	Mon 9/29/08	Fri 10/17/08		Mershart
34	Development Consultant	15 days	Mon 9/29/08	Fri 10/17/08		Mershart,Radiet
35	Select and Contract with Consultant	15 days	Mon 9/29/08	Fri 10/17/08		Mershart,Radiet
36	Accounting	15 days	Mon 9/29/08	Fri 10/17/08		Mershart,Radiet
37	Design Team	45 days	Mon 9/29/08	Fri 11/28/08		Design Team
38	Architect	30 days	Mon 9/29/08	Fri 11/7/08		Architect
39	Energy Consultant/ Focus on Energy	30 days	Mon 10/13/08	Fri 11/21/08		Energy Consultant/ Focus on Energy
40	Green/LEED Consultant	15 days	Mon 11/3/08	Fri 11/28/08		Green/LEED
41	Other Engineering	30 days	Mon 10/13/08	Fri 11/21/08		Other Engineering
42	Market Analyst	6 days	Mon 11/3/08	Mon 11/10/08		Market Analyst
43	Capital Needs Assessment Analyst	15 days	Mon 11/3/08	Mon 11/10/08		Capital Needs Assessment Analyst
44	Appraiser	6 days?	Thu 11/13/08	Thu 11/20/08		Appraiser
45	Contractor	21 days?	Fri 11/7/08	Fri 12/5/08	47	Contractor
46	Approved City Selection Process	10 days	Mon 11/24/08	Fri 12/5/08		Approved City Selection
47	Contractor Selection Process	1 day?	Mon 9/29/08	Mon 9/29/08		Contractor Selection Process
48	Property Manager (self managed)	474.5 days?	Fri 5/1/09	Thu 2/24/11		Property Manager (self managed)
49	Construction	110 days?	Fri 5/1/09	Thu 10/1/09		Construction
50	Project Construction Exterior	281 days?	Tue 12/1/09	Wed 12/29/10	15	Ishmus,Allen
51	Project Construction Interior	84 days?	Tue 12/1/09	Mon 3/1/10	15	Ishmus,Allen
52	Meet 10% Test	21 days?	Wed 12/29/10	Thu 1/27/11	52	Contractor
53	Project Completion and Place in Service	20 days?	Thu 1/27/11	Thu 2/24/11	54	Ishmus

4th Quarter

Oct

Project Financing

Tax Cr Application

Mar

Grants

City CDBG and HOME Application

Foundation Grants

Debt Financing

Permanent Loan

Development Team Selection

Attorney

Select Attorney-Engagement Letter

Development Consultant

Select and Contract with Consultant

Accounting

Design Team

Architect

Energy Consultant/ Focus on Energy

Green/LEED

Other Engineering

Market Analyst

Capital Needs Assessment Analyst

Appraiser

Contractor

Approved City Selection Process

Contractor Selection Process

Property Manager (self managed)

