



Ellis Potter Apartments
CDBG Presentation
10/5/2023

Project Team

- Development
 - Lead developer – Horizon Development Group, Inc.
 - Co-Developer – Julian Walters
 - Co-Developer – Midwest Affordable Housing Corp. (non-profit)
- Construction
 - Horizon Construction Group, Inc. (100+ LIHTC projects, 1,500 units/yr)
- Management & Supportive Services
 - Property Manager: Horizon Management Services, Inc. (4,500 units)
 - Supportive Service Provider: Community Action Coalition

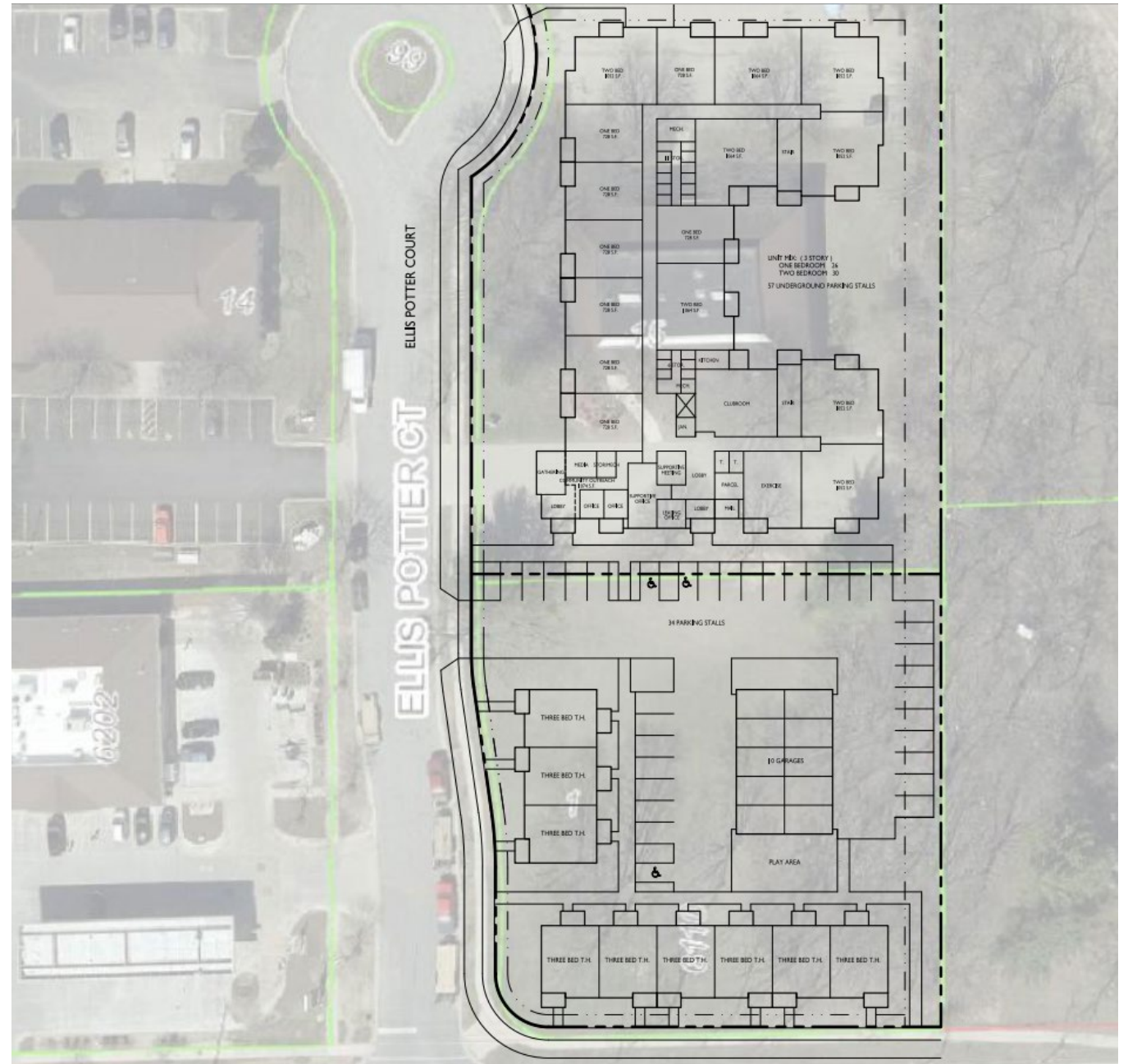
Project Overview

- Location – 1, 15, 99 Ellis Potter Court (1.95 acres)
- Redevelopment includes:
 - Demolition of existing office building
 - 65-unit multifamily housing development
- “Majority elderly” development
 - 56-unit 3-story, senior apartment building (1 & 2 BRs, U/G parking)
 - 9-unit 2-story, family townhomes (3 BRs, detached garages)
- Common areas and site amenities
 - Clubroom with kitchen, fitness center, leasing office, mail/parcel area
 - Outdoor courtyard/patio, separate play area
 - Mixed Use: Community Service Facility

