

Application for Neighborhood and Community Development Funds

Applications should be submitted electronically to the CDD by 12:00 p.m. on the first Friday of the month and will be reviewed by the CDBG Committee on the first Thursday of the following month.

Program Title:	<u>Wingra Commons Apartments</u>	Amount Requested:	<u>\$ 239,993</u>
Agency:	<u>Silverstone Partners, Inc.</u>	Tax ID/EIN/FEIN:	<u>20-3366040</u>
Address:	<u>7447 University Avenue, Ste 210, Middleton, WI 53562</u>	DUNS #:	<u>TBD</u>
Contact Person:	<u>Thomas W. Sather</u>	Telephone:	<u>(608)824-2291</u>
Email:	<u>sather@silverstonepartners.com</u>	Fax:	<u>(608)824-2299</u>

1. **Program Abstract:** Provide an overview of the project. Identify the community need to be addressed. Summarize the program's major purpose in terms of need to be addressed, the goals, procedures to be utilized, and the expected outcomes. Limit response to 150 words.

The proposed Wingra Commons Apartments project is a 63-unit Section 42 apartment project that will provide high-quality affordable housing for moderate income and low income Madison residents. Of the 63 units, 9 will be market rate, 17 will be at 60% CMI, 23 at 50% CMI, 8 at 40% CMI and 6 at 30% CMI. The provision of affordable housing has been identified as a primary CDBG objective. Wingra Commons addresses this objective.

The project represents an investment of \$10,528,671 into the to-be-formed Wingra Creek Tax Increment District (TID). The project reutilizes a vacant and blighted site, rejuvenates the neighborhood, increases the tax base, creates jobs and serves as the initial tax increment generator required to establish the proposed TID.

2. **Target Population:** Identify the projected target population for this program in terms of age, residency, race, income eligibility criteria, and other unique characteristics or sub-groups.

Wingra Commons will be a non-age restricted apartment project. Because of its proximity to three major health care facilities, we anticipate that it will be an attractive housing choice for persons with disabilities or continuing medical conditions, seniors and employees of these neighboring health care facilities.

With only 9 market rate units, and many units set aside for persons at or below 50%, 40% and 30% of CMI, Wingra Commons will provide an atypically high level of housing for residents with lower incomes.

128 # unduplicated individuals estimated to be served by this project.

63 # unduplicated households estimated to be served by this project.

* individual estimate is based on 1.5 persons per 1BR unit, 2.5 persons per 2BR unit & 3.5 persons per 3BR unit

3. Program Objectives: The 5-Year Plan lists 9 project objectives (A through N). Circle the one most applicable to your proposal and describe how this project addresses that objective.

- | | |
|-------------------------------------------|--------------------------------|
| A. Housing – Existing Owner-Occupied | G. Neighborhood Civic Places |
| B. Housing – For Buyers | K. Community-based Facilities |
| C. Housing – Rental Housing | L. Neighborhood Revitalization |
| E. Economic Dev. – Business Creating Jobs | N. Access to Housing Resources |
| F. Economic Dev. – Micro-enterprise | |

C. Housing – Rental Housing

The proposed Wingra Commons Apartments project is proposed to be a 63-unit Section 42 apartment project that will provide high-quality affordable housing for moderate income and low income Madison residents. Of the 63 units, 9 will be market rate, 17 will be at 60% CMI, 23 at 50% CMI, 8 at 40% CMI and 6 at 30% CMI. The provision of affordable housing has been identified as a primary CDBG objective. Wingra Commons addresses this objective.

Housing will be provided for an estimated 63 households totaling 128 persons.

