

September 18, 2015

Mary Charnitz  
Grants Administrator  
City of Madison – DPCED  
215 Martin Luther King Blvd. Rm#225  
Madison, WI 53701

RE: 8Twenty Park  
JT Klein Company, Inc.

Dear Ms. Charnitz,

This letter comes in response to your email from September 8<sup>th</sup> which requested clarifications and additional information related to my application for the City of Madison's affordable housing fund. If allocated, these funds will help finance the construction of a low income housing development to be located at 820 South Park Street. JT Klein, Inc. has been working with the Greenbush and Bay Creek Neighborhoods for several months to bring forth a project that redevelops an underutilized block next to St. Mary's hospital on the near South side. We are continuing to work with the alder, neighborhood and our development team to bring forth a project that addresses the concerns of all parties and creates much needed affordable housing in a transit oriented location. To that end, we have made some substantial changes to the project since the time of my original application which include removing the senior housing component from the project and increasing the size of the family project to 2 buildings that are connected and increasing the total number of family units from 69 to 107.

Below we will address point by point the clarifications requested in your email.

1. Please provide an update with any changes to your application as a result of your redesign to address planning concerns (i.e budget changes, projected number of units, site plan, etc) ?

Answer: See attached site plan and projected number of units.

2. What is the dependency of the multi-family project on completing the senior project? Can you develop the multi-family project in the event the senior project does not move forward? If so, what will be the increase in cost or project changes in order to accomplish this?

Answer: The multi-family project and the senior project would be mutually exclusive projects. Originally, the thought was that both projects would score the same so that both projects would move forward together. We have since revised our plan to remove the senior project and expand the family project.

3. Your application states this is “long-term, permanent supportive housing for homeless persons with documented disabilities” and that you will be using a housing first model. Could you explain the design of your housing first model and how this is integrated with your supportive service plan?

Answer: The housing first model and its integration into the supportive service plan will be administered by CAC. CAC’s housing first model is designed to coordinate the intake of veterans, homeless person and those with disabilities and provide them with the resources necessary to obtain housing. From there, CAC assess the needs of the individual or family and will provide intensive case management along with supportive services including alcohol and drug abuse services, mental health and counseling, health related services, education assistance, child care, transportation, household goods/cleaning supplies and furniture. Caseworkers assist participants on developing an Individual Service Plan (ISP) focused on remaining in permanent housing, stabilizing income including employment, and increasing self-sufficiency by maximizing their ability to live independently.

4. Your application proposes a MOU with CAC and also that you will be working with DHS and Care WI, United Way and the VA. Could you please provide specifically what services will be provided, who will provide those services and how those services will be paid for?

Answer: CAC, DHS and Care Wisconsin will all be referral sources for tenants. CAC is an independent, non-profit 501(c)3 organization which, through a grant provided by the U.S. Department of Veterans Affairs, provides supportive services to low income Veteran families in or transitioning to permanent housing. Through the Supportive Services Veterans Families (SSVF) Program, CAC provides eligible Veteran families with outreach, case management and assistance in obtaining VA and other benefits, which may include healthcare, daily living services, financial planning, transportation, legal services, childcare and housing consultation. CAC may also provide time-limited payments to third parties (e.g., landlords, utility companies, moving companies and licensed childcare providers) if these payments help Veterans’ families stay in in or acquire permanent housing on a sustainable basis.

5. How many total units are occupied with tenants eligible for relocation assistance? What is the project budget for relocation expenses and what is your plan for tenant notifications?

Answer: It is our understanding that none of the units in 909 or 911 Delaplaine have tenants who would be eligible for relocation assistance. Tenants were made aware of this redevelopment project prior to executing their leases and understood that they were giving notice to move out at the time of moving in and that a renewal of their lease for 2017 was not an option. Included with this letter is a copy of the lease termination signed when the tenant’s executed their lease.

