



Project Team



Mary Wright President





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WHPC Partners











WHPC's properties in Wisconsin

WHPC's Mission

To preserve, provide, and protect affordable housing for the lowand moderate-income citizens in the state of Wisconsin

501(c)(3) non-profit 13,000+ residents

Long-term owners













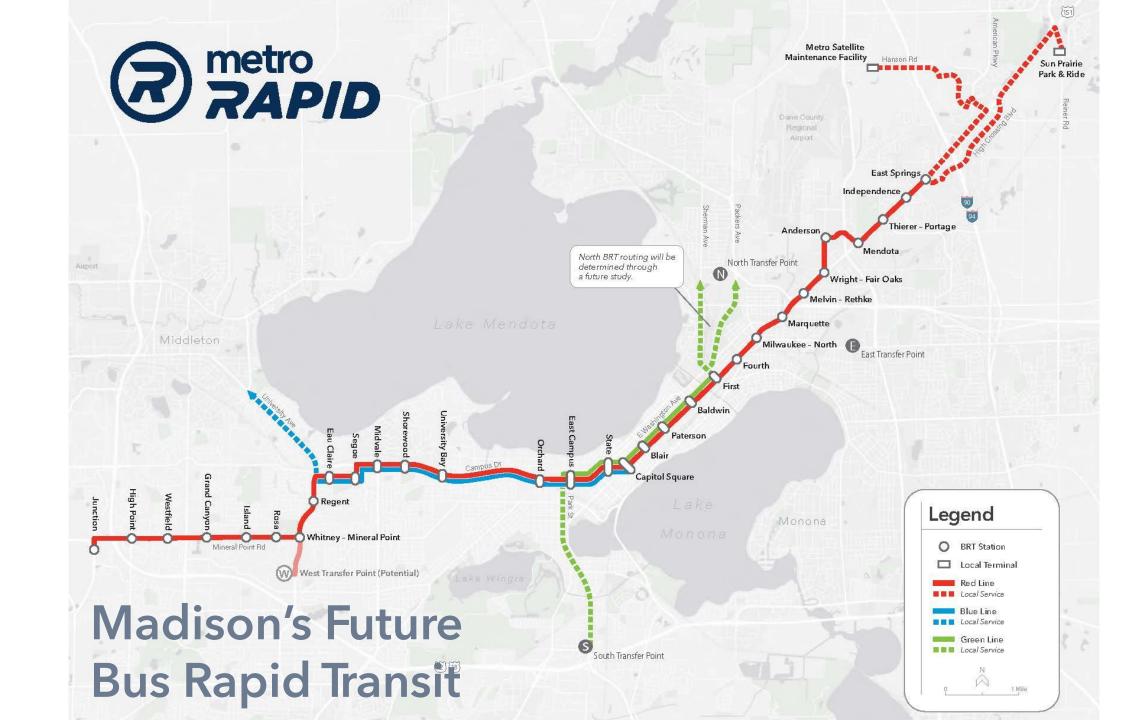


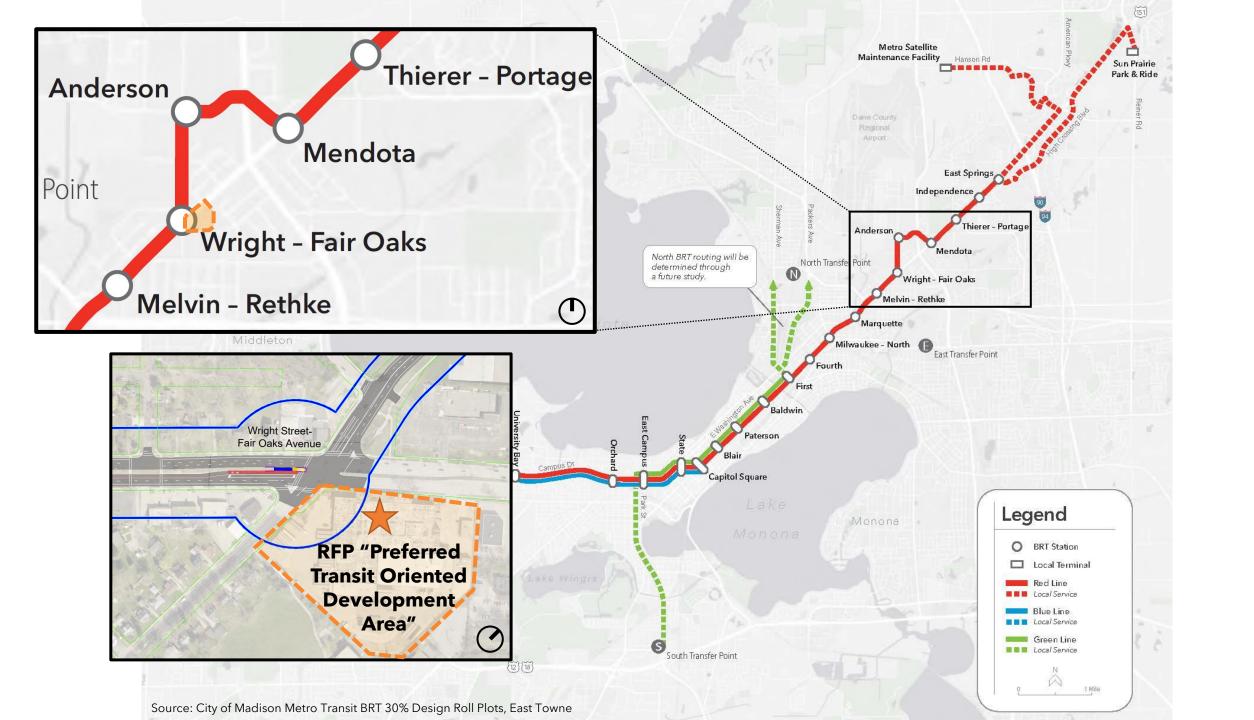


The Vacant Site

- Former Bimbo Bakery manufacturing facility at 3401 & 3433 E Washington Ave.
- Two parcels totaling 6.4 acres at the corner of E Washington Ave. and N Fair Oaks Ave.
- Vacant since 2019 and 2017
- Common Council approved our rezoning and land use application on July 19, 2022









Development Overview

- 245 units of workforce housing at 30% AMI to 80% AMI
- Four buildings of 2-5 stories, including one townhome building and one building for seniors aged 55+
- 102 1-BRs, 99 2-BRs, 44 3-BRs
- 282 automobile parking stalls (1.15 ratio) and 303 bicycle parking stalls
- 4,350 SF commercial space
- Sound mitigation techniques: upgraded windows, doors, walls, and insulation
- Resident amenities: 1.5+ acres of public green space, community rooms, fitness room, rooftop plaza, ground floor terraces, and adjacency to bus stop





Exterior Amenity
Spaces at Rise







Expected Timing

Planning

~2 years July 2021 - Jan. 2023

Construction

~18 months April 2023 - Sept. 2024

Lease-Up

March 2024 - June 2025

Unit Mix and Permanent Affordability

	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Total
1 bedroom	5	44	18	32	3	102
2 bedrooms	5	38	16	37	3	99
3 bedrooms*	2	20	13	9	-	44
Total	12	102	47	78	6	245

^{*} Of the 44 three-bedroom apartments, 12 will be townhome apartments with individual entrances

