

Affordable Housing Trust Fund Application

Applications should be submitted electronically to the City of Madison Community Development Division by noon of the first Friday of any month.

ORGANIZATION INFORMATION

Project Title	Affordable houses for low income families	Amount Requested	\$180,000
Name of Organization	1 ST HOUSE LTD		
Mailing Address	3412 Valley Ridge Rd#1		
Telephone	(608) 836-5071		
FAX			
Admin Contact	Gordan Bates	email address	gordan_bates@yahoo.com
Project Contact	Gordan Bates	email address	gordan_bates@yahoo.com
Financial Contact	Gordan Bates	email address	gordan_bates@yahoo.com
Website			
Legal Status	<input type="checkbox"/> Private <input checked="" type="checkbox"/> Non-Profit		
Federal EIN	45-5351644		
DUNS #	078362863		

Does your organization meet the definition of a Small Business Enterprise which includes small businesses, women owned business or minority owned business? Yes No

AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at <http://www.cityofmadison.com/dcr/aaplans.cfm>.

LIVING WAGE ORDINANCE

If funded, applicant hereby agrees to comply with City of Madison Ordinance 4.20. The Madison Living Wage for 2013 will be \$12.19 hourly.

LOBBYING REGULATED

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over \$10,000 (this includes grants, loans, TIF or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of \$1,000 to \$5,000.

CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, State and Federal provisions. A sample contract that includes standard provisions may be obtained by contacting the Community Development Division at (608) 266-6520.

If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

SIGNATURE

Enter Name: GORDAN BATES

By entering your initials in the box you are electronically signing your name as the submitter of the application and agree to the terms listed above

Date: 05/01/2013

APPLICANT

Please describe applicant's mission, program and years in existence. Including your organizations staffing and budget:

1 ST HOUSE LTD mission is to improve the quality and affordability of housing for low income residents in Dane counties. The program requires mandatory counseling to educate interested applicants on the various facets of home ownership (e.g., mortgage terms and conditions, debt management, and household budgeting, design, construction practice). The program's primary objective is to develop viable communities -- principally for persons of low- to moderate-incomes -- by providing decent housing and suitable living environments. 1 ST HOUSE is a startup company that has recently launched operations in 2012 year. Currently our budget is about \$15,000.

PROJECT DESCRIPTION

Please provide an overview of the project, including whether project is acquisition, rehab and/or new construction, type, size of unit created and the impact of your project.

Program includes new construction and development of housing units to the target groups.

Project is located in Madison, East side:

- 1/. 6309 Driscoll Dr, Madison, WI 53718 [Lot: \$32,000] The proposed residential building size: 1100 sq. ft. + garage
- 2/. 1 Connor Ct, Madison, WI 53718 [Lot: \$30,000] The proposed residential building size: 1100 sq. ft. + garage
- 3/. 121 Rustic Dr, Madison, WI 53718 [Lot: \$34,000] The proposed residential building size: 1100 sq. ft. + garage

AHTF PRIORITIES

Please check which of the following objectives outlined in the Request for Proposals your proposal meets:

- Reduce the number of foreclosures or foreclosed properties
- Assist or create housing in areas with poor quality housing, high cost housing or negative neighborhood image
- Assist or create workforce housing
- Reduce the number of individuals who are homeless

AFFORDABLE HOUSING NEEDS

Please describe your knowledge of and experience in identifying the affordable housing needs of the City and the impact on the community.

Congress passed the Housing Act of 1949, 13; promising "a decent home and a suitable living environment for every American family." But profit margins on affordable housing are generally lower than at-market housing, and thus market forces also drive developers to build larger and larger suburban houses.

1 ST HOUSE make construction of affordable units more financially feasible. We build house for \$90,000 and calculate minimum profit margin which give maximum price for our houses of \$99,750 which is under 95 percent of median limits. Assuring the long term affordability 1 ST HOUSE provide direct assistance to low income households in the form of securing all available form of grants and FHA loans to help cover some of the cost of homeownership such us down payment, closing cost,

PROPOSED PROJECT GOALS

Please provide the total number of units in the project, the number of affordable units in the project and the number of units assisted with requested funds in the project.

Project is located in Madison, East side:

- 1/. 6309 Driscoll Dr, Madison, WI 53718 [Lot: \$32,000] The proposed residential building size: 1100 sq. ft. + garage
- 2/. 1 Connor Ct, Madison, WI 53718 [Lot: \$30,000] The proposed residential building size: 1100 sq. ft. + garage
- 3/. 121 Rustic Dr, Madison, WI 53718 [Lot: \$34,000] The proposed residential building size: 1100 sq.ft. + garage

SERVICES INCLUDED IN PROPOSED PROJECT

Please describe any services (such as housing counseling or senior support) provided to the residents in this project.

The program requires mandatory counseling to educate interested applicants on the various facets of home ownership (e.g., mortgage terms and conditions, debt management, and household budgeting, design, construction practice).

POPULATION SERVED

Please describe the population you intend to serve (e.g., families, seniors, individuals with a disability).

The program's primary objective is to develop viable communities -- principally for families of low- to moderate-incomes, seniors and individuals with a disability -- by providing decent housing and suitable living environments.

LOCATION

Please identify the specific site address or target neighborhood and indicate why this site was chosen. Describe the neighborhood and surrounding community. Attach location map indicating project location. Identify if a market study has been done and if so, summarize the findings.