6. What is the status of the need for a neighborhood plan amendment as a result of your redesign?

Answer: Now that the houses along South Brooks Street are being preserved it is our understanding from staff that a neighborhood plan amendment is no longer necessary. We intend to apply for a rezoning of a portion of the block to TSS which would allow for the construction of this project with some conditional uses.

7. Your application states Randall and Van Hise are near capacity but additional school age children as a result of the project would not be a problem. Is the same true about Franklin?

Answer: Franklin is also at or near capacity, but since this project is in the district the school would accommodate the additional students.

8. Your application states you will provide 2 units for households at less than 80% of median income. It's unusual to see units identified that are different than less than 60% CMI or market rate. Can you explain the benefit of this income category on the project?

Answer: This was an error in my application. The units identified at less than 80% were intended to be 60% AMI units.

9. Your application states you will be using Affordable Housing funds for acquisition. Please describe the acquisition costs.

Answer: All of the individual properties that are part of this development are currently owned or under contract with affiliated single asset limited liability companies. The managing member LLC formed to develop this project will be purchasing the refigured lot(s) which will incorporate the existing properties. The affordable housing funds will be used to acquire the properties and consolidate the lots.

10. Please describe the energy standard for the project.

Answer: The energy standard for this project will comply with Wisconsin Green Built Home standards to achieve more than 150 points using their project scoring system. Additional "green" features of the project include:

- Low Flow Showers, Faucets and toilets
- Increased building envelope insulation
- Energy Star Rated Appliances
- High efficiency in unit mechanical systems
- High Efficiency Boilers
- Compact Fluorescent Lighting
- R-50 versus R-39 Insulation
- Low-e windows
- Forest Stewardship Council Certified Wood Products

We look forward to the opportunity to partner with the City of Madison to bring this develop this affordable housing project. Please feel free to contact me with any additional questions or for any additional information.

