



COMMUNITY FACILITIES LOAN PROGRAM (CFL)

APPLICATION

- Applicants should read the CFL program guidelines document before completing this application.
- If you need support in a language other than English, please contact Community Development Division: cdd@cityofmadison.com who will help coordinate translation services.
- Applicants must be an already established non-profit corporation (Non-stock Corporation) organized under Chapter 181 of Wisconsin Statutes and in compliance with the Wisconsin Department of Financial Institutions (DFI).

Please note: the CFL program has a budget of \$1,500,000. Once funds are exhausted, applications will no longer be accepted. Applications are considered on a first-come, first-served basis.

Questions can be directed to cdd@cityofmadison.com or to Community Development Grants Supervisor, Linette Rhodes, at lrhodes@cityofmadison.com or 608-261-9240.

Organization Name: Allied Wellness Center

Contact Name: Leslie McAllister

Phone: 602-213-3009

Contact Email: leslie_mcallister@hotmail.com

SAM/ Unique Entity Identifier # KPPZMZ2C2ND1

Please select the option that best describes the nature of your project:

☐ Acquisition ☐ New Construction ☐ Rehabilitation- property owned

☐ Rehabilitation- Leased Space (5 year lease) ☒ Rehabilitation- Leased Space (10 year lease)

Project Address: 4649 Verona Road, Madison, WI

Zip Code: 53711

Amount requested: \$ 100,000

Please describe, in detail, the proposed project:

The Allied Wellness Center is a community partner with Lincoln Avenue Capital (LAC) in their Derby Apartments (dba Summit Ridge) project to redevelop the Fast Forward Skating Rink site in the Allied Dunn's Marsh neighborhood. Summit Ridge Apartments is a 70-unit 9% LIHTC Development with fourteen 30% CMI units with a preference for local Veterans through the Dane County Veterans Service Office and includes a commitment through a partnership with Lutheran Social Services to provide 6 1-Bedroom "Homeless Units" through the local Coordinated Entry List. As a community partner, the AWC will be leasing the Community Service Facility space in the building for offices for our growing staff, as well as classroom space for community health and wellness promotion education and activities, community-building family friendly events, staff and board meetings and professional development sessions for staff. We will also offer the classroom space to partner organizations that also serve the Allied and greater Madison community for info/education sessions or job trainings, such as the Latino Workforce Academy, Common Wealth Development, and Employment and Training Association (EATA). The AWC is applying for this City loan to support the costs of the build-out of the office space and classroom.

How will this project affect your organization?

Over the last two years, the AWC has grown in capacity through increased staff and services. We have grown from a .5FTE Health Liaison to a 6-person team working a mix of full- and part-time schedules. Our staff and services require increased space to see clients in-person as they work towards individualized health goals; to run health education and wellness promotion groups, to document and secure notes/data on our clients' progress, to hold education sessions for staff development, to enable meeting spaces and opportunities for residents and community partners; to increase our visibility and enable us to continue to build resilience in our community. The Allied Wellness Center (AWC) outgrew its 1-room office space on Allied Drive and has recently been able to secure temporary space at the Prairie Unitarian church annex. While the annex affords AWC more work and meeting space for staff, it is shared space with the church staff and it is not as accessible to Allied residents as the our old office. We aim to secure more permanent space that can meet our needs of a growing organization, as well as our needs to be closer to the Allied residents most in need of our services. The AWC proposes to lease office space in Derby Apartments (dba Summit Ridge), a low-income housing development being built by Lincoln Avenue Capital on the former site of Fast Forward Skating Rink. The housing and office space is proposed to be ready Spring 2024 and is in a more central location in the neighborhood, and the residents of the building could participate in AWC services. It will be mixed-income affordable housing as well as walking distance to additional residents who need our services, as well as community partners providing complementary services. The proposed AWC office space at Summit Ridge has room for the agency to continue to grow, includes classroom space for group activities and health education sessions, and will help the agency to maintain its strong ties to Allied and extend services to residents in the Dunn's Marsh portion of the neighborhood more easily.

How will this project impact the community you serve?

