

8Twenty Park

J.T. Klein Company
Affordable Housing
Development

Common Council

JANUARY 19, 2016

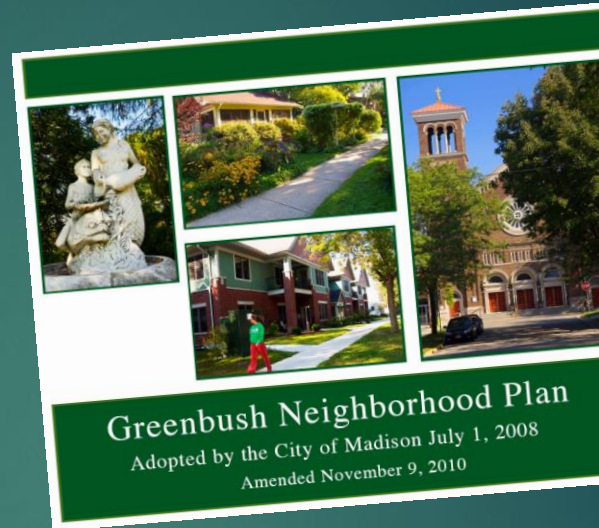


8Twenty Park

PROJECT CONTEXT

Plans

- ▶ City of Madison Comprehensive Plan (2006)
- ▶ Greenbush Neighborhood Plan (2008)
- ▶ Greenbush Vilas Housing Revitalization Strategy (GVHRS)
- ▶ City of Madison Affordable Housing Strategy
- ▶ Park Street Design Guidelines



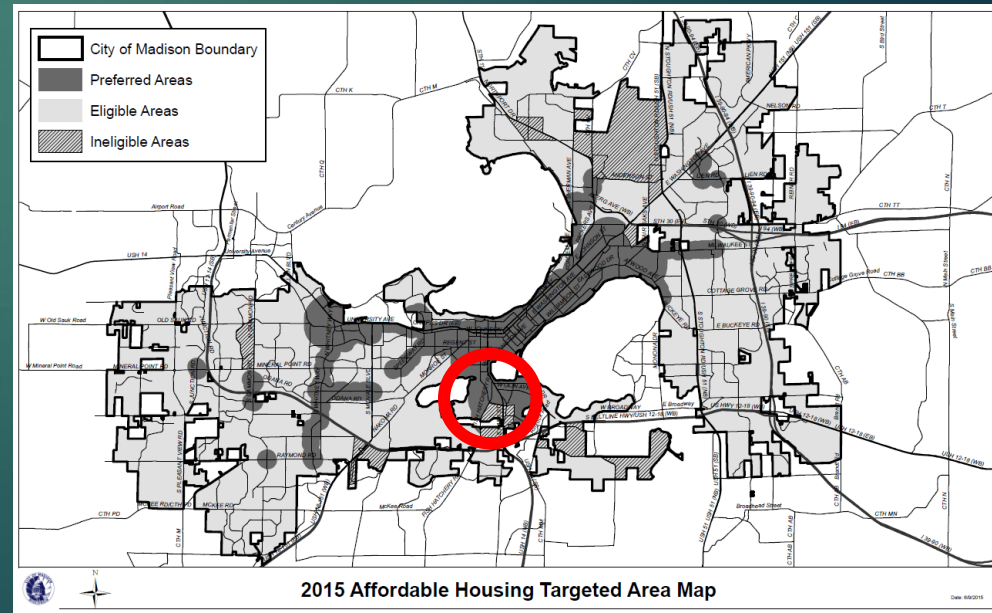
Housing Choices Today and Tomorrow

Today, Greenbush-Vilas offers a relatively narrow range of housing choices for a narrow segment of the population. A wider range of housing is needed to allow residents to remain in the neighborhood as they transition through stages of life as well as to attract new residents that currently cannot afford to live in the neighborhood.

The matrix below indicates the narrow range of housing choices available today (colored squares). The Strategy is focused to accommodate a greater range of market needs with a wider selection of housing types, sizes and prices.

