



Common Wealth
DEVELOPMENT

5802 Raymond Road

CONTINUING OUR COMMITMENT TO CREATE AFFORDABLE,
HEALTHY, SAFE AND STABLE HOUSING.

Common Wealth Development Team

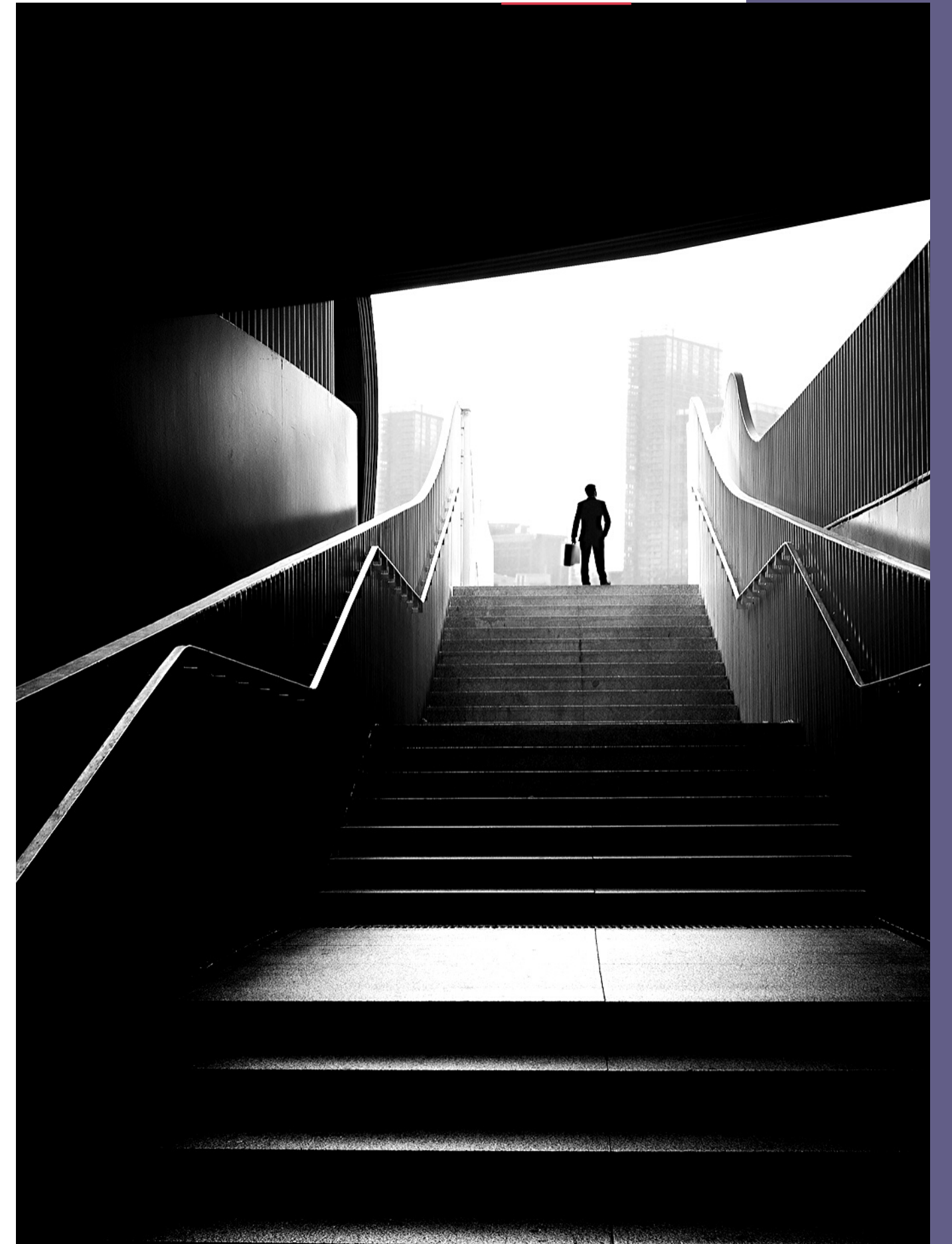
Justice Castañeda, Executive Director

Ashley Gohlke, Housing Operations Manager

Stephanie Bradley Wilson, Director-Health Equity & Violence Prevention

John Wroten, Adult Employment Development

Megan Diaz-Ricks, Director of Economic Development





A Brief Background

- 40 years of sustainable neighborhood development experience
- Only Community Development Organization in Dane County
- Significant Investment in Meadowood Park Neighborhood

Our Mission

Common Wealth Development supports and preserves the vitality of the neighborhoods in the Madison Metro area. Our work serves the foundation bedrock of healthy community and economic development, with projects aimed at improving the housing and business climate of our neighborhoods through a people-first approach center on racial equity and community level health improvement.



