



*Integrity. Innovation. Community.*

## City of Madison Affordable Housing Fund

October 13, 2022

ATLANTA

CHICAGO

DENVER

MADISON

MILWAUKEE

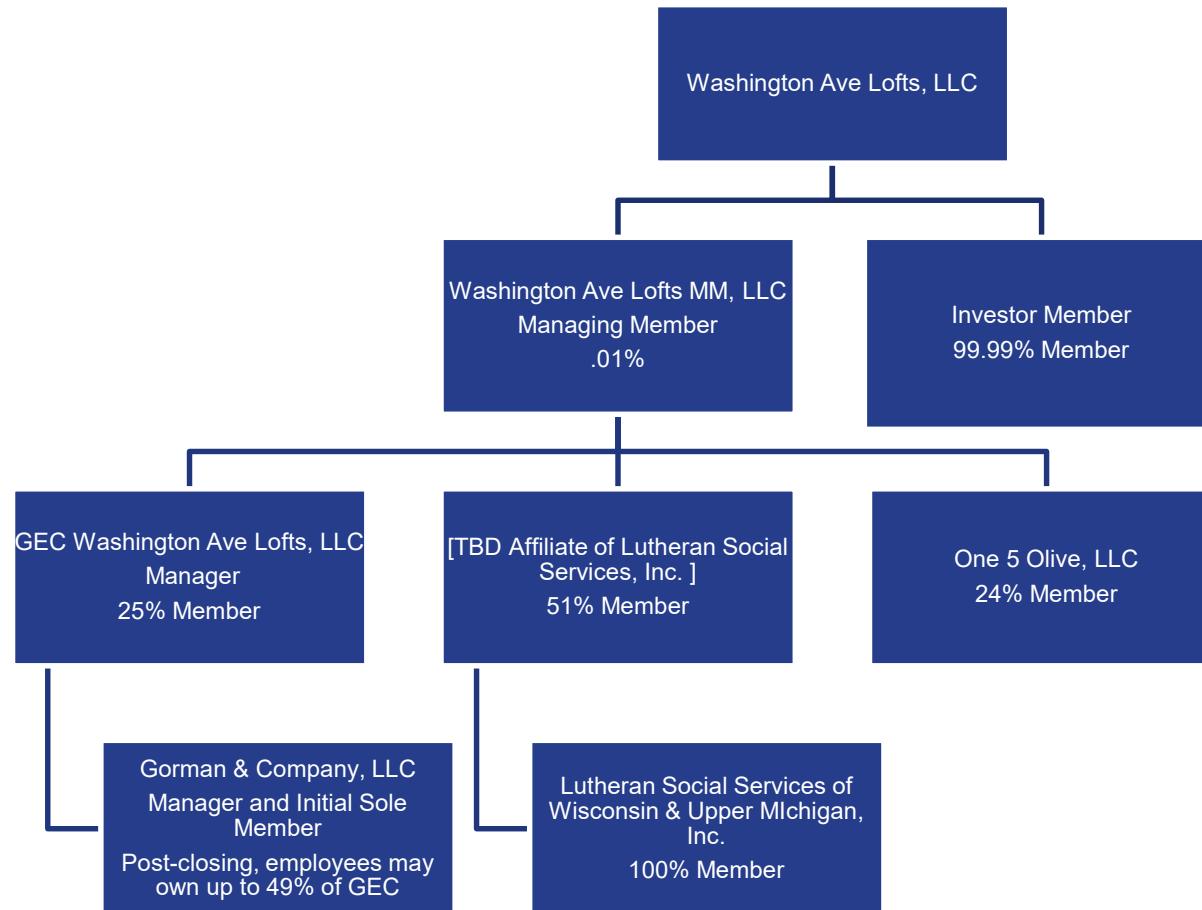
PHOENIX

PORTLAND

# Development Team

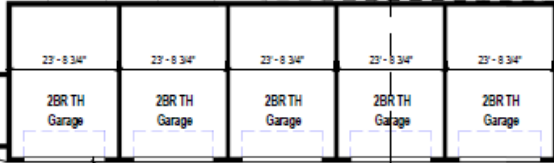
- Gorman & Company, LLC
  - Developer, General Contractor, Property Manager
- One 5 Olive
  - Development Partner
- Lutheran Social Services (LSS) of Wisconsin & Upper Michigan
  - Development / Social Services Partner
- Korb + Associates Architects
  - Architect