	Single Adult	Couple	Adult & Child	Small Family	Extended Family	Room-mates
		ii	ii	iii	iiii	iiii
Single Family Detached						
Alley House						
Duplex, Triplex or Four-plex						
Cluster or Common Housing						
Small Apartment						
Large Apartment						

today tomorrow



Stakeholder Engagement



- ▶ **July 30** Steering Committee #1
- ▶ **August 11** Steering Committee #2
- ▶ **September 3** Steering Committee #3
- ▶ **September 10** Neighborhood Mtg #1
- ▶ **October 1** Steering Committee #4
- ▶ **November 5** Neighborhood Mtg #2

City Review Process

- ▶ **September 16** UDC Informational
- ▶ **October 7** Submit Land Use Application
- ▶ **November 18** UDC Initial Approval
- ▶ **December 7** Plan Commission Approval
- ▶ **December 9** UDC Referral – Exceptional Design
- ▶ **January 13** UDC Final Approval

8Twenty Park Evolution

First Iteration

- ▶ Mix of affordable and market rate housing
- ▶ 125 units
 - ▶ 5 stories along Park & Delaplaine
 - ▶ 3-4 stories along Brooks
- ▶ Brooks Street homes planned for removal
- ▶ 105 underground parking stalls
 - ▶ Parking ratio: 0.8
- ▶ 2,800 ft² of commercial

8Twenty Today

- ▶ Mix of affordable and market rate housing (85% affordable)
 - ▶ 25% set aside for veterans and residents with permanent disabilities
- ▶ 95 units
 - ▶ 5 stories along Park & Delaplaine
 - ▶ 3 stories on Haywood, step back to 4th floor
- ▶ Brooks Street homes preserved, improved and rezoned to TR-C3
- ▶ 84 underground + 11 surface stalls
 - ▶ Parking ratio: increased to 1.0
- ▶ 1,800 ft² of commercial along Park

Need for Affordable Housing

- ▶ Vacancy rates are at an historic low of 2-3%, which exacerbates the need for affordable housing.
- ▶ Since 2012, no affordable units have been constructed in downtown Madison.
- ▶ New housing targets students and young professionals.
- ▶ The City has a goal of 750 new affordable units over the next 5 years.
- ▶ Research shows that Section 42 housing developed in mixed- and high-income areas maintains or increases property values.*

“Madison... faces a large and persistent problem of a lack of affordable housing that results in high levels of housing cost burden and at the extreme, homelessness.”