Construction

Project Construction Exterior

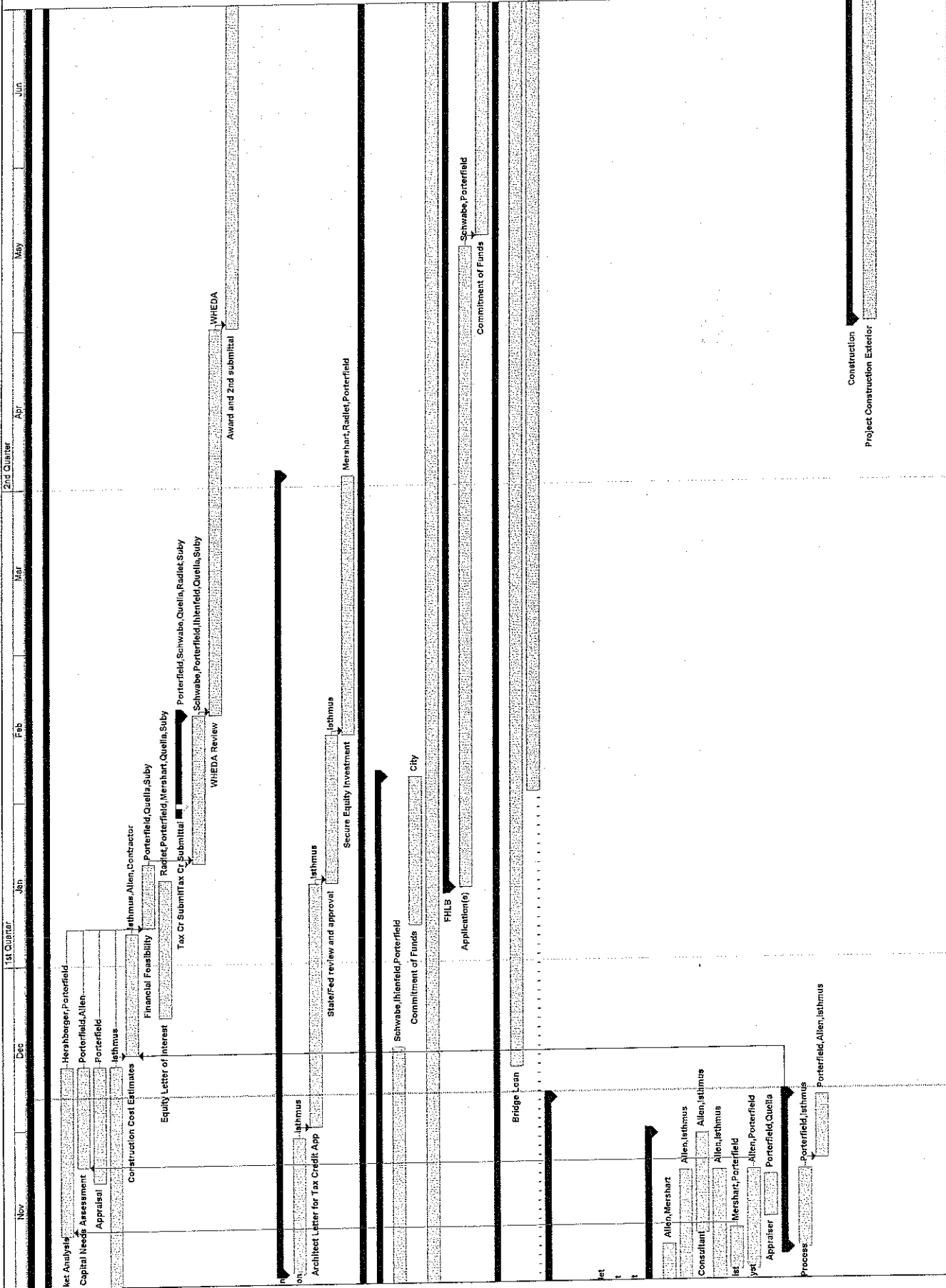
Project Construction Interior

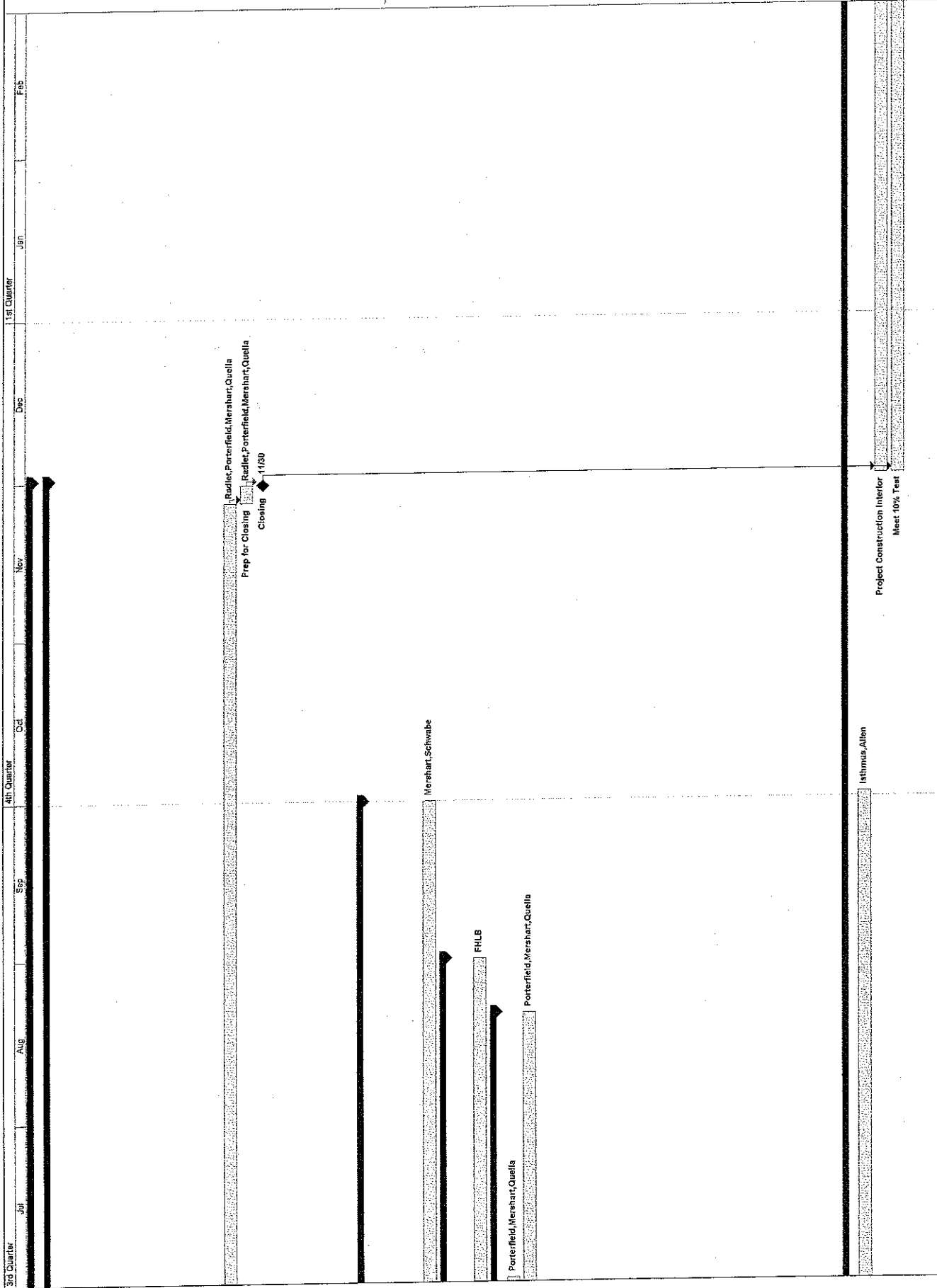
Meet 10% Test

Project Completion and Place in Service

Construction Cost Cont and As Built

Sun 1/27/08 3:42 PM