Sincerely,

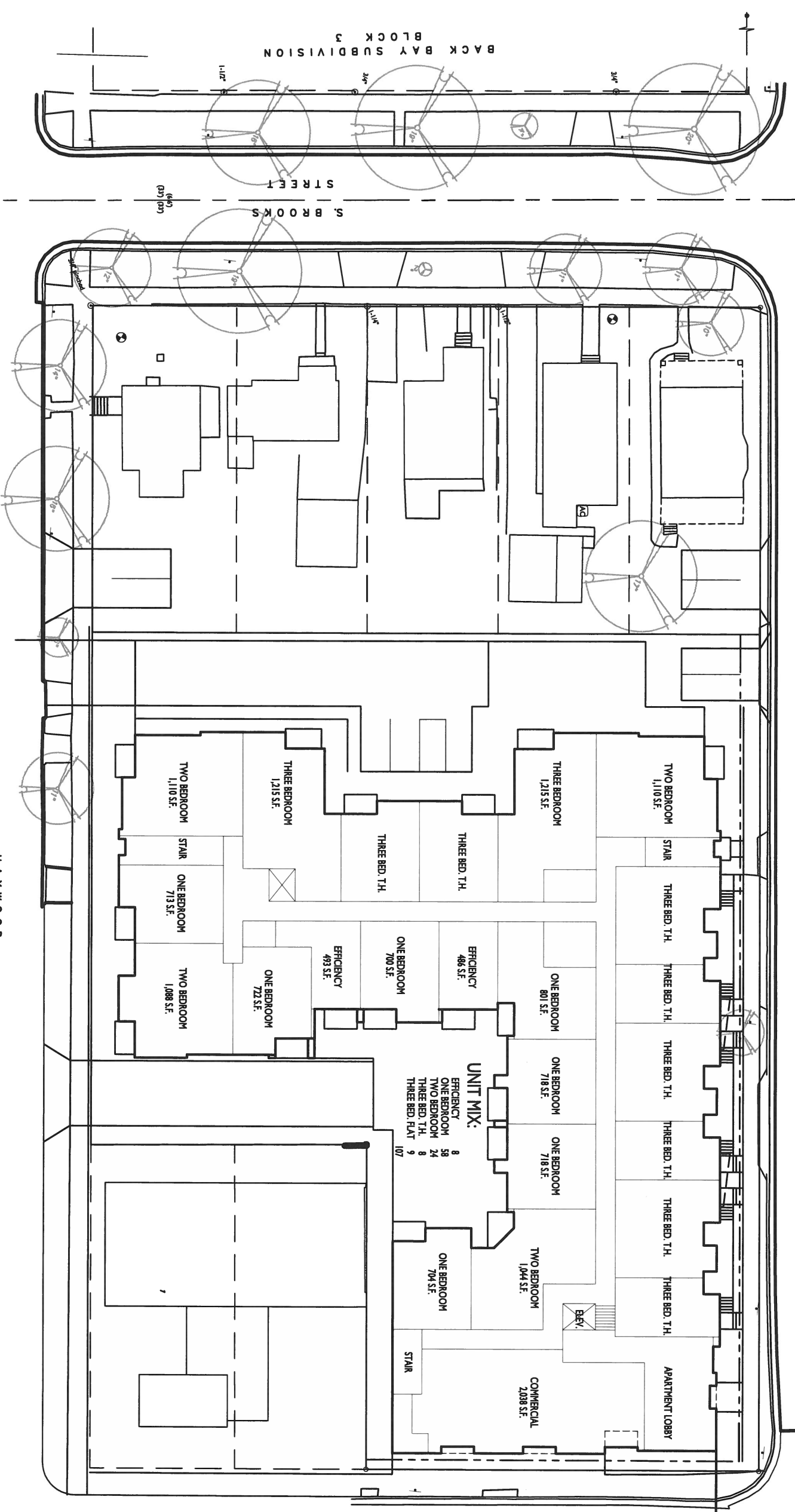


Jacob T. Klein

LOT 1  
CSM#11314

LOT 2  
CSM#11314

DELAPLAINE  
COURT



1  
A-1.1  
1/16"=1'-0"  
FIRST FLOOR PLAN

VOGEL'S ADDITION  
BLOCK 1

PROJECT NO. 1524  
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A-1.1

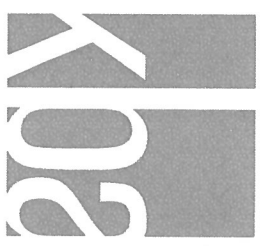
SHEET NUMBER

Madison, WI  
SHEET TITLE  
First Floor Plan

PROJECT TITLE  
S. PARK STREET  
& HAYWOOD  
DRIVE

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Issued for 2013 - Month Day, Year