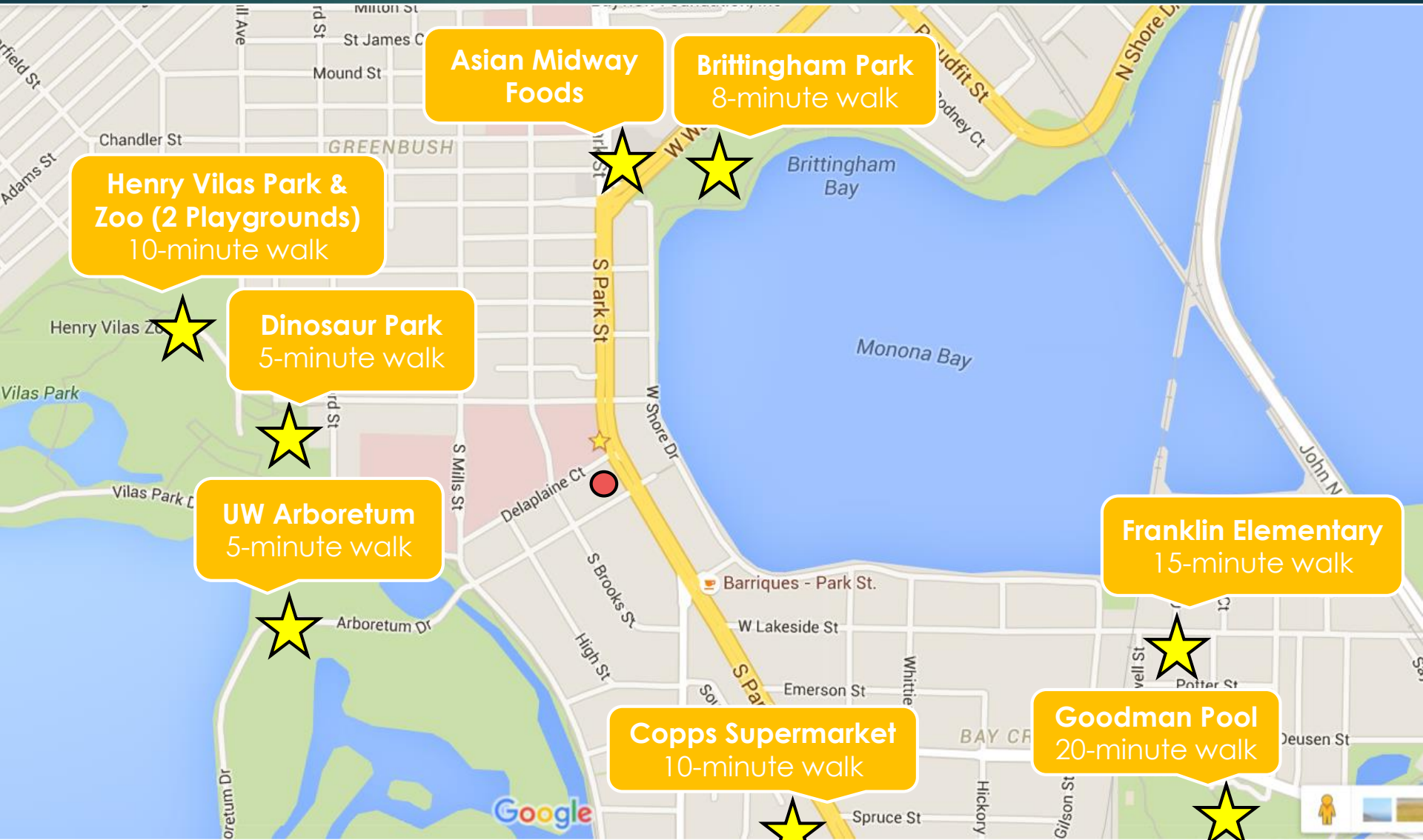
- *City of Madison Affordable Housing Strategy*