Please note that this unit mix has changed from the application and the 8/22 presentation to staff due to the designation of one building as senior (55+), which results in two more 1-bedroom units, three less 2-bedroom units, and one more 3-bedroom unit









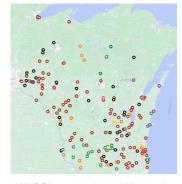
LIHTC = Section 42 = Tax Credits

Tax Credit Type	Other Names	Application Type	Typical AMI Range	Average AMI
4% Federal	4%	Non- competitive	50-70%	59%
4% Federal and 4% State	4 & 4	Competitive	30-80%	52%
9% Federal	9%	Competitive	30-60% + market-rate	43%

Coordination of Property Management, Supportive Services, and Owner

- WHPC has an in-house Director of Resident Services
- WHPC has 28 service coordinators across 2,623 units
- WHPC has our own document of best practices between the property manager and service coordinator
- WHPC communicates bi-weekly with the service coordinator team and through periodic in-person visits with site staff
- In 2022, WHPC began a pilot program with staff from development, asset management, and resident services to expand resident services across our portfolio





WHPC's properties in Wisconsin

Coordination of Property Management, Supportive Services, and Owner

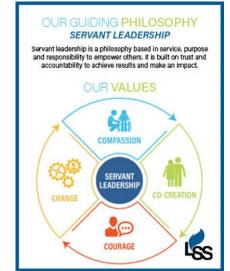
- LSS will be on-site at Rise two days per week (0.35 FTE)
- WHPC, ACC, and LSS have a demonstrated history of working together
 - LSS already provides service coordination and supportive services at 1,610 WHPC units across 32 properties
 - ACC manages approximately half of WHPC's portfolio of 8,500+ units across 70 properties
- LSS will refer applicants to ACC
 - o ACC will notify LSS when units are available
 - o LSS will obtain names from the Coordinated Entry List
 - LSS will coordinate meetings with community members like VA/VASH to coordinate targeted referrals