Project is located in Madison, East side:
 1/. 6309 Driscoll Dr, Madison, WI 53718 [Lot: \$32,000] The proposed residential building size: 1100 sq. ft. + garage
 2/. 1 Connor Ct, Madison, WI 53718 [Lot: \$30,000] The proposed residential building size: 1100 sq. ft. + garage
 3/. 121 Rustic Dr, Madison, WI 53718 [Lot: \$34,000] The proposed residential building size: 1100 sq.ft. + garage
 "Attached City Plan"

What was the response of the alderperson of the district to this project?

MARKETING

Please describe your marketing and rent up or home purchase plan.

We build house for \$90,000 and calculate minimum profit margin which give maximum price for our houses of \$99,750 which is under 95 percent of median limits.
 After receiving loan 1 ST HOUSE will marketing project and start accepting application. Accepted low income families will accept liability for repayment of one-third of the debt which is house price \$99,750.
 Assuring the long term affordability and repayment 1 ST HOUSE provide direct assistance to low income households in the form of securing all available form of grants and FHA loans to help cover some of the cost of homeownership such us down payment, closing cost and purchase price.
 "Best price for new house on market" is our marketing slogan.

PROJECT ACTIVITIES

Please describe activities/benchmarks by timeline to illustrate how your project will be implemented (such as acquisition, finance closing, start of construction, end of construction, available for occupancy, rent-up; etc).

Activity/Benchmark	Estimated Month/Year of Completion
Finance –AHTF and Bank	June 2013
Project and building permit	July 2013
Start of construction for first hose	July 2013
End of construction for first house. Available for occupancy.	November 2013
Start of construction for second and third house	August 2013
End of construction. Available for occupancy	January 2014

PUBLIC PURPOSE AND RISK

Please describe the public purpose of your project and the risks associated with the project.

Support for hard working low income families

EXPERIENCE AND CAPACITY

Please describe your organizations affordable housing development experience, qualifications of proposed project staff, financial capacity of your organization to secure financing and to complete your proposed project and past performance that will contribute to the success of the proposed program. List how many affordable housing units your organization has created in the past five years. If you have provided property management in the past, please describe your experience including number of years experience, number of units managed and performance record.

Gordan Bates has over twenty five years of professional experience in architecture and urbanism. Experience includes all phases of project development from conceptual design and preliminary studies, through final design and construction. He founded 1 ST HOUSE LTD in 2012 year to support low income families.

Please provide qualifications and relevant contact information for all members of your development team. Indicate, if any, qualify as a Small Business Enterprise.

Name	Relationship	Email Address	Phone
GORDAN BATES		gordan_bates@yahoo.com	(608)836-5071

PERIOD OF AFFORDABILITY

Please describe the period of affordability (income and rent restricted) for your project.

The house is build for households with less than or equal to 80% of the area median income. After sales our houses will stay affordable for 30 years and the funds will be secured with a mortgage on the property and a land use restriction keeping the property affordable for the 30 year period.

REFERENCES

Please list at least three references whom are familiar with your affordable housing work.

Name	Relationship	Email Address	Phone

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CAPITAL BUDGET

8. Enter the proposed project capital budget. Identify the financing source and terms and whether the funds have been already committed or are proposed. Place a C next to source if funds have already been committed and a P next to source if the fund source is proposed. Ex.: Acquisition: \$300,000 AHTF (P), \$120,000 from Anchor Bank @5% interest/15 years (C).

	TOTAL	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms
Acquisition Costs:							
Acquisition	0						
Title Insurance and Recording	0						
Appraisal	0						
Predvlpmt/feasibility/market study	0						
Survey	0						
Marketing	0						
Relocation	0						
Other (List)	0						
Construction:							
Construction Costs	0						
Soils/Site Preparation	0						
Construction Mgmt	0						
Landscaping, Play Lots, Signage	0						
Construction Interest	0						
Permits; Print Plans/Specs	0						
Other (List)	0						
Fees:							
Architect	0						
Engineering	0						
Accounting	0						
Legal	0						
Development Fee	0						
Leasing Fee	0						
Other (List)	0						
Project Contingency:							
Furnishings:	0						
Reserves Funded from Capital:	0						
Operating Reserve	0						
Replacement Reserve	0						
Maintenance Reserve	0						
Vacancy Reserve	0						
Lease Up Reserve	0						
Other: (List)	0						
TOTAL COSTS:	0	0		0		0	

9. Total Project Proforma

Enter total Revenue and Expense information for the proposed project for a 30 year period of affordability.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Revenue:															
Gross Income															
Less Vacancy/Bad Debt															
Income from Non-Residential Use*															
Total Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses:															
Office Expenses and Phone															
Real Estate Taxes															
Advertising, Accounting, Legal Fees															
Payroll, Payroll Taxes and Benefits															
Property Insurance															
Mtc, Repairs and Mtc Contracts															
Utilities (gas/electric/fuel/water/sewer)															
Property Mgmt															
Operating Reserve Pmt															
Replacement Reserve Pmt															
Support Services															
Other (List)															
Total Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Operating Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service:															
First Mortgage															
Second Mortgage															
Other (List)															
Total Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Annual Cash Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Net Operating Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Reserve															
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

Enter total Revenue and Expense information for the proposed project for a 30 year period of affordability.