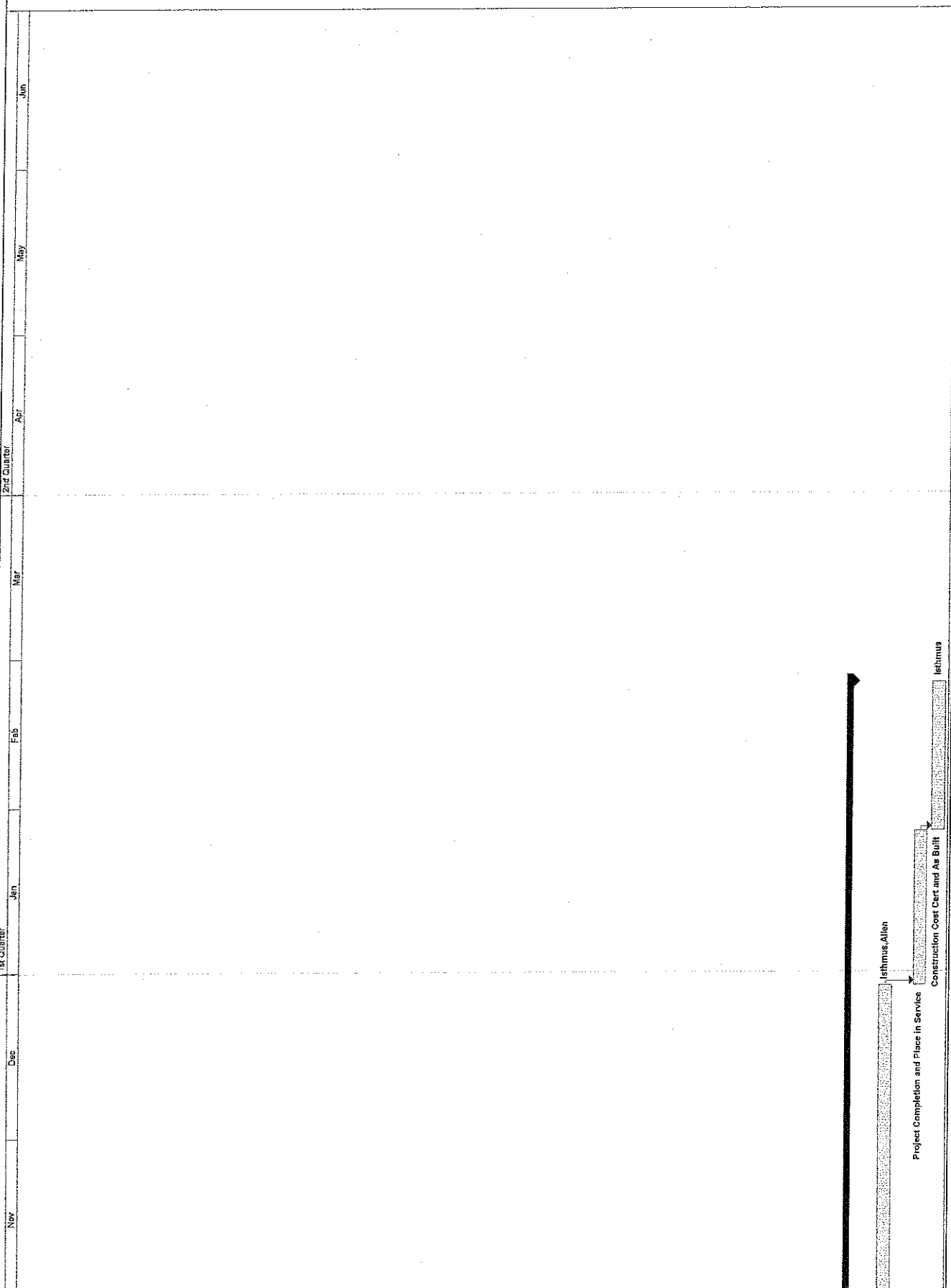


YMCA of Madison  
101 E. Millin St.  
Project Schedule

1st Quarter 2nd Quarter 3rd Quarter 4th Quarter Oct



YWCA of Madison  
101 E. Mills St.  
Project Schedule



Ishmus, Allen

Project Completion and Place in Service

Construction Cost Cert and As Built

Ishmus