**knothe • bruce**  
ARCHITECTS  
Phone: 7601 University Ave. Ste. 201  
608.536.3690  
Madison, WI 53752



STREET  
100' N.W. WIDTH

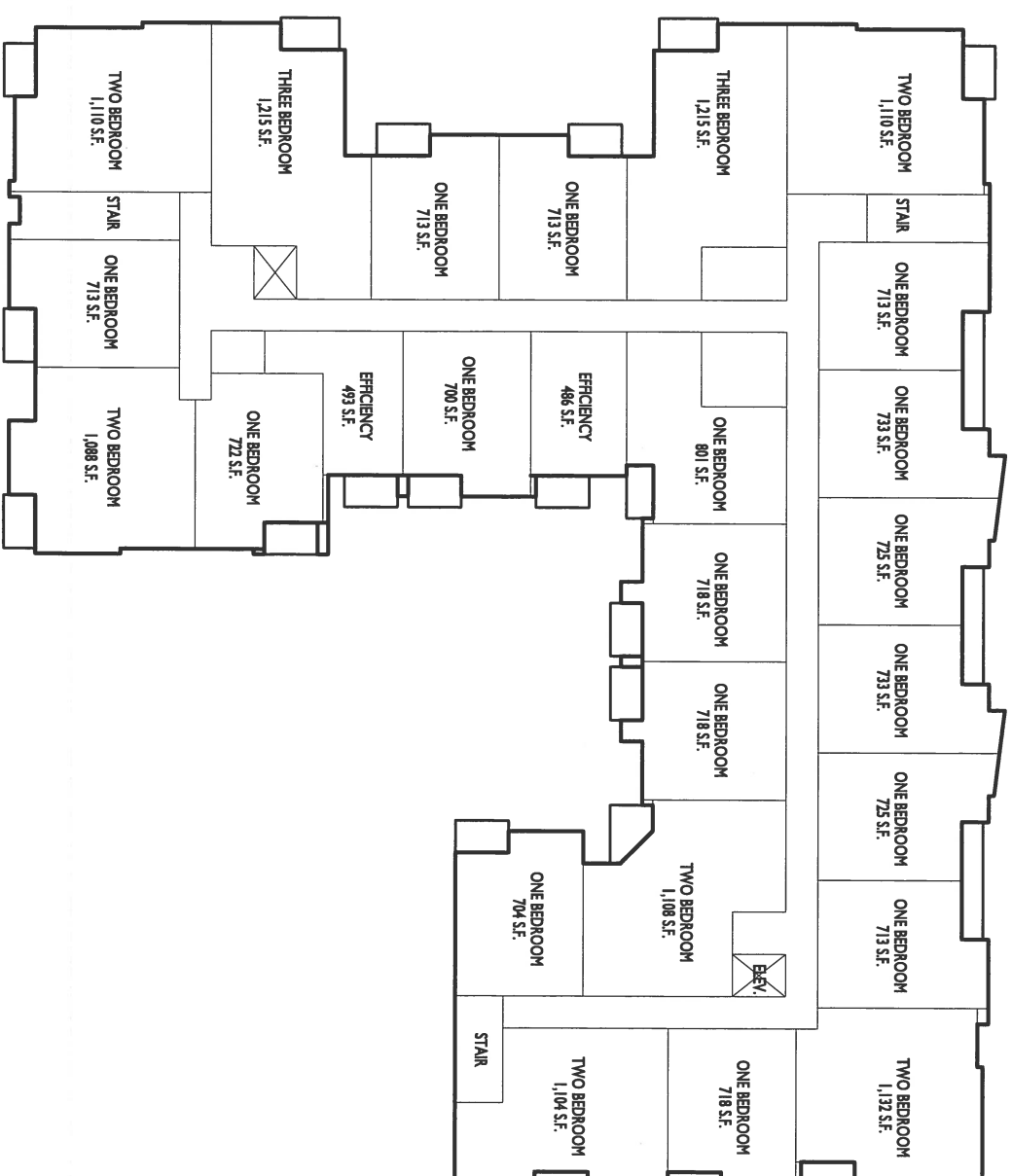
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**Knothe + Bruce**  
ARCHITECTS  
7601 University Ave., Ste. 201  
Middleton, WI 53562  
Phone: 608.836.3490

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PROJECT TITLE  
**S. PARK STREET  
& HAYWOOD  
DRIVE**

Madison, WI  
SHEET TITLE  
**Third Floor Plan**

SHEET NUMBER

**A-1.3**

PROJECT NO. **1524**

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**1**  
A-1.3  
1/16"=1'-0"