CWD in Meadowood

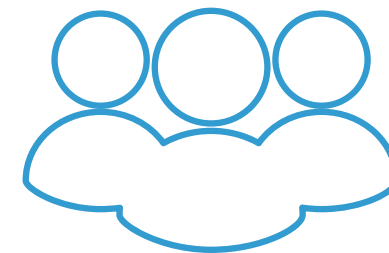
Our Role in Community Life



Affordable
Housing



CBCR



Adult
Employment
Support



Youth
Employment
Support



Affordable Housing

- 35 Units in Meadowood Neighborhood
 - 7 Three bedrooms
 - 27 Two bedrooms
 - 1 One Bedroom
 - 34 of units at or between 50%-80% CMI
 - 1 MKT Rate unit (renting below MKT Value)
- 111 Units in the Williamson-Marquette Neighborhood



Innovations in Community Based Crime Reduction Initiative (CBCR)

- Project SOAR, 100 Black Men of Madison, Group mentoring for middle school and high school aged youth
- Intentional Mentoring, Intentional Mentoring, Inc. Individual mentoring for middle school and high school aged youth
- Dear Diary, Charles Hamilton Houston Institute, Group Mentoring for high school aged girls
- Healing Power of Hip Hop, Rape Crisis Center, Individual mentoring for middle school and high school aged youth
- Families and Schools Together (FAST), Wisconsin Youth Company, FAST for middle school youth and their families
- Safe Passage, People on Premises (P.O.P) Program, Mellowood Foundation



Adult Workforce Development STEP 2014-2018

1. Step Served - 319- Adults who had-384 children
2. STEP Paid - The 319 adults a total of 9,789 hours an average of 31 hours per participant
3. 251 (79%) of STEP participants attained employment during this time
4. In the 1st 9 months of 2019 year we worked with 55 STEP participants who have 62 children
5. STEP participants were paid for 1540 hours an average of 28 hours per participant
6. 38 (70%) have found jobs



Youth Workforce Development Youth Served in West Madison

| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | Total |
|-----------------------------|------|------|------|------|------|------|-------|
| Memorial High School | 28 | 29 | 29 | 34 | 27 | 25 | 172 |
| Toki Middle School | - | - | - | - | 43 | 51 | 94 |
| Grand Total: | 28 | 29 | 29 | 34 | 70 | 76 | 266 |

Examples of Common Wealth's Work



Yahara River View Apartments

- Opened in 2003
- 60 Units; all accessible, 12 barrier free
- Energy efficient, affordable workforce housing
- Mix of WHEDA & HOME Funds

Examples of Common Wealth's Work

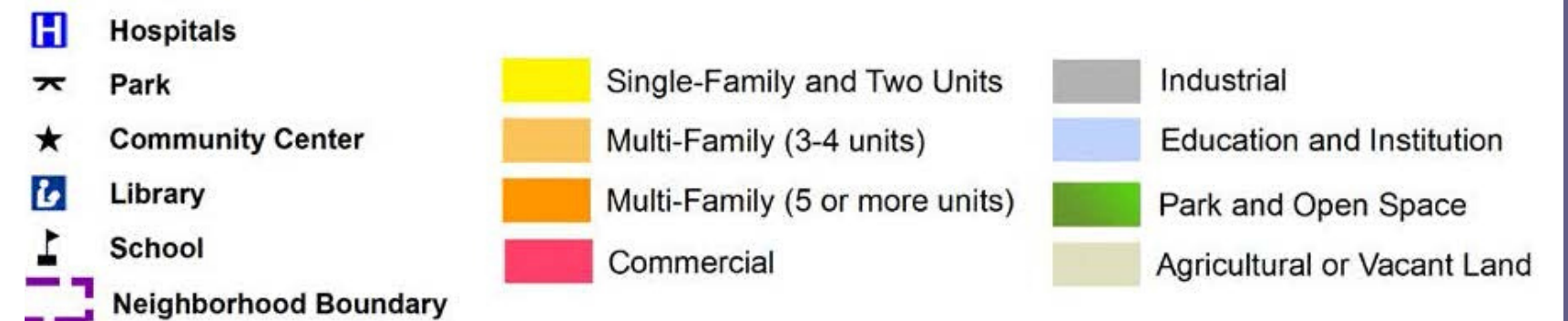


Jenifer Place Apartments

- Opened in 2012
- 12 units
- Acquisition Rehab of abandon property
- Lead safe, affordable, energy efficient
- Project received the FHLBC Community First Award & Fair Housing Partnership award
- HOME Funds

The 5802 Raymond Rd Project

- Three story mixed use building
- 11 affordable residential units
- 2400 S.F. commercial office space.