8Twenty Park

EQUITY THROUGH ACCESS

Parks, Schools, Supermarkets



Asian Midway Foods

Brittingham Park
8-minute walk

Henry Vilas Park & Zoo (2 Playgrounds)
10-minute walk

Dinosaur Park
5-minute walk

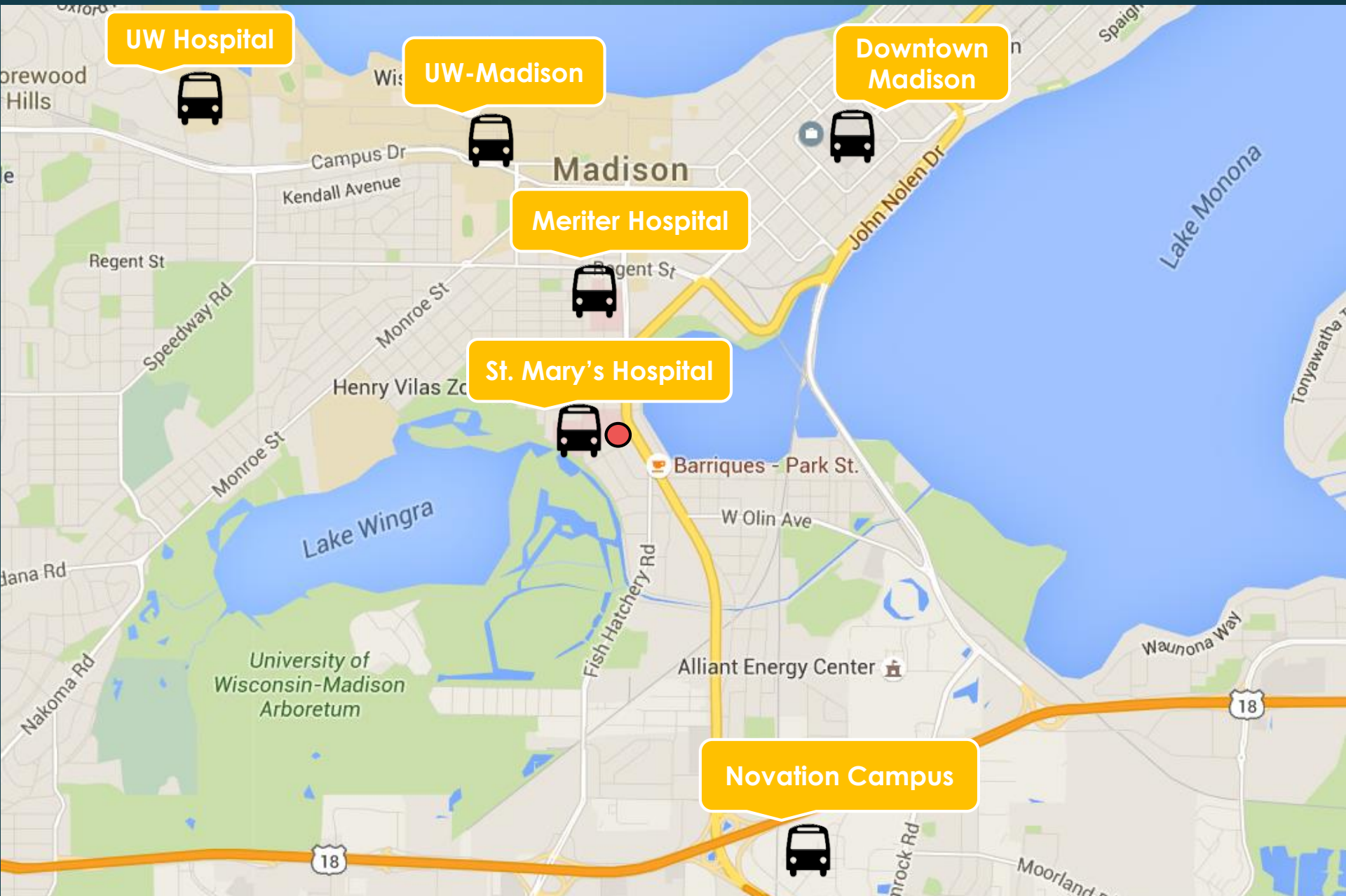
UW Arboretum
5-minute walk

Franklin Elementary
15-minute walk

Cops Supermarket
10-minute walk

Goodman Pool
20-minute walk

Employment Centers



Revitalization of Park Street



Regent Street South Campus Plan, 2008



Park Street at project site, looking north toward campus.



Park Street at Regent Street, looking south toward project site from campus.

Revitalization of Park Street



Based on Existing
Zoning

Wingra BUILD
Plan, 2005



Map 5: Bird's Eye Perspective: Park Street and Wingra Drive Intersection. A mixed-use, transit-oriented development that would include office, housing, and commercial elements

Preserving Single Family Homes



825 Brooks St.

- The existing home will be deconstructed and the home at 909 Delaplaine Ct. will be moved to this lot. 909 Delaplaine Ct. has been recently remodeled and the interior and exterior of the home are in very good condition.
- The front porch will likely be reconstructed after the move. A new entry walk will be installed from the City sidewalk to the porch on Brooks Street.
- New concrete driveway will be installed from Delaplaine Ct.
- New landscaping will be installed in the front and street side yards.

827 Brooks St.

- The existing home will be deconstructed and the home at 911 Delaplaine Ct. will be moved to this lot. 911 Delaplaine Ct. has been recently renovated and the interior and exterior of the home are in very good condition.
- The front porch will likely be reconstructed after the move. A new entry walk will be installed from the City sidewalk to the porch on Brooks Street.
- New concrete driveway installed. The detached garage may also be relocated.
- New landscaping will be installed in the front yard.