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Revenue:															
Gross Income															
Less Vacancy/Bad Debt															
Income from Non-Residential Use*															
Total Revenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Expenses:															
Office Expenses and Phone															
Real Estate Taxes															
Advertising, Accounting, Legal Fees															
Payroll, Payroll Taxes and Benefits															
Property Insurance															
Mtc, Repairs and Mtc Contracts															
Utilities (gas/electric/fuel/water/sewer)															
Property Mgmt															
Operating Reserve Pmt															
Replacement Reserve Pmt															
Support Services															
Other (List)															
Total Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Operating Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service:															
First Mortgage															
Second Mortgage															
Other (List)															
Total Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Annual Cash Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Net Operating Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debt Service Reserve															
Cash Flow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Assumptions

Vacancy Rate	%
Annual Increase	%
Other	

PLEASE COMPLETE THIS SECTION IF PROPOSING AN OWNER-OCCUPIED HOUSING PROJECT

1. Real Estate Project Data Summary

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Tenants to be Displaced	Appraised Value Current	Appraised Value After Project Completed	Purchase Price or Construction Cost	Accessible Current?	Post-Project Accessible?
Address:	6309 Driscoll Dr, Madison, WI 53718 [Foreclosure Lot]								
	0	1			\$32,000	\$135,000	\$60,000	No	Yes
Address:	1 Connor Ct, Madison, WI 53718 [Foreclosure Lot]								
	0	1			\$30,000	\$130,000	\$60,000	No	Yes
Address:	121 Rustic Dr, Madison, WI 53718 [Foreclosure Lot]								
	0	1			\$34,000	\$135,000	\$60,000	No	Yes

2. Provide the following information for owner-occupied properties (list each house or project unit).

Address/Unit Number	# Bedrooms	Req. Amount of AHTF \$	Projected Monthly PITI	Projected Income Category* to be served	Sale Price to Home Owned
6309 Driscoll Dr, Madison, WI 53718 [Foreclosure Lot]	3-4	\$60,000	\$650	50%-80% MIL	\$99,750
1 Connor Ct, Madison, WI 53718 [Foreclosure Lot]	2	\$60,000	\$650	50%-80% MIL	\$99,750
121 Rustic Dr, Madison, WI 53718 [Foreclosure Lot]	3-4	\$60,000	\$650	50%-80% MIL	\$99,750

*Less than or equal to 30% CMI, 31-50% CMI, 51-60% CMI, 61-80% CMI, >80% CMI.

3. Identify if your project includes any of the following features (Check all that apply):

- Incorporates accessibility features - [Yes]
- Incorporates energy efficiency features – [Yes]
- Involves lead paint removal
- Involves asbestos removal

Please describe the level of accessibility that you plan to provide.

At 1 ST HOUSE, we thoughtfully plan every space to accommodate each low income family day to day needs including high level of accessibility. The homes are all designed according to Ada Standard for accessible design. The standards set minimum requirement for houses to be readily accessible to and safe usable by individuals with disabilities. Design according to ADA standard secure for our homes highest level of accessibility.

4. Please describe the energy efficient features you plan to provide and indicate the resulting monthly utility savings to the home-owner.

ENERGY efficient features homes include features:

- A complete Thermal Enclosure System with comprehensive air sealing, quality-installed insulation, and high-performance windows, to deliver improved comfort and lower energy bills
- A high-efficiency Heating, Ventilating, and Cooling System that is designed and installed for optimal performance
- A comprehensive Water Management System to protect roofs, walls, and foundations from moisture damage
- Energy-Efficient Lighting and Appliances to help keep utility bills low, while providing high-quality performance and longevity.

Energy-efficient home design reduces energy use by increasing insulation levels, tightening the building envelope, and incorporating energy-efficient lighting, appliances, electronics, water heating, and heating and cooling systems.

5. Please describe the proposed terms of the AHTF loan you are requesting.

1 ST HOUSE is a startup company that has recently launched operations in 2012 year. This project is the first project from 1 ST HOUSE housing for buyers program. Program seeks to expand the availability of affordable housing for low income. Project is located in Madison, East side:

1/. 6309 Driscoll Dr, Madison, WI 53718 [\$32,000] The proposed residential building size: 1100 sq. ft. + garage; 2/. 1 Connor Ct, Madison, WI 53718 [\$30,000]. The proposed residential building size: 1100 sq. ft. + garage; 3/. 121 Rustic Dr, Madison, WI 53718 [\$34,000]. The proposed residential building size: 1100 sq.ft. + garage;

We seek loan and funding for construction and to buy foreclosure building lots at 6309 Driscoll Dr, Madison, WI 53718; 1 Connor Ct, Madison, WI 53718; 121 Rustic Dr, Madison, WI 53718.

Amount requested:

For construction: \$ 180,000

Foreclosure building lots: \$ 96,000

Total: \$ 276,000

To meet CDD requirement we request loan for \$60,000 per unit which is a maximum total of \$180,000 for three units. If possible we would like to request an additional \$96,000 loan as financing for three foreclosure buildings lots to reduce holding costs.