Exterior Building Features

PARKING

- 18 surface lot parking stalls
- 2 Handicap Accessible Stalls
- Covered bicycle sanctuary

SECURITY

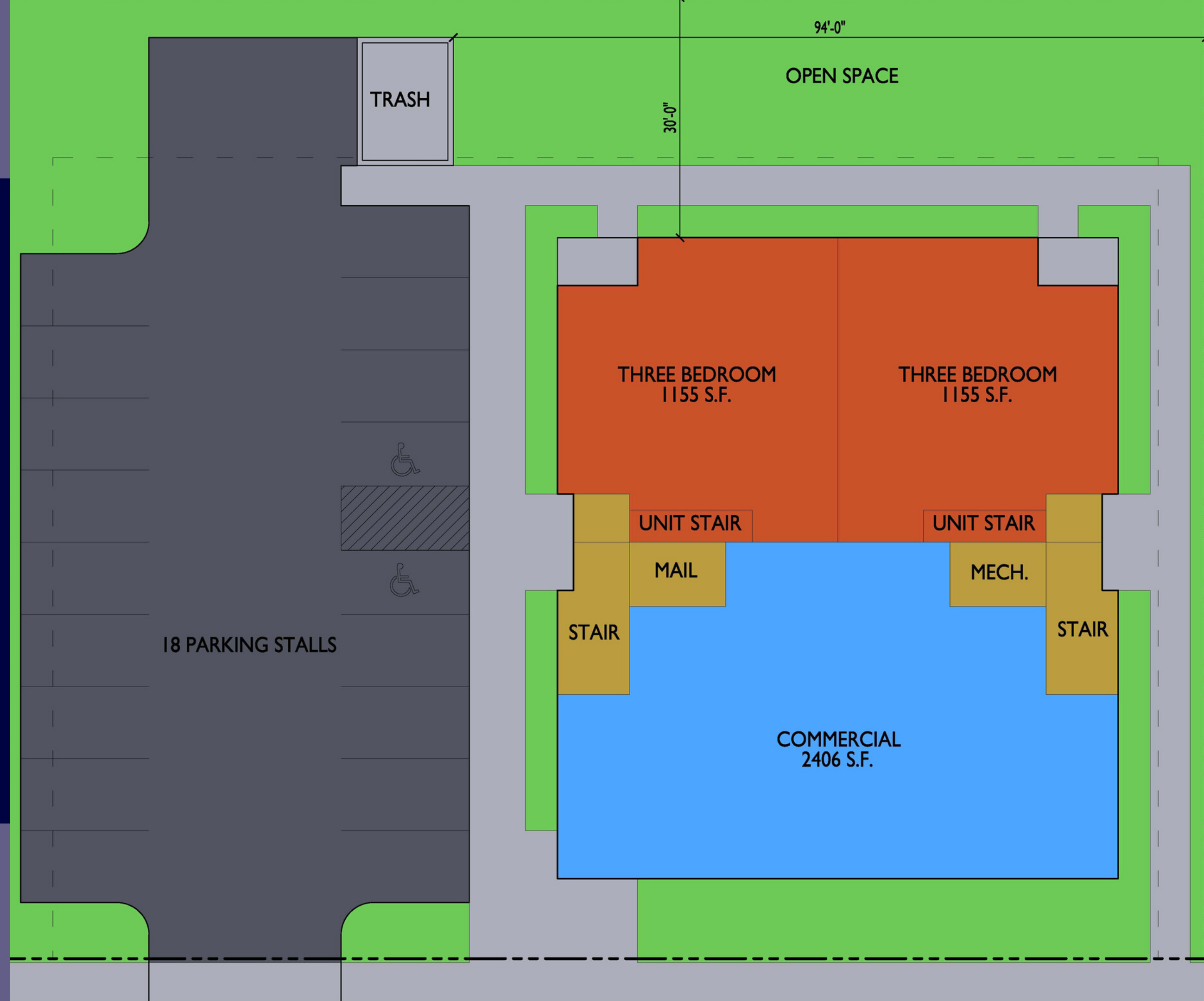
- Controlled entry & Intercom system
- Security Camera system (Interior & Exterior)

GREEN SPACE

- Fenced in green space
- Children's Play area
- Community Grill Space.