Integrated Supportive Housing







Integrated Supportive Housing

- Services will be available for the 12 households at 30%
 AMI but not mandatory as part of their lease obligations
 - Other households (i.e., >30% AMI) will be able to access services as well
- WHPC's 2022 survey of our other properties revealed that residents most desired the following services:
 - Exercise classes
 - Credit building/financial education
 - After-school enrichment
 - Access to internet and technology
 - o Assistance with resources such as food and transportation







Tenant Selection Plan

- Our TSP at Rise is consistent with the best practices outlined in Attachment B-1 of the RFP, Tenant Selection Best Practices
 - For example, ACC offers options to overcome poor credit such as proof of ability to pay based on two years of rental history, co-signer, and representative payee
 - Security deposits will be half of one month's rent

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demonstrable risk to resident settly and/or property and criminal conduct that indicates a Screening policies should take into account for restore and severily of a conviction and the amount of time that has presed since the criminal most.

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NANT SELECTION DI ANT B-1

City of Madison Affordable Housing Live

Updated 6/1/2022

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Income criteria, including present

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- the project, subject to local state, and federal laws. Each unit should be occupied to occupy each un person per bedroom at the time of occupancy.

 Credit score andlor report.
- overus score and/or report. The TSP, marketing and application materials should include a section proting whether or not a credit report will be ordined. The housing provider must provide a notice is applicants if adverse action is taken based on information on obtained from the credit renor.
- Landord or housing history, including prior eviction information
- rented on a first come, first served basis.

 Notice of deals.
- The notice of denial should inform applicants how to seek an appeal of the housing providers were compliance with the Violence Against Women Asset an appeal of the housing providers were
- Offingiance with the Violence Against Women Act (VMAM), which provides that an applicat in not be derived demission on the basis with supplicant is or has been a victim of domidating violence, sexual assaut, or staking if the applicant is or has been a victim of dominate violence. Ferrant selection and application or the violence of the provided violence of the pro
- Criminal and felony consictions, including defining the number of years said with the considered of other provided for the use of season and provided to TSP should pleast yet with the considered of other use of season.
- conviction).

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and subsidy (e.g.



Ownership Structure

- WHPC is a nonprofit corporation and will be the sole developer of Rise
 - o WHPC is a run by a female president
 - o 19% of WHPC staff identify as BIPOC and 50% identify as women
 - 22% of WHPC's Board of Directors identify as BIPOC and 33% identify as women
- WHPC will be the managing member (0.01% owner) of an LLC to be formed with a housing tax credit equity partner (99.99% owner)
- WHPC will have an option to reacquire the property through a right of first refusal or option to purchase at the end of the 15-year tax credit compliance period



Energy Efficiency, Renewable Energy, and Sustainable Design

- Photovoltaic system of at least 30 kW*
- 22%+ projected Energy Use Intensity savings calculated over baseline energy code from energy modeling with Focus on Energy
- 150 feet away from Red Line bus rapid transit stop
- Parking for 303 bikes, walking paths, and 1.5+ acres of park space
- Construction techniques that mitigate sound and improve energy efficiency for comfortable indoor living through thicker, double-paned windows, upgraded doors and walls, and additional insulation in walls and ceilings
- EnergyStar appliances and low-flow fixtures





^{*} Subject to approval by Dane County Regional Airport

Outreach to Date

- Neighborhood meetings on Feb. 3, April 20, May 17, Sept. 15
- Individual meetings with neighborhood residents and nearby organizations and businesses
- City of Madison
 - Dept. of Planning, Community, & Economic Development
 - Alder Syed Abbas (District 12) and former Alder Grant Foster (District 15)
 - President's Work Group on Environmental Justice













Feedback from DAT and neighbors

- Neighborhood pride
- Safety along East Washington Ave.
- Need for investment in the area
- More affordability
- Sound mitigation
- Sufficient parking
- Impact on school (currently 75% capacity)
- Coffee shop

¿Cuál es el futuro del sitio vacante de la panadería?

Unete Wisconsin Housing Preservation Corp. y Alder Syed Abbas

Reunión vecinal 20 de abril a las 6 y media de la noche

East Madison Community Center - Sala multipropósito 8 Straubel Court, Madison, WI

También habrá una opción virtual, Registrese aquí para asistir por Zoom: https://tinyurl.com/et8ndryr



Un tranductor al español va a estar pres

A Spanish interpreter will be available







What sets us apart

- **Supply**: 245 affordable apartments at 30-80% AMI
- Income Targeting: 100% of units permanently affordable
- Mission: WHPC is one of two nonprofit applicants for this RFP
- Willpower: Support from City of Madison staff and elected officials
- Readiness: "Shovel-ready" project
 - Non-competitive 4% LIHTC application
 (unlike 9% applications or 4% federal &
 4% state applications)
 - o Zoning & land use approval secured

Thank you for the opportunity to apply!

bakerysitequestions@whpccorp.com