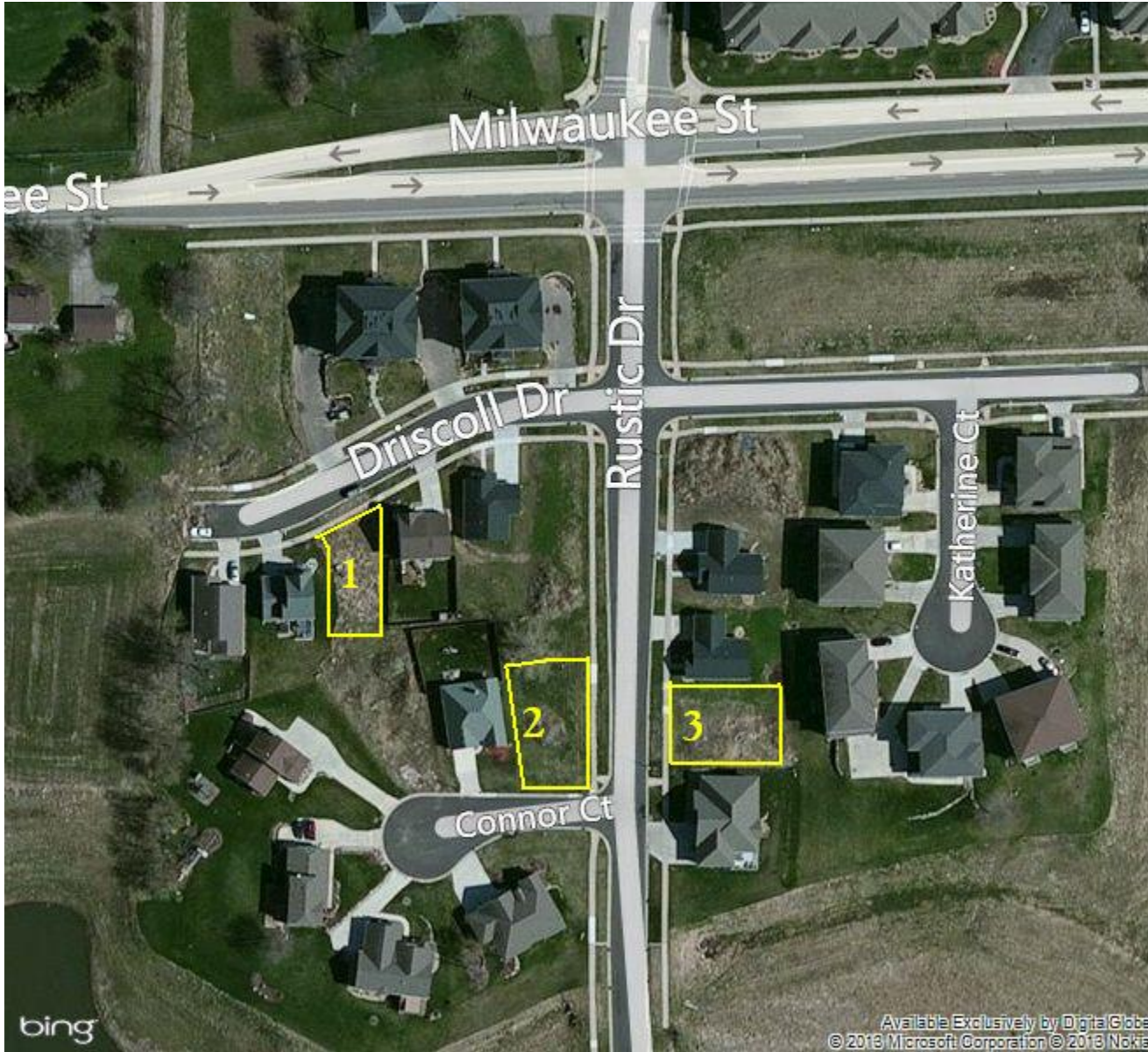
We build house for \$90,000 and calculate minimum profit margin which give maximum price for our houses of \$99,750 which is under 95 percent of median limits.

After receiving loan 1 ST HOUSE will marketing project and start accepting application. Accepted low income families will accept liability for repayment of one-third of the debt which is house price \$99,750.

Assuring the long term affordability and repayment 1 ST HOUSE provide direct assistance to low income households in the form of securing all available form of grants and FHA loans to help cover some of the cost of homeownership such as down payment, closing cost and purchase price. After sales our houses will stay affordable for 30 years and the funds will be secured with a mortgage on the property and a land use restriction keeping the property affordable for the 30 year period.

6. Enter the proposed project capital budget. Identify the financing source and terms and whether the funds have been already committed or are proposed. Place a C next to source if funds have already been committed and a P next to source if the fund source is proposed. **Ex.: Acquisition: \$300,000 AHTF (P), \$120,000 from Anchor Bank @5% interest/15 years (C).**

	TOTAL	Amount	Source/Terms	Amount	Source/Terms	Amount	Source/Terms
Acquisition Costs:							
Acquisition	0						
Title Insurance and Recording	0						
Appraisal	0						
Predvlpmnt/feasibility/market study	0						
Survey	0						
Marketing	0	\$ 500	1 ST HOUSE [C]				
Relocation	0						
Other (List)							
Lot Purchase	\$96,000	\$96,000	BANK [P]				
Construction:							
Construction Costs	\$180,000	\$180,000	AHTF [P]				
Soils/Site Preparation	\$4,000	\$ 4,000	1 ST HOUSE [C]				
Construction Mgmt	0		1 ST HOUSE [C]				
Landscaping, Play Lots, Signage	\$1,000	\$1,000	1 ST HOUSE [C]				
Construction Interest	0						
Permits; Print Plans/Specs	\$1,000	\$1,000	1 ST HOUSE [C]				
Other (List)							
	0						
Fees:							
Architect	0		1 ST HOUSE [C]				
Engineering	0						
Accounting	0		1 ST HOUSE [C]				
Legal	0						
Development Fee	0		1 ST HOUSE [C]				
Leasing Fee	0						
Other (List)							
	0						
Project Contingency:							
Furnishings:	0						
Reserves Funded from Capital:	0						
Operating Reserve	0						
Replacement Reserve	0						
Maintenance Reserve	0						
Vacancy Reserve	0						
Lease Up Reserve	0						
Other: (List)							
	0						
TOTAL COSTS:	\$282,500	\$282,500		0		0	