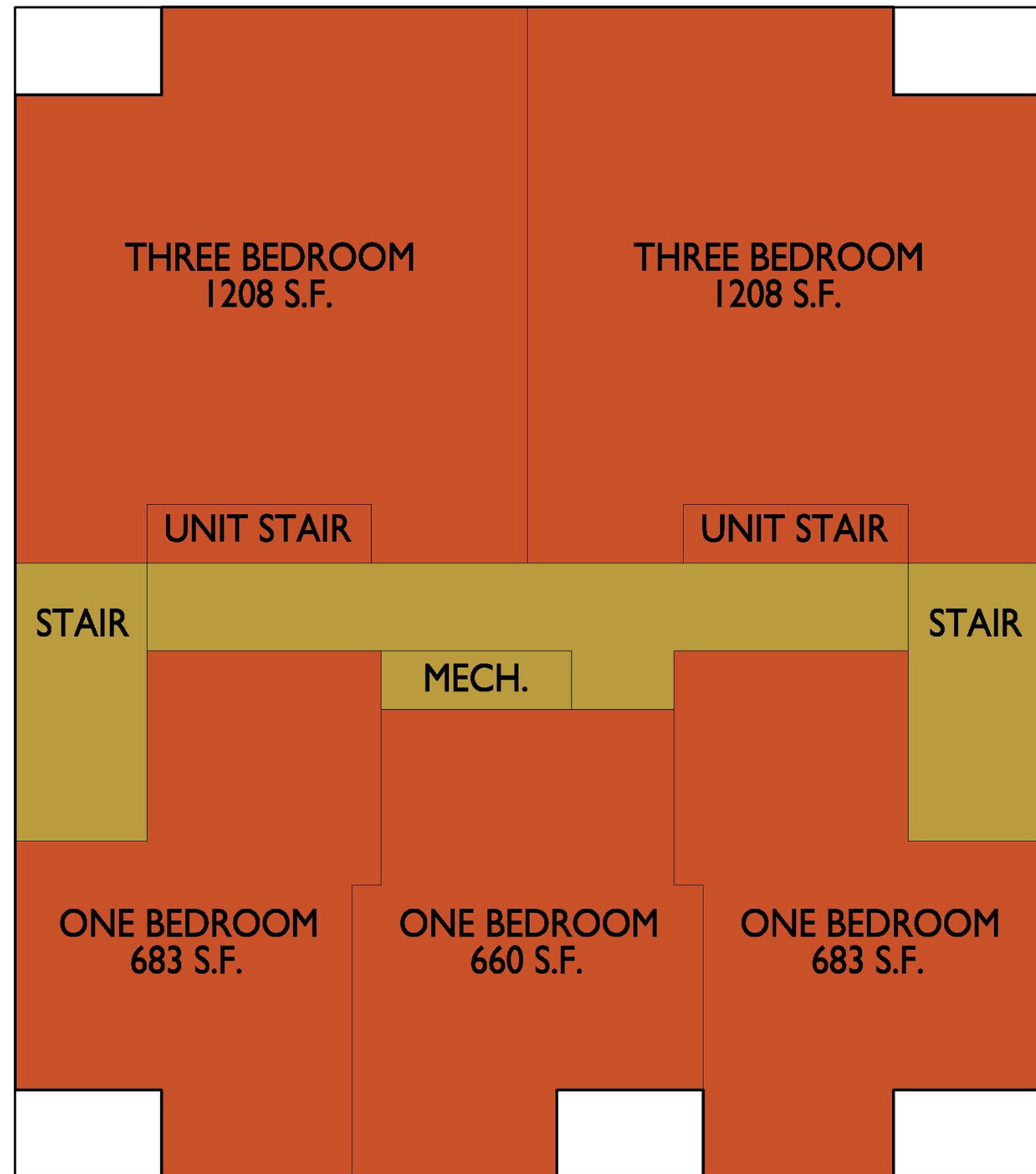
1st Floor Plan

- 2406 S.F. Collaborative Office Space
- 2 3 Bed 2 bath accessible units
1155 S.F. each