# Ownership Structure



RIDGEWAY AVE

RETAINING AS NEEDED



SURFACE PARKING

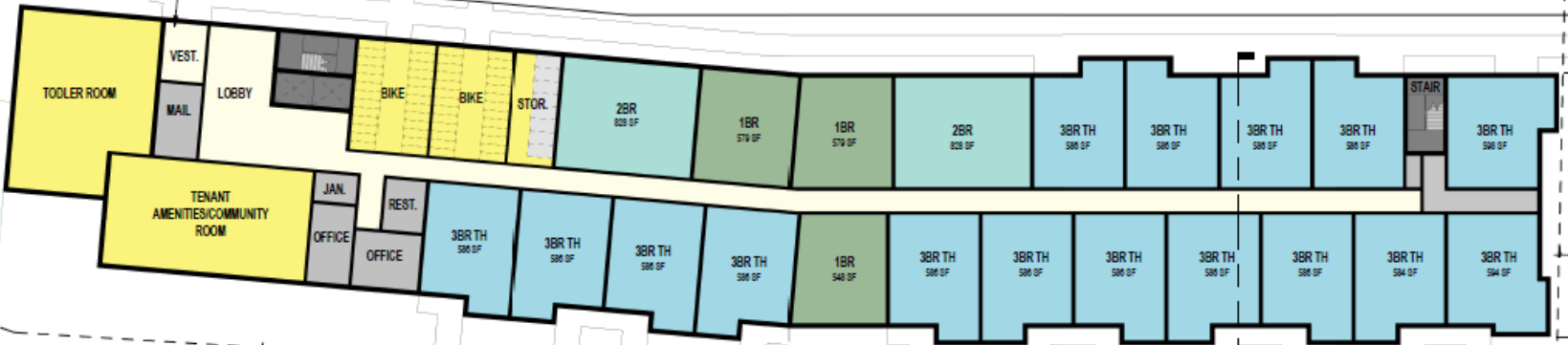
DISTRICT BOUNDARY SCREENING - FENCE

TRASH

TENANT ENTRY

FENCED IN PLAY AREA  
2552 SF

SHORT TENANT BIKE PARK



5 10 20 40  
SCALE: 1/2" = 20'-0"

E. WASHINGTON AVE

MELVIN CT

# Unit Mix

Unit Size	Unit Count	Income Band	Net Rent	1 Max Income	2 Max Income	3 Max Income	4 Max Income	5 Max Income
1	5	30%	\$532	\$24240	\$27690	-	-	-
1	4	50%	\$910	\$40400	\$46150	-	-	-
1	6	60%	\$1116	\$48480	\$55380	-	-	-
1	3	-	\$1128	-	-	-	-	-
2	10	30%	\$640	-	\$27690	\$31140	-	-
2	10	50%	\$1094	-	\$46150	\$51900	-	-
2	9	60%	\$1341	-	\$55380	\$62280	-	-
2	5	-	\$1475	-	-	-	-	-
3	4	30%	\$738	-	-	-	\$34590	\$37380
3	6	50%	\$1263	-	-	-	\$57650	\$62300
3	8	60%	\$1548	-	-	-	\$69180	\$74760
3	3	-	\$1703	-	-	-	-	-

# Supportive Strategies and Tenant Selection Plan

- Gorman & Company will comply with Attachment B-1 of the RFP
- LSS will oversee the provision of social services at this property
  - Similar in scope to our other properties in Madison
    - Carbon at Union Corners
    - Generations at Union Corners
    - Valor on Washington

# Energy Efficiency

- Built to score 200+ points on Wisconsin Green Built Homes
- Built to satisfy Enterprise 2020 Green Communities Criteria
- Focus on Energy (FOE) Timeline:
  - Washington Lofts Registered with FOE on 8/11/22
  - Design Team Initial Design Coordination 8/18/22
  - Working with FOE in similar capacity to Nexus at Union Corners

# Staff and Community Feedback

- Development Assistance Team (DAT) Meeting – 6/30/2022
  - Noise Mitigation Features
    - Double-Pane Windows
    - Spray Foam Insulation
  - Townhomes along Ridgeway Avenue
- Alder Meeting – 7/26/2022
- Neighborhood Board Meeting - 8/16/2022
- Neighborhood Meeting – 9/1/2022