CITY PLAN

- 1/. 6309 Driscoll Dr, Madison, WI 53718
[Foreclosure Lot: \$32,000]
The proposed residential building size:
1100 sq. ft. + garage
- 2/. 1 Connor Ct, Madison, WI 53718
[Foreclosure Lot: \$30,000]
The proposed residential building size:
1100 sq. ft. + garage
- 3/. 121 Rustic Dr, Madison, WI 53718
[Foreclosure Lot: \$34,000]
The proposed residential building size:
1100 sq. ft. + garage

Application for Neighborhood and Community Development Funds

Applications should be submitted electronically to the CDD by 12:00 p.m. on the first Friday of the month and will be reviewed by the CDBG Committee on the first Thursday of the following month.

Program Title: Affordable houses for low income families Amount Requested: \$ 180,000
Agency: 1 ST HOUSE LTD Tax ID/EIN/FEIN: 45-5351644
Address: 3412 Valley Ridge Rd#1, Middleton, WI. 53562 DUNS #: 078362863
Contact Person: GORDAN BATES Telephone: (608)836-5071
Email: gordan_bates@yahoo.com Fax: _____

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.

Project "Residential Houses" provides the direction and focus of 1 ST HOUSE LTD in achieving its mission to create strong, sustainable communities building quality, affordable homes for all. Project is located in Madison, East side:

- 1/. 6309 Driscoll Dr, Madison, WI 53718 [Lot: \$32,000]
The proposed residential building size: 1100 sq. ft. + garage
 - 2/. 1 Connor Ct, Madison, WI 53718 [Lot: \$30,000]
The proposed residential building size: 1100 sq. ft. + garage
 - 3/. 121 Rustic Dr, Madison, WI 53718 [Lot: \$34,000]
The proposed residential building size: 1100 sq.ft. + garage
- The strategic plan sets forth three core goals:
- 1/. Meet the need for quality affordable houses for low income families
 - 2/. Utilize housing as a platform for improving quality of life
 - 3/. Build inclusive and sustainable communities free from discrimination

1 ST HOUSE LTD priorities are:

- Job creation for low-income residents
- Secure financing
- Advertise project, accept application from low income families
- Actively promote sustainability through building energy-efficient, environmentally friendly, healthy design, including elements of universal design.
- Using housing as a platform for improving other outcomes such as the health, education, safety, environmental and economic outcome for low income population.

Our goal is to make construction of affordable units more financially feasible. We build house for \$90,000 and calculate minimum profit margin which give maximum price for our houses of \$99,750 which is under 95 percent of median limits.

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.

1 ST HOUSE LTD mission is to improve the quality and affordability of housing for low income residents in Dane counties. Many low-income residents in our community cannot afford to buy quality house. We will create and build quality affordable housing for low income families actively preventing discrimination because of race, color, national origin, sex, religion, disability or familial status.

Low income families are qualifying for 1 ST HOUSE program if total household income for the last three months falls at or below 80% of State Median Income.

- 12 _____ # unduplicated individuals estimated to be served by this project.
- 3 _____ # 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. Housing – Rental Housing | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise | |

1 ST HOUSE - HOUSING FOR BUYERS PROGRAM

The HOUSING FOR BUYERS program seeks to expand the availability of affordable housing for low income residents. Program includes new construction and development of housing units to the target groups. The custom unit development seeks to increase the supply of affordable housing for lower income groups. The program requires mandatory counseling to educate interested applicants on the various facets of home ownership (e.g., mortgage terms and conditions, debt management, and household budgeting, design, construction practice). The program's primary objective is to develop viable communities -- principally for persons of low- to moderate-incomes -- by providing decent housing and suitable living environments. To achieve the primary objective program provide benefits to low-and moderate income persons.

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

- | | | | |
|-----------------------|--|----------|---|
| Acquisition/
Rehab | <input checked="" type="checkbox"/> New Construction, Acquisition,
Expansion of Existing Building | Futures | <input type="checkbox"/> Prototype |
| | <input checked="" type="checkbox"/> Accessibility | | <input type="checkbox"/> Feasibility Study |
| | <input type="checkbox"/> Maintenance/Rehab | | <input type="checkbox"/> Revitalization Opportunity |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> New Method or Approach |
| Housing | <input type="checkbox"/> Rental Housing | Homeless | <input type="checkbox"/> Housing |
| | <input checked="" 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
A. Personnel Costs				
1. Salaries/Wages (attach detail)				
2. Fringe Benefits				
3. Payroll Taxes				
B. Non-Personnel Costs				
1. Office Supplies/Postage				
2. Telephone				
3. Rent/Utilities				
4. Professional Fees & Contract Services				
5. Work Supplies and Tools				
6. Other:				
C. Capital Budget Expenditures (Detail in attachment C)				
1. Capital Cost of Assistance to Individuals (Loans)				
2. Other Capital Costs:				
D. TOTAL (A+B+C)				

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.

Estimated Month of Completion
(If applicable)

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

Gordon Bates handles all 1ST HOUSE activities, contractual matters as well as marketing, finance, accounting, risk management and subcontractor issues.