4. Fund Objectives: Check the fund program objective which this project meets. (Check all for which you seek funding.)

- | | | | |
|-----------------------|-------------------------------------------------------------------------------------------|----------|-----------------------------------------------------|
| Acquisition/
Rehab | <input type="checkbox"/> New Construction, Acquisition,
Expansion of Existing Building | Futures | <input type="checkbox"/> Prototype |
| | <input type="checkbox"/> Accessibility | | <input type="checkbox"/> Feasibility Study |
| | <input type="checkbox"/> Maintenance/Rehab | | <input type="checkbox"/> Revitalization Opportunity |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> New Method or Approach |
| Housing | <input checked="" type="checkbox"/> Rental Housing | Homeless | <input type="checkbox"/> Housing |
| | <input type="checkbox"/> Housing For Buyers | | <input type="checkbox"/> Services |

5. Budget: Summarize your project budget by estimated costs, revenue, and fund source.

EXPENDITURES	TOTAL PROJECT COSTS	AMOUNT OF CD REVENUES	AMOUNT OF NON-CD REVENUES	SOURCE OF NON-CD FUNDED PORTION
A. Personnel Costs				
1. Salaries/Wages (attach detail)	\$4,740,000*			
2. Fringe Benefits				
3. Payroll Taxes				
B. Non-Personnel Costs				
1. Office Supplies/Postage				
2. Telephone				
3. Rent/Utilities				
4. Professional Fees & Contract Services				
5. Work Supplies and Tools				
6. Other:				
C. Capital Budget Expenditures (Detail in attachment C)				
1. Capital Cost of Assistance to Individuals (Loans)				
2. Other Capital Costs:	\$5,788,671			
D. TOTAL (A+B+C)	\$10,528,671			

* Labor is commonly approximately 45% of the cost of development projects such as this. Based on a review of overall project costs, we believe that this is a reasonable approximation.

6. Action Plan/Timetable

Describe the major actors and activities, sequence, and service location, days and hours which will be used to achieve the outcomes listed in # 1.

Estimated Month of Completion
(If applicable)

Use the following format:
(Who) will do (what) to (whom and how many)
(when) (where) (how often). A flowchart may be helpful.

The WHEDA application for this project will be submitted by Silverstone Partners, Inc. (Silverstone) on or before February 4th, 2011. WHEDA will announce the tax credit recipients by April, 30, 2011. If the project is awarded tax credits, it is anticipated that financing, construction drawings, contracts, city approvals, etc. will allow for a construction start date by December 31, 2011. Construction is anticipated to take ten months, for a completion and occupancy date of approximately October 31, 2012.

7. What was the response of the alderperson of the district to the project?

Ald. Julia Kerr strongly supports the project.

8. Does agency seek funds for property acquisition and/or rehab? [If applicable, describe the amount of funds committed or proposed to be used to meet the 25% match requirements (HOME or ESG) with its qualifications.]

 No Complete Attachment A

 X Yes Complete Attachment B and C and one of the following:

 D Facilities

 E Housing for Buyers

 X F Rental Housing and Proforma

9. Do you qualify as a Community Housing Development Organization (CHDO)? (See attachment G for qualifications.)

 X No

 Yes - Complete Attachment G

10. Do you seek Scattered Site Acquisition Funds for acquisition of service-enriched housing?

 X No

 Yes - Complete Attachment B, C, F, and H

11. Do you seek ESG funds for services to homeless persons?

 X No

 Yes - Complete Attachment I

12. This proposal is hereby submitted with the approval of the Board of Directors/Department Head and with the knowledge of the agency executive director, and includes the following:

 Future Fund (Attachment A)

 X Property Description (Attachment B)

 C Capital Budget (Attachment C)

 Community Service Facility (Attachment D)

 Housing for Resale (Attachment E)

 X Rental Housing and Proforma (Attachment F)

 CHDO (Attachment G)

 Scattered Site Funds Addendum (Attachment H)

 ESG Funding Addendum (Attachment I)

13. Affirmative Action: If funded, applicant hereby agrees to comply with City of Madison Ordinance 39.02(9) and file either an exemption or an affirmative action plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at: <http://www.cityofmadison.com/dcr/aaForms.cfm>.

14. Non-Discrimination Based on Disability: Applicant shall comply with Section 39.05, Madison General Ordinances, Nondiscrimination Based on Disability in City-Assisted Programs and Activities. Under section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless an Assurance of Compliance with Sec. 39.05 is provided by the applicant or recipient, prior to the granting of the City financial assistance. Applicant hereby makes the following assurances: Applicant assures and certifies that it will comply with section 39.05 of the Madison General Ordinances, entitled "Nondiscrimination Based on Disability in City Facilities and City-Assisted Programs and Activities," and agrees to ensure that any subcontractor who performs any part of this agreement complies with sec. 39.05, where applicable, including all actions prohibited under section 39.05(4), MGO." <http://www.cityofmadison.com/dcr/aaForms.cfm>

Signature: _____

Thomas W. Sather, President, Silverstone Partners, Inc.