829 Brooks St.

- The existing home will be deconstructed and the home at 910 Haywood Dr. will be moved to this lot.
- The front stoop will likely be reconstructed after the move.
- New concrete driveway will be installed from Brooks Street.
- New landscaping will be installed in the front and side yards.

831 Brooks St.

- A new entry railing will be installed.
- The garage fascia will be repaired.
- The asphalt driveway will be removed including the front yard parking and a new concrete driveway installed along the north side of the home.
- New landscaping will be installed in the front yard.
- The electrical system will be evaluated and repaired or replaced as needed.
- If upgrades to the electrical are too extensive then the home at 910 or 914 Haywood will be moved to this location. Both homes were well maintained by their long-time original owners and the exteriors and interiors are in good condition.

930 Haywood Dr.

- New vinyl siding will be installed. Remove the shutters.
- New gutters and downspouts will be installed.
- A new railing at the porch entry will be installed.
- Paint railing on second floor rooftop balcony.
- Reconstruct rear stair and railing leading to the kitchen.
- Remove the chain link fence.
- Install a new driveway from Haywood Drive.
- Install new landscaping in the front and street side yards.

8TWENTY PARK
Brooks St. Elevation
November 5, 2015



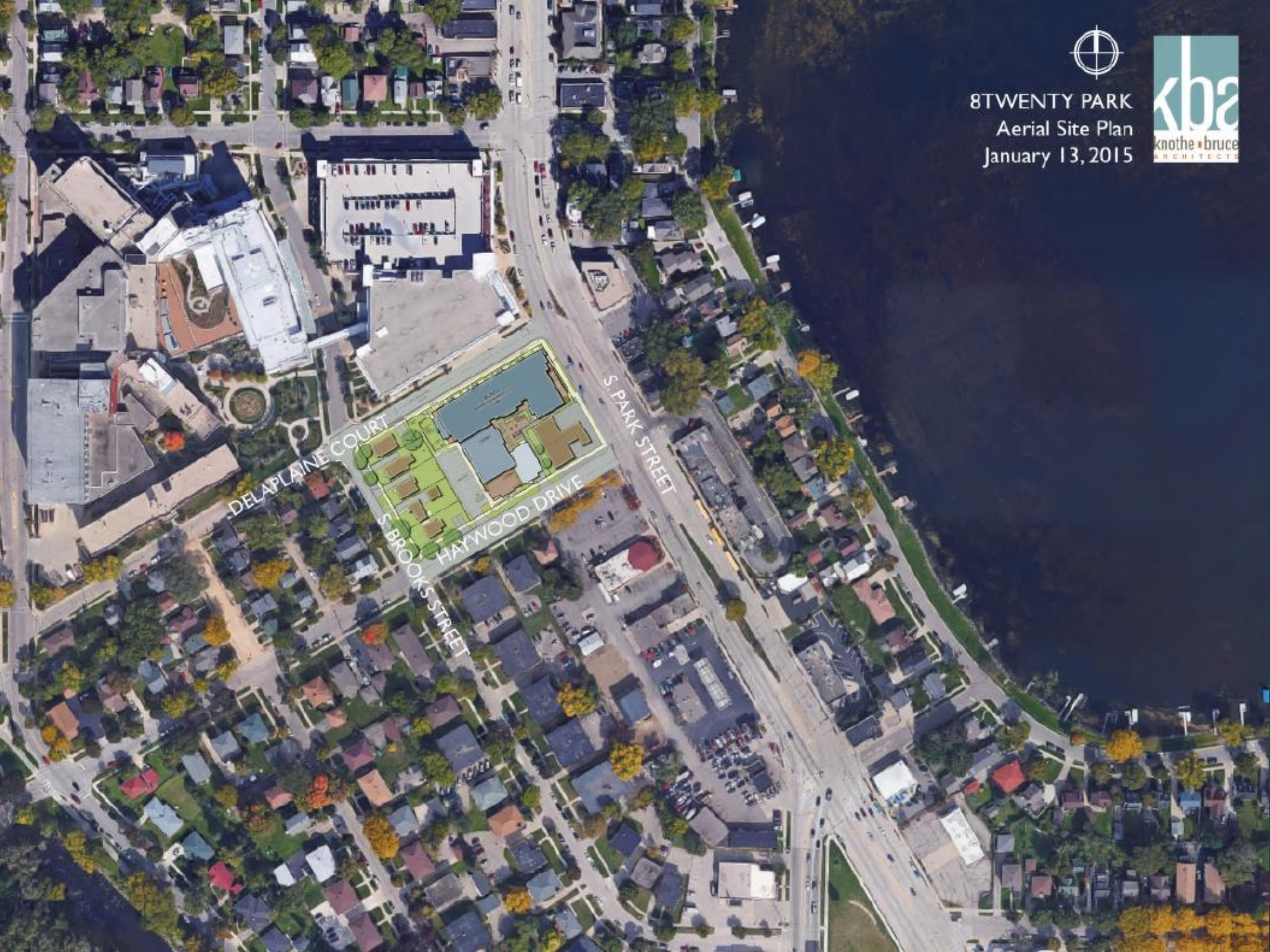
Why Support This Project?