By end of the year 2013 board of directors will be established.

By 2016, a construction manager and office manager will be hired to compensate the increased work load.

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

We do not know.

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.]

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)

Housing for Resale (Attachment E)

Property Description (Attachment B)

Rental Housing and Proforma (Attachment F)

Capital Budget (Attachment C)

CHDO (Attachment G)

Community Service Facility (Attachment D)

Scattered Site Funds Addendum (Attachment H)

ESG Funding Addendum (Attachment I)

13. Affirmative Action: If funded, applicant hereby agrees to comply with City of Madison Ordinance 39.02(9) and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at: <http://www.cityofmadison.com/dcr/aaForms.cfm>.

14. Non-Discrimination Based on Disability: Applicant shall comply with Section 39.05, Madison General Ordinances, Nondiscrimination Based on Disability in City-Assisted Programs and Activities. Under section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless an Assurance of Compliance with Sec. 39.05 is provided by the applicant or recipient, prior to the granting of the City financial assistance. Applicant hereby makes the following assurances: Applicant assures and certifies that it will comply with section 39.05 of the Madison General Ordinances, entitled "Nondiscrimination Based on Disability in City Facilities and City-Assisted Programs and Activities," and agrees to ensure that any subcontractor who performs any part of this agreement complies with sec. 39.05, where applicable, including all actions prohibited under section 39.05(4),. MGO." <http://www.cityofmadison.com/dcr/aaForms.cfm>

FUTURE FUND PROPOSAL ONLY

- A. Describe the project features which make this a prototype project, feasibility study, addresses a short-lived revitalization opportunity or develops a new method or approach, which triggered the need for Future Funds.

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:		Construction Cost (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?	
6309 Driscoll Dr, Madison, WI 53718	Purchase Construct	0	1			\$32,000	\$135,000	\$60,000	NO	YES	
1 Connor Ct, Madison, WI 53718	Purchase Construct	0	1			\$30,000	\$130,000	\$60,000	NO	YES	
121 Rustic Dr, Madison, WI 53718	Purchase Construct	0	1			\$34,000	\$135,000	\$60,000	NO	YES	

CAPITAL BUDGET

TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)							
Amount and Source of Funding: ***	TOTAL	Amount	Source/Terms**	Amount	Source/Terms**	Amount	Source/Terms**
Acquisition Costs:							
Acquisition							
Title Insurance and Recording							
Appraisal							
*Predvlpmnt/feasibilty/market study							
Survey							
*Marketing/Affirmative Marketing	\$500		1 ST HOUSE				
Relocation							
Other: Lot PURCHASE	\$96,000	\$96,000					
Construction:							
Construction Costs	\$180,000	\$180,000	CDF				
Soils/site preparation	\$4,000	\$4,000	1 ST HOUSE				
Construction management							
Landscaping, play lots, sign	\$1,000	\$1,000	1 ST HOUSE				
Const interest							
Permits; print plans/specs	\$1,000	\$1,000	1 ST HOUSE				
Other: _____							
Fees:							
Architect			1 ST HOUSE				
Engineering							
*Accounting			1 ST HOUSE				
*Legal							
*Development Fee			1 ST HOUSE				
*Leasing Fee							
Other: _____							
Project Contingency:							
Furnishings:							
Reserves Funded from Capital:							
Operating Reserve							
Replacement Reserve							
Maintenance Reserve							
Vacancy Reserve							
Lease Up Reserve							
Other (specify): _____							
Other (specify): _____							
TOTAL COSTS:	\$282,500	\$282,500					

* If CDBG funds are used for items with an *, the total cost of these items may not exceed 15% of the CDBG amount.
 ** Note: Each amount for each source must be listed separately, i.e. Acquisition: \$30,000 HOME, \$125,000 CRF.
 *** Identify if grant or loan and terms.

FACILITIES

A. Recap: Funds would be applied to:

___ acquisition only; ___ rehab; **X** new construction; ___ acquisition and rehab or construction

B. State your rationale in acquiring or improving this space. (i.e., lower costs, collaborative effort, accessibility, etc.)

Project provides the direction and focus of "1 ST HOUSE" in achieving its mission to create strong, sustainable communities building quality, affordable homes for all.

C. What are the current mortgages or payments on property (including outstanding CDBG loans)?

<u>Amount</u>	<u>Name</u>
---------------	-------------

No

D. If rented space:

1. Who is current owner?
2. What is length of proposed or current lease?
3. What is proposed rental rate (\$/sq. ft. and terms) and how does this compare to other renters in building or in area?

E. If this is new space, what is the impact of owning or leasing this space compared to your current level of space costs?

If you can own a home for less than the cost to rent, then it's a logical financial proposition.

F. Include:

1. A minimum of two estimates upon which the capital costs are based.
(Be sure to base your labor costs on enforcement of Fair Labor Standards and the payment of Federal Prevailing Wage Rate.)
2. A copy of the plans and specifications for the work, or a description of the design specifications you have in mind.
3. If you own the building: A copy of your long range building improvement plan and building maintenance plan.

(Include a narrative describing what the building needs and how you expect to maintain it over time.)

HOUSING FOR BUYERS

A. Recap briefly the key or unique features of this project:

This project is the first project from 1 ST HOUSE housing for buyers program. This program seeks to expand the availability of affordable housing for low income residents and include new construction and custom design development of housing units to the target groups. The project primary objective is to develop viable communities, principally for persons of low incomes by providing custom decent housing and suitable living environments for each low income family member. At 1 ST HOUSE, we thoughtfully plan every space to accommodate each low income family day to day needs whether it's an oasis of solitude, place for friends or wheelchair access.