Date: 1/27/11

Signature: _____ Date:
Executive Director

For additional information or assistance in completing this application, please contact the CDBG Office at 267-0740.

COMPLETE IF PROJECT INVOLVES PURCHASE, REHAB, OR CONSTRUCTION OF ANY REAL PROPERTY:

INFORMATION CONCERNING PROPOSALS INVOLVING REAL PROPERTY

ADDRESS	ACTIVITY (Circle Each Applicable Phase)	NUMBER OF UNITS		Number of Units Currently Occupied	Number of Tenants To Be Displaced?	APPRAISED VALUE:		PURCHASE PRICE (If Applicable)	ACCESSIBLE TO INDIVIDUALS WITH PHYSICAL HANDICAPS?		PRIOR USE OF CD FUNDS IN BUILDING?
		Prior to Purchase	After Project			Current	After Rehab/ Construction		Currently?	Post-project?	
1012 Fish Hatchery Road	Purchase Rehab Construct	0	63	0	0	\$157,000	\$3,276,000*		N/A	Yes	No
	Purchase Rehab Construct										
	Purchase Rehab Construct										

- Total project cost \$10,528,671, projected assessed value upon completion \$3,276,000 per City of Madison

CAPITAL BUDGET

TOTAL PROJECT/CAPITAL BUDGET (include all fund sources)

Amount and Source of Funding: ***	TOTAL	Amount	Source/Terms**	Amount	Source/Terms**
Acquisition Costs:					
Acquisition	985,000	6,713,820	WHEDA tax credit equity		
Title Insurance and Recording	15,000	3,460,858	Mortgage loan		
Appraisal	7,500	114,000	City of Madison TIF		
*Predvpmnt/feasibility/market study	30,000	239,993	City of Madison CDBG		
Survey	7,000				
*Marketing/Affirmative Marketing	35,000				
Relocation	0				
Other:					
Construction:					
Construction Costs	6,930,000				
Soils/site preparation	0				
Construction management	363,000				
Landscaping, play lots, sign	0				
Const interest	244,610				
Permits: print plans/specs	80,000				
Other:					
Fees:					
Architect	160,000				
Engineering	40,000				
*Accounting	45,000				
*Legal	135,000				
*Development Fee	737,000				
*Leasing Fee	0				
Other_WHEDA/Application Fees	95,800				
Project Contingency:	239,120				
Furnishings:	85,000				
Reserves Funded from Capital:					
Operating Reserve	239,641				
Replacement Reserve	0				
Maintenance Reserve	0				
Vacancy Reserve	0				
Lease Up Reserve	0				
Other (specify): Taxes & Insurance	55,000				
Other (specify):					
TOTAL COSTS:	10,528,671	10,528,671	TOTAL SOURCES		

* If CDBG funds are used for items with an *, the total cost of these items may not exceed 15% of the CDBG amount.

** Note: Each amount for each source must be listed separately, i.e. Acquisition: \$30,000 HOME, \$125,000 CRF.

*** Identify if grant or loan and terms.

RESIDENTIAL RENTAL PROPERTY

A. Provide the following information for rental properties:

Table A: RENTAL						
Site 1			Site 2		Site 3	
Unit #	# of Bedrooms	Amount of CD \$	Use of CD Funds*	Monthly Unit Rent	Includes Utilities?	Household Income Category
1-2	1			925.00	H,W,S	Market
3-14	1			825.00	H,W,S	60% CMI
15-25	1			695.00	H,W,S	50% CMI
26-32	1			540.00	H,W,S	40% CMI
33-35	1			395.00	H,W,S	30% CMI
36-38	2			995.00	H,W,S	Market
39-43	2			935.00	H,W,S	60% CMI
45-50	2			815.00	H,W,S	50% CMI
51-54	2			645.00	H,W,S	40% CMI
55-59	2			475.00	H,W,S	30% CMI
58-59	3			1,065.00	H,W,S	Market
60-63	3			950.00	H,W,S	50% CMI

B. Indicate how the project will demonstrate that the housing units will meet housing and code standards.

The project will be constructed in compliance with all applicable building codes and standards. This will be certified by the architect, Knothe & Bruce.

