



Zapata Cooperative

City of Madison CDBG Committee
Housing Forward Presentation
May 5, 2022

Who We Are

Kyle Cushman - President of Madison Area Cooperative Housing Alliance (MACHA);
Nottingham Cooperative

Frida Ballard - Nottingham Cooperative; former board of Taos, College Houses (Austin, TX)

Paul Schechter - Executive Director of Sunny Side Development; developer of ReJenerate
Housing Cooperative

Abby Davidson - Vice President of MACHA; developer of ReJenerate Housing Cooperative

Hernán Ballard - Nottingham Cooperative

Andy Mazur - Nottingham Cooperative

Project Overview

Group-equity Housing Cooperative

Self managed by members in all aspects

Shared common space, food plan

Latiné culture centered

Accessibility & representation

City of Madison award will allow us to purchase a home and provide affordable housing for 10-15 people, forever



Looking for a Home

Ideal property characteristics

- 10-15 bedrooms (or rooms that can be converted to bedrooms)
- Permitted zoning for housing cooperatives
- Great solar potential
- Bikeable, walkable, close to public transit
- Near south side of Madison



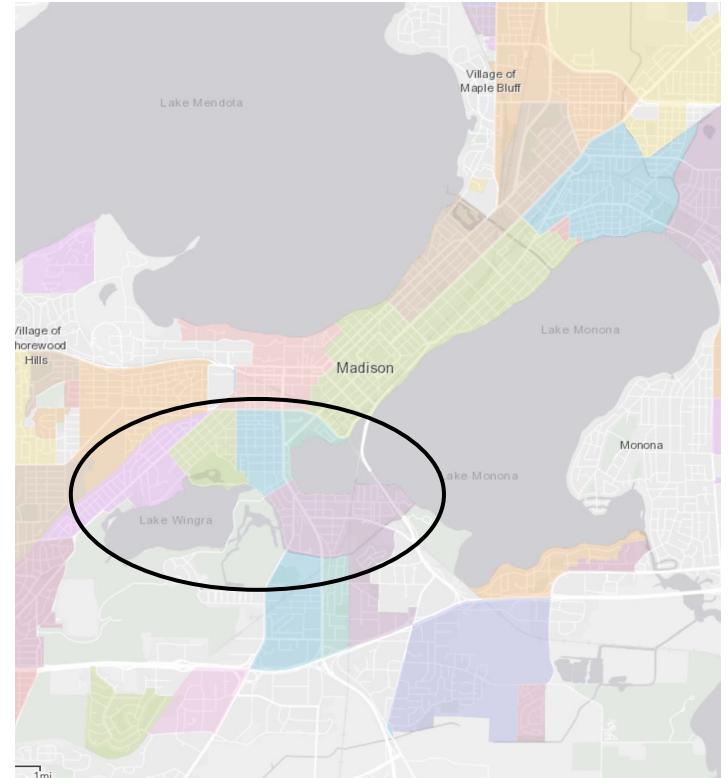
Location

Where do we want to be?

- Greenbush
- Vilas
- Bay Creek
- Dudgeon Monroe

Why these neighborhoods?

- Close to existing Latiné communities in Madison
- Highly accessible to greater Madison area



Target Membership

What communities are we trying to include?

- Latiné communities
- Persons with disabilities
- Working class individuals

Why?

- Expanding kinds of people who see themselves as cooperators
- Expand existing supply of housing cooperatives in different neighborhoods



Membershpping

Application Process

- Emphasis on quick membershpping
- Preference to low-income workers

All materials in Spanish

- Bylaws, meetings, consensus etc.,

House Labor

Democratic processes



Project Sources & Uses

Total estimated project cost: **\$1,119,200**

Sources of Funding:

- **\$617,700** - Bank Loan
- **\$501,000** - City of Madison Housing Forward award
- **\$500** - Focus on Energy incentive

Project Expenses:

- **\$850,000** - Property acquisition
- **\$142,000** - Rehab & coopification
- **\$127,270** - Soft costs, fees, & reserves

Unit Mix & Rents

While we don't have a property identified yet, these are our goals:

- Like most cooperatives in Madison, we will likely have mostly SRO units.
- Final unit mix will depend on house configuration
- 2022 HUD 50% AMI for SRO is **\$734/mn.**
- Our rents will be much lower, around **\$575/mn**, and will include utilities/supplies



Operating Budget

Total yearly operating expenses of \$70,288 for 15 member house

- Includes mortgage, tax, insurance, utilities, maintenance, repairs, accounting, and replacement reserves
- Food plan for members
- House supplies such as cleaning supplies and toiletries

How do we keep costs low?