1. Adds much needed affordable housing units.
2. Increases neighborhood diversity and equitable access to City amenities.
3. Provides workforce housing within walking distance of two major employers and transit access to existing job centers.
4. Contributes to the revitalization of Park Street.
5. Improves five single-family homes within the Greenbush Neighborhood.



8Twenty Park

PROJECT OVERVIEW



8TWENTY PARK
Aerial Site Plan
January 13, 2015



DELAPLAINE COURT

S. BROOKS STREET

HAYWOOD DRIVE

S. PARK STREET

LOT 1
CDM #11314

LOT 2
CDM #11314

DELAPLAINE
COURT

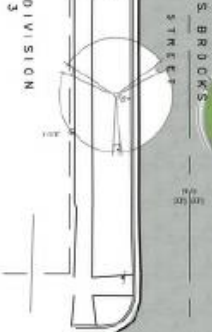
BACK BAY SUBDIVISION
BLOCK 3



KNOWITZ BAR



S PARK
STREET
REAR VIEW



S BRICKS
STREET



HAYWOOD
DRIVE

YOGEL'S ADDITION
BLOCK 1

LANDS

8TWENTY PARK
Site Plan
January 6, 2015





ST. MARY'S PARK

Dean & St. Mary's
Outpatient Center







8TWENTY PARK
Context Massing Model-
View from Delaplaine Ct.
January 6, 2016





8TWENTY PARK
Context Massing Model-
View from S. Park Street
January 6, 2016






FIRST FLOOR PLAN
 1/8" = 1'-0"

8TWENTY PARK
 First Floor Plan
 January 6, 2016





8TWENTY PARK
Aerial Site Plan
December 9, 2015





72'



8TWENTY PARK
Context Massing Model-
View from Haywood Dr.
January 6, 2016



Tot Lot



Commercial – Elite Line
Olive/Nutmeg Premium
VersaTie Drainage System



DELAPLAINE CT.



knothe + bruce
ARCHITECTS
Phone: 781 University Ave. Ste 181
609.226.2170 madison, WI 53702

KEN SAIKI DESIGN
LANDSCAPE ARCHITECTS
301 S. PATTERSON SUITE ONE
MADISON, WI 53703
Phone: 608.951.3600

- NOTES:
1. All plant beds shall have shredded hardwood bark mulch unless otherwise noted.
 2. Contractor shall contact City Forestry at least 48 hours prior to any work on street trees. Contact Dean Kahl, 608-268-8221, DKahl@cityofmadison.com.
 3. Indicated street trees shall be removed & replaced w/ species to be determined by City Forestry.
 4. Approval and permitting of street tree removals and street tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan.
 5. Trees shall be planted per planting specifications found in section 205 of City of Madison Standard Specifications for Public Works Construction.
 6. All lawn areas shall receive 6" min. topsoil.
 7. All planting beds shall receive 12" min. planting soil mixture & top-dressed with 1" shredded bark mulch.
 8. Temporary tree protection fence shall remain in place during construction and be removed by contractor upon substantial completion.