1. Activities to bring it to housing and code standards:

Project will be custom designed for low income family according to Wisconsin Administrative Code, Wisconsin uniform dwelling code, inspection procedures and ADA standards for accessible design. 1 ST HOUSE will request project review and permit from the Planning and Zoning and Building Division of the City of Madison. Part of the permitting process includes a "project check" where City of Madison Planning, Zoning and Building Department review plans for compliance with applicable codes and regulations. Project will also be submitted for review by Fires department. Contractors and subcontractors for low income houses programs will be chosen according to standards established by the federal Home and CDBG programs as administered by the City of Madison Community Development office and Department of Administration. Bids and proposal are solicited as needed for each project.

2. Ways to assure the long-term affordability of the unit? (i.e. Repayment or land use/lease restriction or other special funding features to make it affordable):

Assuring the long term affordability 1 ST HOUSE provide direct assistance to low income households in the form of securing all available form of grants and loans to help cover some of the cost of homeownership such us down payment, closing cost, or carrying cost. After sales our houses will stay affordable for 30 years and the funds will be secured with a mortgage on the property and a land use restriction keeping the property affordable for the 30 year period.

B. Provide the following information for owner-occupied properties (list each house or unit):

Table B: OWNER									
Unit #	# of Bedroom	Lot Purchase Price	Amt of CD \$	Use of CD Funds*	Projected Monthly PITI	Household Income Category**	Affordability Period # of Years	Sale Price	Appraised Value
1	3-4	\$32,000			\$650	50%-80%MIL	30	\$99,750	
2	2	\$30,000			\$650	50%-80%MIL	30	\$99,750	
3	3-4	\$34,000			\$650	50%-80%MIL	30	\$99,750	

* Refer to 24 CFR 92.206 or 570.202 for such costs as construction, acquisition, architectural engineering services, affirmative marketing, relocation.

** Less than or equal to 30% of median income, less than or equal to 50% of median, less than or equal to 60% of median, or less than or equal to 80% of median.

C. Describe proposed improvements to increase the level of accessibility:

At 1 ST HOUSE, we thoughtfully plan every space to accommodate each low income family day to day needs including high level of accessibility. The homes are all designed according to Ada Standard for accessible design. The standards set minimum requirement for houses to be readily accessible and safe usable by individuals with disabilities. Following in design ADA standard secure our homes highest level of accessibility.

RESIDENTIAL RENTAL PROPERTY

A. Provide the following information for rental properties:

Table A: RENTAL						
	Site 1		Site 2		Site 3	
Unit #	# of Bedrooms	Amount of CD \$	Use of CD Funds*	Monthly Unit Rent	Includes Utilities?	Household Income Category

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

C. Describe briefly your tenant selection criteria and process.

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

TOTAL PROJECT PROFORMA (total units in the project)															
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Revenue															
Gross Income															
Less Vacancy															
Net Income															
Expenses															
Audit															
Taxes															
Insurance															
Maintenance															
Utilities															
Property Management															
Operating Reserve Pmt															
Replacement Reserve Pmt															
Support Services															
Affirmative Marketing															
Other _____															
Total Expenses															
NET OPERATING INCOME															
Debt Service															
First Mortgage															
Other															
Other															
Total Debt Service															
Total Annual Cash Expenses															
Debt Service Reserve															
Cash Flow															
Assumptions:															
Vacancy Rate															
Annual Increase															
Carrying Charges															
Expenses															

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO) ONLY

A. Please describe how the organization meets the following key criteria:

- a. Possesses not-for-profit, tax exempt 501(c) status;
- b. Has a board with fewer than 1/3 of its members as public officials;
- c. Includes provision of affordable housing within its statement of purpose;
- d. Includes lower income or lower income representatives for a minimum of 1/3 of its board and includes a means for lower-income participation;
- e. Demonstrates its capacity and experience in service the community.

CITY PLAN



1/. 6309 Driscoll Dr, Madison, WI 53718 [Foreclosure Lot: \$32,000]
The proposed residential building size: 1100 sq. ft. + garage

2/. 1 Connor Ct, Madison, WI 53718 [Foreclosure Lot: \$30,000]
The proposed residential building size: 1100 sq. ft. + garage

3/. 121 Rustic Dr, Madison, WI 53718 [Foreclosure Lot: \$34,000]
The proposed residential building size: 1100 sq. ft. + garage

GORDAN BATES

3412 Valley Ridge Rd. #1. • Middleton, WI • Tel: (608) 836-5071 • bvgbates@yahoo.com

Gordan Bates is the founder and president of 1 ST HOUSE LTD. He is an experienced Engineering professional who is a skilled Architect and interior designer. He offers significant abilities in the areas of project and construction document preparation, development, and quality assurance.

He possesses outstanding design, analysis, and problem-solving abilities. During career, he worked independently and as a team member on numerous projects in building and interior design from project conception and initial development through working drawings and completion. This experience includes design multi-family and single residential, commercial, and industrial facilities, church, office building, interiors, rendering, client relations, realization of project and construction supervision, construction drawing development, graphic design, and shop drawing development, furniture design, 3D modeling and Auto CAD design.