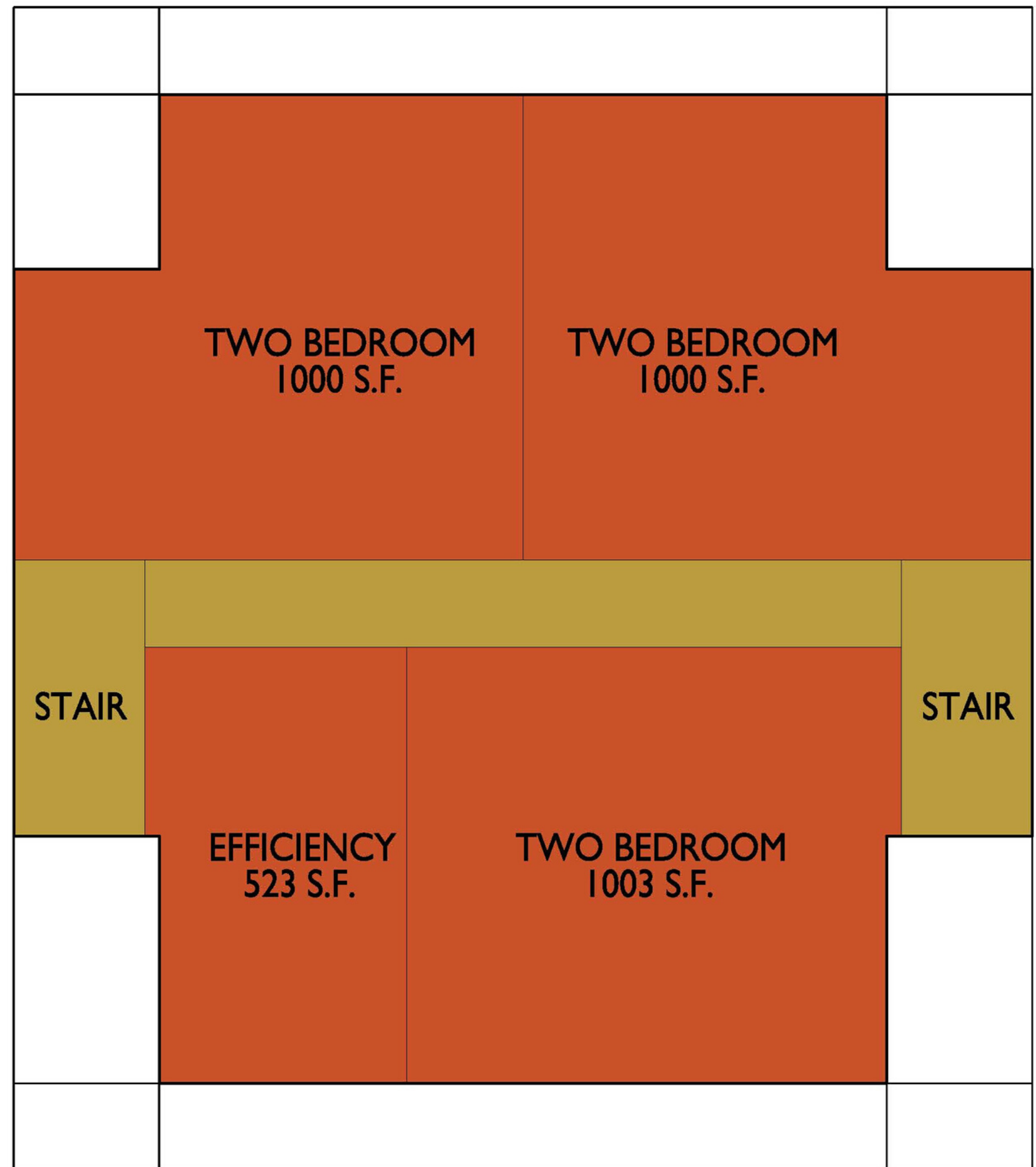
2nd Floor Plan

- 3 1 bed 1 bath units.
683-660 S.F. each
- 2 3 bed 2 bath units
1208 S.F. each



3rd Floor Plan

- 3 2 bed 1-1.5 bath units.
1000 S.F. each
- 1 efficiency unit w/bath
523 S.F.