NOT FOR CONSTRUCTION

PROJECT TITLE
8TWENTY PARK

SHEET TITLE
Landscape Plan

SHEET NUMBER

L-1.0

PROJECT NO.
© 2013 Knothe + Bruce Architects, LLC



LANDSCAPE PLAN
L-1.0
1/12/17

HAYWOOD DR.

Brooks Street Improvements

- ▶ TR-C3 zoning
- ▶ New landscaping
- ▶ Maintained by property manager
- ▶ House-by-house improvements include:
 - ▶ New concrete driveways
 - ▶ New siding
 - ▶ New gutters and railings
 - ▶ Reconstructed stairways
 - ▶ Unsightly features such as chain link fence removed





8Twenty Park

EXPERIENCE // FINANCING //
DEMOGRAPHICS

Jacob Klein

- ▶ Born and raised in Madison
- ▶ Over 11 years of experience in affordable housing development
- ▶ Over 1,100 units developed
- ▶ Received WHEDA's High Impact Project Reserve Tax Credit award for Meadow Ridge Middleton in 2015
- ▶ Development experience:
 - ▶ Affordable multifamily
 - ▶ Affordable senior
 - ▶ Assisted living and memory care



Financing

▶ Phase 1

- ▶ WHEDA Section 42 credits (2016 application)
- ▶ City of Madison Affordable Housing Fund (awarded on 12/01/15)

▶ Phase 2

- ▶ Option 1: WHEDA Section 42 credits (2016 application)
- ▶ Additional options if necessary:
 - ▶ 7/10 WHEDA Flex Plan
 - ▶ WHEDA 4% Bond Program
 - ▶ WHEDA Section 42 resubmission in 2017
 - ▶ CRA credits for first mortgage lender

Project Demographics

Project Demographics

Project Specific (Madison MSA)				
2015 Maximum 60% Gross Income Limits (MSN, WI):				
1 Person Household	\$	34,740		
2 Person Household	\$	39,660		
3 Person Household	\$	44,640		
4 Person Household	\$	49,560		
5 Person Household	\$	53,580		
6 Person Household	\$	57,540		
*45% Minimum Income Requirement:		50% Units		60% Units
0 Bedroom Apartment		NA	NA	NA
1 Bedroom Apartment (\$691-846)		\$18,427	\$9	\$22,560 \$11
2 Bedroom Apartment (\$832-1018)		\$22,187	\$11	\$27,147 \$13
3 Bedroom Apartment (\$960-1175)		\$25,600	\$12	\$31,333 \$15
*Exceptions may be made for households with rental assistance or liquid assets in excess of 12 months of rent.				

Project Demographics



Sources of Income*	%
Retail, Service & Food Service Industries	31.0%
Medical, Nurse, CNA, Research, etc.	13.0%
Administrative, Office, Professional, etc.	11.0%
Education, Teacher, Researcher, etc.	11.0%
Retired, Social Security, Disability	11.0%
PT/FT Student	10.0%
Government Assistance, Unemployment, Parents, etc.	6.0%
Manufacturing/Construction/Labor	4.0%
Other, Military, Farm, Child Care Provider, etc.	3.0%
	100.0%

Project Demographics

# of Section 8 Voucher holders:	5-10%
Average income (tax credit units)	\$20,244
Average rent-1BR	\$661
Average rent-2BR	\$842
Average # of people in household (all)	1.8
Average Age of Minor Children (years)	9.05
Average % of Minor Children	21%
Average Current Tenant Age	41.27
Average current tenant tenure	1.8 years
Projected annual turnover	40%
Previous location (radius to site)	5 mi
Type of Previous Residence	%
Previous Residence Apartment	70.0%
Previous Residence with Parents/Family	28.0%
Previous Residence Owned Home	1.0%
Other (Shelter, etc.)	1.0%
	100.0%