ARCHITECT CAREER PROFILE

Results-focused, quality-driven professional with extensive experience in architectural and design practice. Sixteen years of design, drafting, supervision of building and interior worksites of single residential, multi-family residential, commercial, industrial buildings with superior technical abilities and commitment to design excellence

Core Knowledge & Skill Areas:

- ◆ AutoCAD 14-06, 3D Studio
- ◆ Architectural Desktop; Revit
- ◆ Archicad, Viz Render
- ◆ Hand drawings, sketching
- ◆ Architectural design
- ◆ Residential design
- ◆ Commercial design
- ◆ Educational design
- ◆ 3D Modeling, Photoshop
- ◆ Healthcare design
- ◆ Develops project programs
- ◆ Material and finish selection
- ◆ Industrial design
- ◆ Strong technical knowledge
- ◆ Immaculate attention to detail
- ◆ Interior and furniture design
- ◆ Develops design and sketches
- ◆ Highly creative
- ◆ Construction documentation
- ◆ Space planning
- ◆ Respect for Client Needs
- ◆ Code analysis
- ◆ Project management
- ◆ Common Sense
- ◆ Problem –Solving
- ◆ Strong graphic delineation
- ◆ Contract Negotiations

Generates architectural design concepts ; Strong backgrounds in translating concepts into final solutions ; Extensive knowledge of the materials and methods of construction ; Develops and maintains the design concept ; Develops conceptual schematic design, and design development phases ; Windows 9x and XP operating systems ; Very good knowledge of the present computer configurations (IBM and compatibles) and ready to anticipate the future trends in this fast moving field ; Manage several projects concurrently.

RELEVANT EXPERIENCE KENTON PETERS + ASSOCIATES, Madison, WI July 2003 – July 2004
Architect – AutoCAD Designer

Held full responsibility for construction drawings development. Resolve design, code and AutoCAD problems. Selected Accomplishments:

- ◆ Project - “MARINA Condominiums” - Construction drawings development, code analysis, sketching, AutoCAD design, 3D modeling.
- ◆ Project - “MARINA EAST Condominiums” - Sketching, AutoCAD design, 3D modeling.

POTTER DESIGN GROUP, Madison, WI December 1999 – June 2002
Architect – AutoCAD Designer

Team member with Ross T. Potter in designing office building “ULTRATEC”. Selected Accomplishments:

- ◆ Project “ULTRATEC – phase I & II - Construction documentation and construction drawings development. Code analysis. Resolve design, code and AutoCAD problems. Shop drawings development. Interior and furniture design.
- ◆ Project “Northern Door Library – Village of Sister Bay - Construction documentation and construction drawings development. Code analysis. Resolve design, code and AutoCAD problems. Shop drawings development. Interior and furniture design.
- ◆ Residential building - construction drawing development. Code analysis

...continued...

...Professional Experience, Continued...

HSR ASSOCIATES, Madison, WI

June 1995 – June 1997

AutoCAD Designer / Drafter

Construction drawing development and AutoCAD drafting for commercial, single and multi-family residential building, interiors and senior housing. Selected Accomplishments:

- ◆ Cudahy senior housing
- ◆ Evansdale senior hous.
- ◆ Janesville senior hous.
- ◆ Portage senior housing
- ◆ Homerun restaurant
- ◆ Senior care Manitowoc
- ◆ E. Mad. Baptist Church
- ◆ McFarland Lutheran
- ◆ Cedarburg Elder care
- ◆ Oak Brook elder house
- ◆ Waupun senior housing
- ◆ Maple Ridge senior hous.
- ◆ St.Denis Catholic Church
- ◆ Methodist Hospital
- ◆ Stevens Health Facility
- ◆ WPHa
- ◆ Elk Grove senior housing
- ◆ Fond du Lack condo
- ◆ Jefferson senior housing
- ◆ Fox Meadow apartments
- ◆ Hutchinson Library
- ◆ Betany U.M. Church
- ◆ Jackson Clinic building
- ◆ Christian school

LIK – Architectural Firm, Sarajevo, Bosnia

December 1984 – April 1994

PROJECT ARCHITECT

As the Project Architect I am in charge with supervision of a crew of four engineers and four technicians. Lead the design aspect of the project, representing the firm with client and with general contractor and consultants. Held full responsibility for design and construction drawings development for residential, multi-family residential, industrial, commercial facilities, office building and interior design from project conception and initial development through working drawings and completion. Realization of projects and construction supervision. Design and construction drawing development. Shop drawing development, furniture design, 3D modeling.

PROFESSIONAL DEVELOPMENT School of Architecture and Urban Planning, Sarajevo, Bosnia and Herzegovina 1978-1983
Bachelor of Architecture ; Major: Architecture and Design

PORTFOLIO Portfolio of work that evidences a commitment to design excellence available.

RECOMMENDATIONS Original Available Upon Request

Ross Potter, AIA

“Over the last two years I have know Gordan; I have found him to be energetic, hard-working and very competent. He worked as my assistant on a large project and did a fine job. He is very analytical and thinks through the whole process of whatever project he is working on.

Gordan brings a wide background of experience which be a good addition to any Architectural office.”

Kenton Peters, AIA

“While working here, Mr. Bates was a diligent, hard working, loyal and dedicated to our work. He exhibited a dept of design and illustrated talent, which would benefit any firm in which he may work.

I highly recommend Mr. Bates for an employment.”

LICENSE If required, ready to acquire the professional license within one year.

CITIZENSHIP U.S. Citizen

SALARY Open to reasonable offer