C. Describe briefly your tenant selection criteria and process.

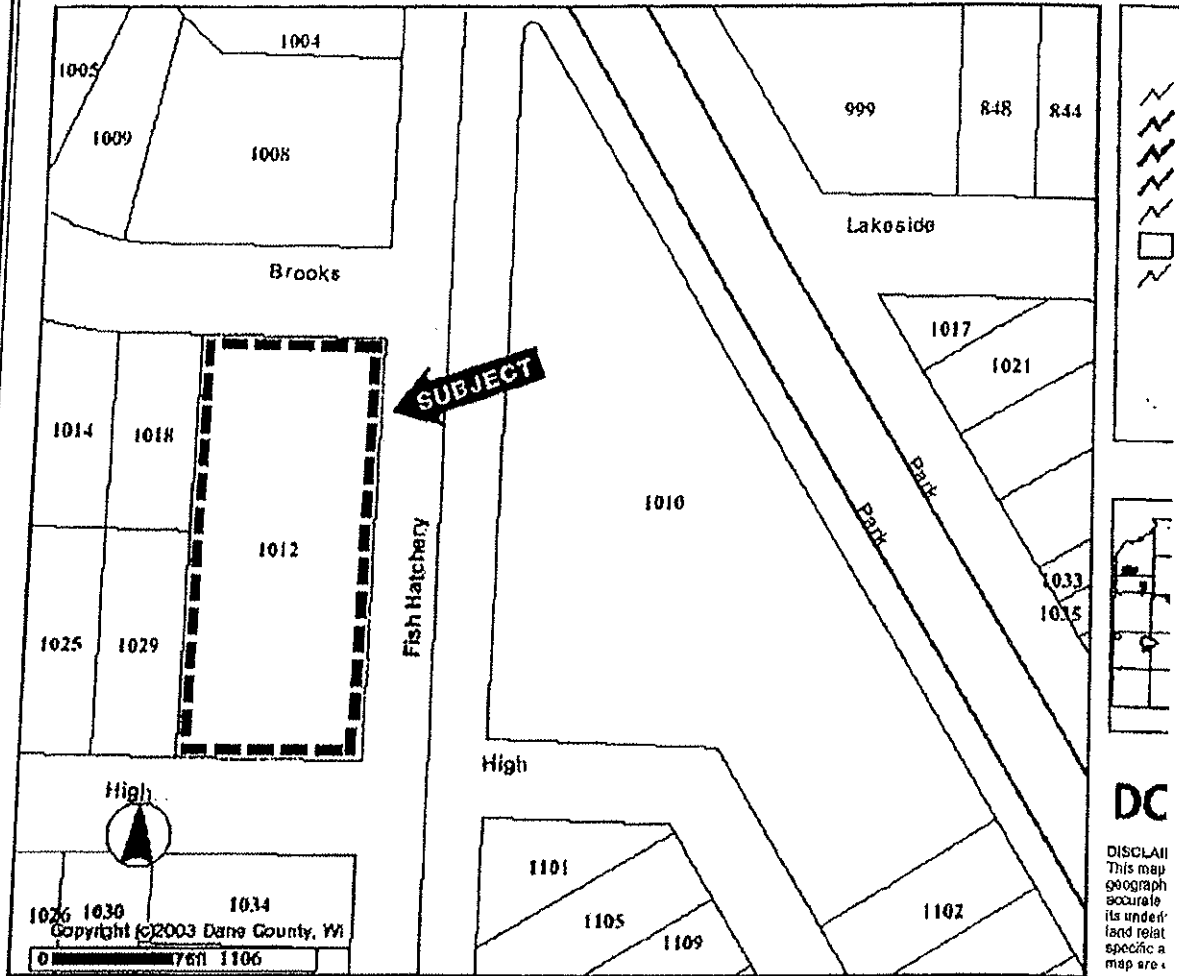
The project will be professionally managed by Oakbrook Corporation of Madison who will employ typical tenant selection, namely compliance with the requirements of Section 42 of the U.S. tax code, and the typical financial and criminal background checks. If more detailed information is required, please contact Ms. Kelly Edwards at Oakbrook Corporation (608)238-2600.