- Self managed by members - maintenance by community labor
- Communal spaces are shared
- No profit motive

Sustainability

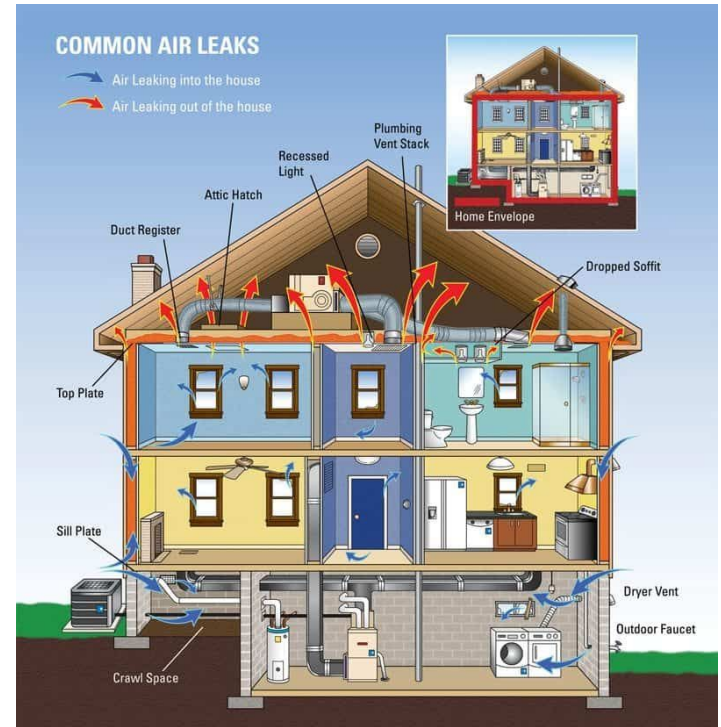
Insulation, air sealing, and other energy efficiency upgrades

Composting

Gray water reuse (rain barrels, condensate)

Solar panels

Preference for building electrification (e.g. heat pump, induction stove)



Partnerships

Centro Hispano

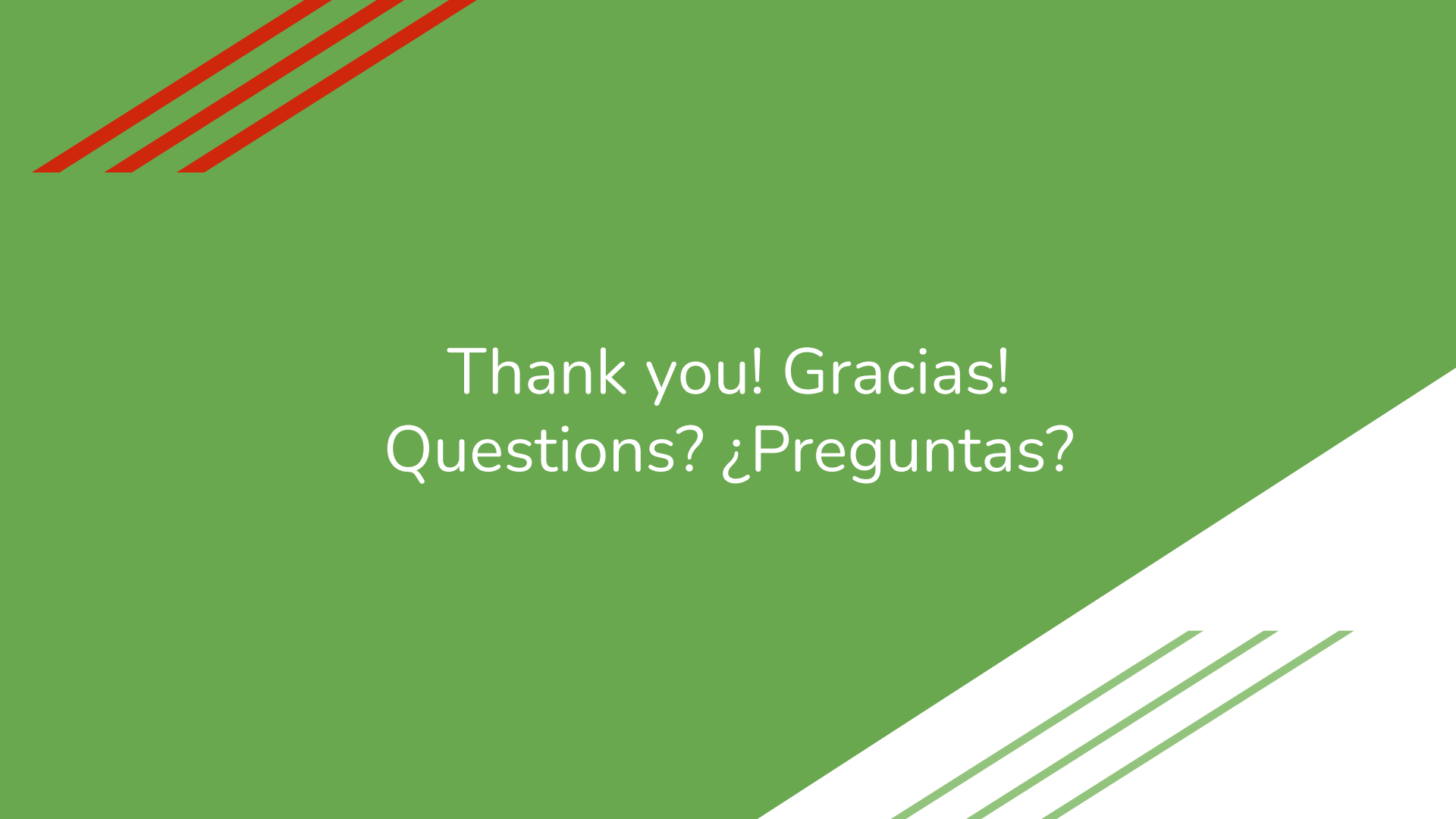
Worker Justice WI

Madison Community Cooperative

NASCO

LatinX Cultural Center





Thank you! Gracias!
Questions? ¿Preguntas?