Property Leases & Partnership

- Existing building includes two tenants with lease contracts
 - TranSmart (Sept 2025)
 - End Time Ministries International (Aug 2026)
- TranSmart
 - Closely affiliated with property owner
 - Agreed to terminate lease prior to closing, may benefit TranSmart
- End Time Ministries International (ETM)
 - Ongoing discussions to include ETM in project, occupy CSF space
 - Separate community room, activity/media room, 2 offices
 - Open to public, regular hours of operation
 - Community-based partnership, unique model for housing

Site Plan



Unit Mix, Income, & Rents

Unit Mix				
	1 BR	2 BR	3 BR	Total
30%	8	9	3	20
50%	4	6	6	16
60%	10	9	0	19
Market Rate	4	6	0	10
# of Units	26	30	9	65

Income Limits						
	1 Person	2 People	3 People	4 People	5 People	6 People
30%	\$25,650	\$29,310	\$32,970	\$36,630	\$39,570	\$42,510
50%	\$42,750	\$48,850	\$54,950	\$61,050	\$65,950	\$70,850
60%	\$51,300	\$58,620	\$65,940	\$73,260	\$79,140	\$85,020

Rent Limit			
	1 BR	2 BR	3 BR
30%	\$687	\$824	\$952
50%	\$1,145	\$1,373	\$1,587
60%	\$1,374	\$1,648	\$1,905
Utility Allowance	\$51	\$65	\$206
30%	\$636	\$759	\$746
50%	\$1,094	\$1,308	\$1,381
60%	\$1,323	\$1,583	\$1,699

Note: Affordability commitment is 40 years.

Sources & Uses Summary

Sources of Funds

First Mortgage	\$ 4,387,000	22.0%
City of Madison AHF	\$ 1,900,000	9.5%
FHLB-Cincinnati	\$ 1,000,000	5.0%
Deferred Developer Fee	\$ 546,000	2.7%
Tax Credit Equity	\$ 12,069,771	60.6%
	<u>\$ 19,902,771</u>	<u>100.0%</u>

Uses of Funds

Acquisition Cost	\$ 1,900,000	9.5%
Hard Construction Costs	\$ 14,432,500	72.5%
Development Soft Costs	\$ 2,816,660	14.2%
Financing and Reserves	\$ 753,611	3.8%
	<u>\$ 19,902,771</u>	<u>100.0%</u>

Supportive Housing & Services

- Supportive Housing will include 20% of units (13 units)
 - 8 units for households experiencing homelessness
 - 5 units general supportive
- Veteran Housing will include 11% of units (8 units)
- Community Action Coalition
 - On-site services offered by case managers 1-2 days per week, based on need.
 - Operating budget of \$20,000 included in project
 - Connections to resources throughout Dane County
 - Housing stability and other planning with residents

Property Management & Supportive Services

- Pre-Opening (120 days): Continuous meetings every 30 days
 - Construction updates
 - Leasing procedures, review of pending applications, services needed
 - Compliance coordination
- Post-Opening:
 - Scheduled meetings to review tenant issues, collaborate on services needed
 - Develop and refine policies/procedures to ensure workflows are met and services provided
- Tenant Selection Plan & Affirmative Marketing Plan will be coordinated and comply with City standards

Energy Efficiency

- Green Built Gold Standard (increased scoring = 240 pts), including:
 - ENERGY STAR Multifamily New Construction Certification
 - EPA Indoor AirPlus or 10 IAQ points
- Solar photovoltaic (30 kW system anticipated)
- EV charging stations
- Minimum 20% Energy Use Intensity savings

Neighborhood Meeting

- Held 10/2/2023, approximately 15 attendees
 - Emphasis on landscaping & trees
 - Traffic concerns – truck parking, queuing at gas station, Schroeder Rd. speeds, crossing intersection
 - Evaluate site plan feasibility of flipping apartments/townhome locations

Similar Project: Walnut Glen Apartments & Townhomes

- Wauwatosa, WI
- 101 Units
 - 87 Senior
 - 14 Family



Madison Experience: Bayview

- Madison, WI
- 130 Units
 - Phase 1 – 48 Units
 - Phase 2 – 38 Units & CC
 - Phase 3 – 44 Units



Thank You!