**THIRD FLOOR PLAN**

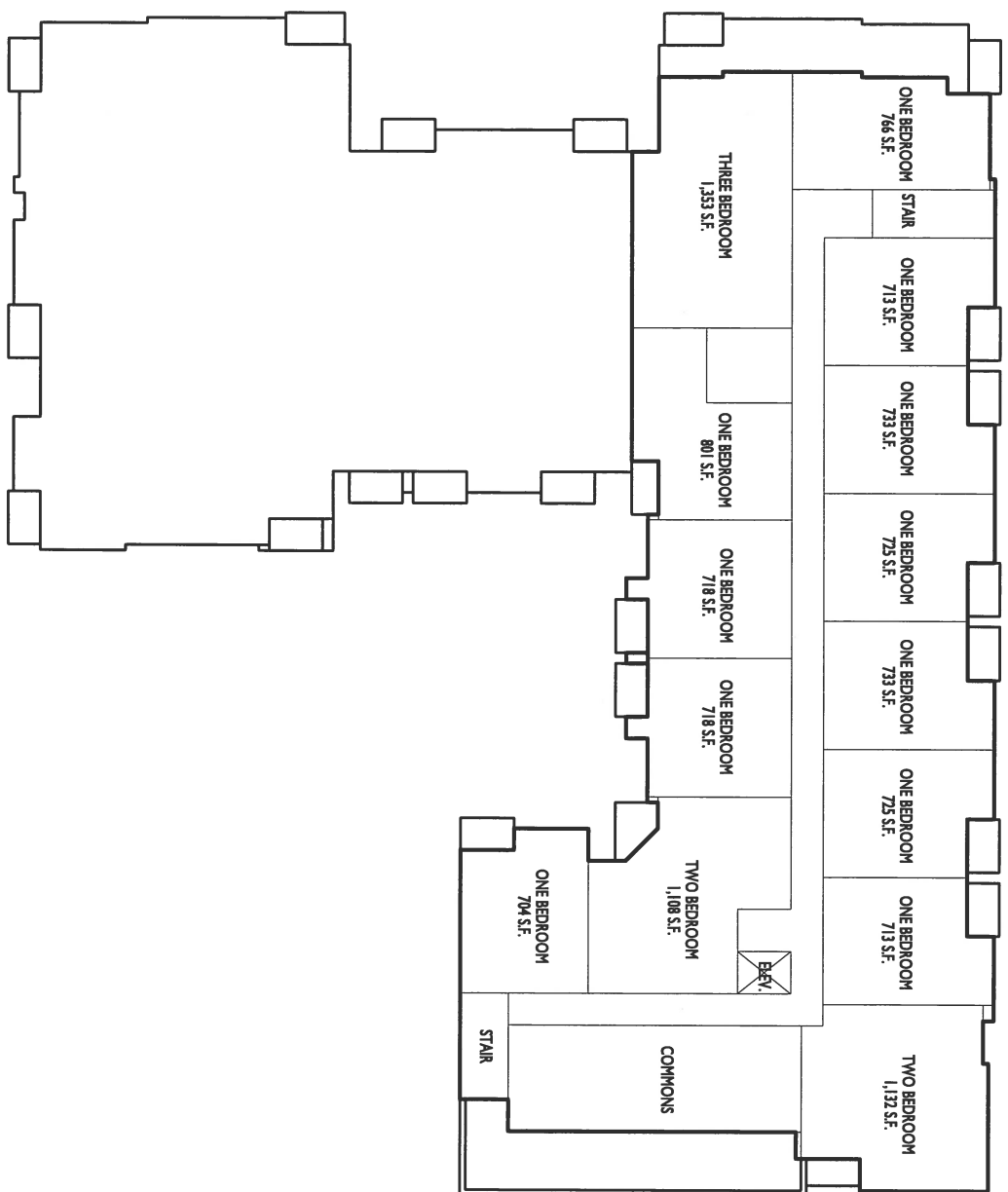






**knothe bruce**  
 ARCHITECTS  
 Phone: 7401 University Ave, Ste. 201  
 608.836.3690 Middleton, WI 53542

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PROJECT TITLE  
**S. PARK STREET  
 & HAYWOOD  
 DRIVE**

Madison, WI  
 SHEET TITLE  
**Fifth Floor Plan**

SHEET NUMBER

**A-1.5**

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1  
 A-1.5  
 1/8"=1'-0"

FIFTH FLOOR PLAN