The Derby Apartment (dba Summit Ridge) development will contain new low- and moderate-income housing, very needed in the Allied community, and it is replacing commercial recreational space that has not been shown to well-serve the community. The AWC will be a visible and centrally-located resource for those new tenants as well for other Allied residents, promoting community engagement in the services at the Center. This new space will enable us to continue to increase our capacity through the hiring of additional CHWs who live and work in the community. Having safe and healthy space in Derby Apartment for staff will allow the AWC to provide more and better services to the Allied Dunn's Marsh neighborhood. Some of the specific ways in which this project will positively affect the community include:

- meeting space to facilitate CHW partnership with 30-40 clients per month directed toward health goals and navigating the complexities of the health system and making meaningful connections to other needed services
- meeting space for in-person education and self-help groups on reproductive health, chronic disease prevention, emotional and mental health, or nutrition and exercise
- space for family-friendly activities, such as parent-child play groups and family fun nights
- meeting space for regular community meetings like the neighborhood association, the City Neighborhood Resource Team, and the Allied Partner churches
- space for the community to come together to create solutions to issues/challenges that arise
- create opportunities for cross-cultural community-building experiences for a diverse Allied community that has experienced significant demographic changes over the last 5-10 years

How will this project impact your operations?

Having office space at Derby Apartments (dba Summit Ridge) will positively affect program operations for the AWC. Some of the ways we think this project will positively affect the operations of the AWC could include:

- o Meeting space for at least four in-person collaborative learning education sessions supporting CHW staff in partnership with UW Family Medicine and Community health.
- o Workspace for CHW client documentation and communication with community resources.
- o Safe and secure storage for confidential documents, household essentials, and other CHW health supplies.
- o Space for managerial tasks such as grant writing and reporting, payroll, supervision of CHWs, and meetings with community partners.
- o Space for agency board meetings with the ability to invite additional community residents at least once per year.

Project Timeline

Description	Projected Dates (Mo/Yr)
Acquisition/Real Estate Closing	6/2023
Rehab/Construction Bid Publishing	6/2023
Construction/Rehab Start	6/2023
Construction/Rehab Completion	10/2024
Services or Programming Start Date	10/2024

SOURCES AND USES OF FUNDS

This is a statement of how much money is required to complete the project, its source, and how it will be used. By definition, sources must equal uses.

SOURCES OF FUNDS	Amount	Source: Lender, Grantor, etc.
Permanent Loan:	28,173.67	Merchants Capital
Subordinate Loan:	200,000.00	United Way of Dane County
Subordinate Loan:		
City Financing Requested:	100,000.00	Cannot use federal funds as construction costs don't anticipate Davis Bacon.
Project Equity (own funds):		
Other:		
TOTAL SOURCES:	328,173.67	
Construction Financing		
Construction Loan:		
Bridge Loan:		
Other:		
TOTAL:	328,173.67	

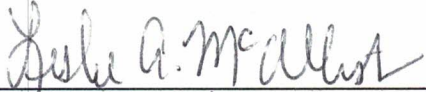
USES OF FUNDS	Amount	Source
Purchase Building:	27,275.35	1.44% of the Land Acquisition Costs
Build-out (if new purchase):		
Renovations/improvements (existing building):	225,150.00	McShane (1,290 SF of 89,620 SF)
Equipment purchase:		
Other:	75,748.32	1.44% of the Soft Costs & Professional Fee's
TOTAL USES:	328,173.67	

All Applications:

- All applications must submit an Operating Plan, Offer to Purchase or Contractor Bids, and executed Lease, if applicable.
- All applications must submit evidence of other funding sources secured for the project.
- Funded applicants are responsible for complying with all of the terms and conditions outlined in the CFL Program Guidelines.
- Applications to the Community Facilities Loan Program will be considered on a first-come, first-served basis.
- Final approval of funds will be awarded, via a Resolution, by the City's Common Council with recommendations from the CDBG Committee. Timeline for a commitment of funds is contingent upon committee's schedule.

APPLICATION CERTIFICATION

The Applicant certifies that all information in this application, and all information furnished in support of this application, is given for the purpose of the City of Madison Community Facilities Loan Program and is true and complete to the best of the applicant's knowledge and belief.

Signature 
AWC Board Chair

Date: 10/16/2023

Applications must be submitted to the Community Development Division by email:
cdd@cityofmadison.com