Interior Building Features

APPLIANCES

- Energy star rated appliances
 - Electric Range
 - Refrigerator
 - Dishwasher
 - Garbage Disposal
 - Laundry

AMENITIES

- Non-smoking property
- Reduced rate hard-wired Internet

LIGHTING

- Oversize windows
- solar tubing
- Static lighting placement
- Energy efficient lighting

SOUND-PROOFING

- Additional insulation between units to provide sound barrier

Project Financial Summary

| | |
|-----------------------------------|---------------|
| Residential Development Cost | 1,931,665 |
| Sources of funds | |
| City of Madison Loan - HOME Funds | 1,045,000 |
| Commercial Bank Loan | 809,588 |
| Developer Equity | <u>77,077</u> |
| Total | 1,931,665 |

Projected Unit Mix

| ADDRESS | | 5802 Raymond Rd | | | | | | | |
|---------------------------------|------------------|-----------------|------------|------------|------------|------------------------------|-------------------|-------------------|-------------------|
| | | # of Bedrooms | | | | Projected Monthly Unit Rents | | | |
| % of County Median Income (CMI) | Total # of units | # of Studios | # of 1 BRs | # of 2 BRs | # of 3 BRs | \$ Rent for Studios | \$ Rent for 1 BRs | \$ Rent for 2 BRs | \$ Rent for 3 BRs |
| 50% | 3 | 0 | 1 | 1 | 1 | N/A | \$700 | \$850 | \$1125 |
| 60% | 7 | 1 | 2 | 2 | 2 | \$700 | \$720 | \$860 | \$1165 |
| 80% | 1 | 0 | 0 | 0 | 1 | N/A | N/A | N/A | \$1205 |
| Total Units | 11 | 1 | 3 | 3 | 4 | | | | |
| Market* | 0 | 0 | 0 | 0 | 0 | | | | |
| Total Units | 11 | 0 | 0 | 3 | 4 | | | | |

Household Income Limits (2019)

| Household Size | Max Household Income Limits 2019 | | | |
|----------------|----------------------------------|--------|--------|--------|
| | 100% | 80% | 60% | 50% |
| 1 | 70,300 | 52,850 | 42,180 | 35,150 |
| 2 | 80,400 | 60,400 | 48,240 | 40,200 |
| 3 | 90,400 | 67,950 | 54,240 | 45,200 |
| 4 | 100,400 | 75,500 | 60,240 | 50,200 |
| 5 | 108,500 | 81,550 | 65,100 | 54,250 |
| 6 | 116,500 | 87,600 | 69,900 | 58,250 |

Resident Selection Criteria

HOUSING HISTORY (IS DETERMINED TO BE ACCEPTABLE FOR PURPOSES OF THE APPLICATION IF)

- Rental History can be verified to be accurate.
- Previous managers would rent to this person again.
- Financial obligations were met on time and in full.
- There were no problems such as trash removal, property damages, guests, police calls, neighbors, noise, pets and general sanitation.
- Evictions: (are not an automatic denial, we will look into circumstances)
 - If Eviction is due to monies owed; We will work with applicant as long as payment arrangements are made with previous landlord and applicant is paying as agreed.
 - If 3 or more evictions on record in last 4 years, applicant is denied.
 - If eviction is due to one or more of the following, applicant is denied. Trash removal, property damages, guests, police calls, neighbors, noise, pets and general sanitation.

Resident Selection Criteria

CRIMINAL BACKGROUND (IS DETERMINED TO BE ACCEPTABLE FOR PURPOSES OF THE APPLICATION IF)

- No applicable conviction record exists for the applicant or member of the applicant's household.
- If conviction record exists, review to determine if they are qualifying offenses and if two years has elapsed since the applicant or member of the applicant's household was placed on probation, paroled, released from incarceration or paid a fine for qualifying offenses.
- Qualifying offense
 - If it is a qualifying offense within the two year time period, deny.
- If applicant or member of the applicant's household is currently registered under the Sex Offender Reporting Requirement of Sec. 973.048, Wis. Stats, deny.

Resident Selection Criteria

RENT TO INCOME (IS DETERMINED TO BE ACCEPTABLE FOR THE PURPOSES OF THE APPLICATION IF)

- A lawful source of income can be verified which shows the applicants income to be at least one and a half times (1.5) greater than annual rent and, that this source of income is expected to continue for the term of the lease.
- If income is found to be insufficient, then a third party may guarantee the rent payments.

CREDIT (IS DETERMINED TO BE ACCEPTABLE FOR THE PURPOSES OF THE APPLICATION IF)

- The history lacks significant or repeated delinquencies or nonpayment.
- Student loans and medical bills will not be counted as negative accounts
- If credit history is found to be insufficient, then a third party may guarantee the rent payments.

Why Here, Why Now?

- Stabilize support services in the Meadowood Neighborhood
- Increase stable family housing
- More day-time employees to patronize local businesses

Questions