D. Does the project include plans to provide support services to assisted residents or to link assisted residents to appropriate services? If yes, describe.

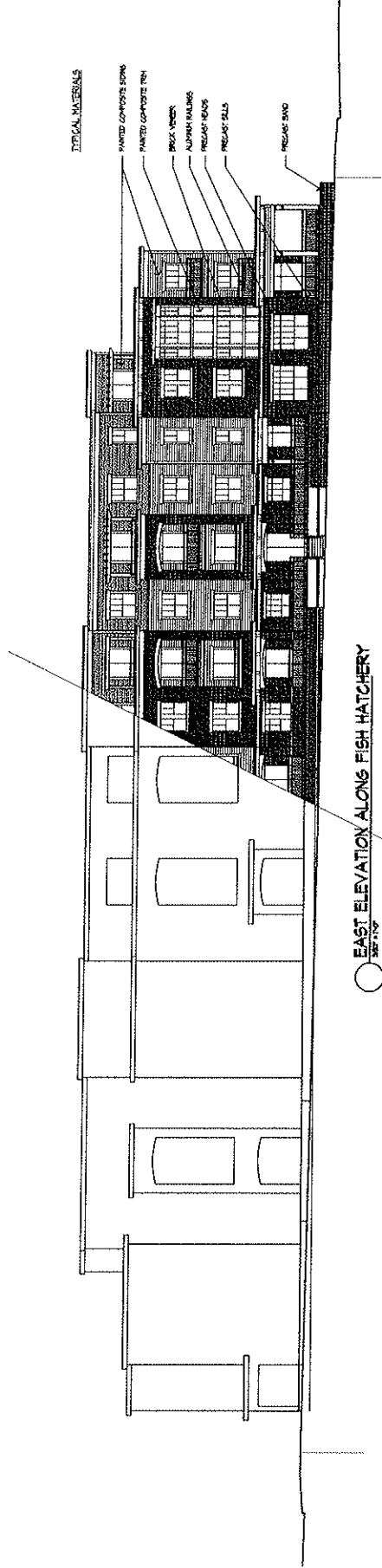
This will be an independent living apartment project.

TOTAL PROJECT PROFORMA (total units in the project)															
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Revenue															
Gross Income	571920	583358	595026	606926	619065	631446	644075	656956	670095	683497	697167	711111	725333	739840	754636
Less Vacancy	40034	40835	41652	42485	43335	44201	45085	45987	46907	47845	48802	49778	50773	51789	52825
Net Income	531886	542523	553374	564441	575730	587245	598990	610969	623189	635353	648366	661333	674560	688051	701812
Expenses															
Audit/Legal/Admin	38000	39140	40314	41524	42769	44052	45374	46735	48137	49581	51069	52601	54179	55804	57478
Taxes	62500	64375	66306	68295	70344	72455	74628	76867	79173	81548	83995	86515	89110	91783	94537
Insurance	12500	12875	13261	13659	14069	14491	14926	15373	15835	16310	16799	17303	17822	18357	18907
Maintenance	56000	57680	59410	61193	63028	64919	66867	68873	70939	73067	75259	77517	79843	82238	84705
Utilities	50000	51500	53045	54636	56275	57964	59703	61494	63339	65239	67196	69212	71288	73427	75629
Property Management	33483	34487	35522	36588	37685	38816	39980	41180	42415	43688	44988	46348	47739	49171	50646
Operating Reserve Pmt															
Replacement Reserve Pmt	18600	18600	18600	18600	18600	18600	18600	18600	18600	18600	18600	18600	18600	18600	18600
Support Services															
Affirmative Marketing	10000	10300	10609	10927	11255	11593	11941	12299	12668	13048	13439	13842	14258	14685	15126
Other _____	10000	10300	10609	10927	11255	11593	11941	12299	12668	13048	13439	13842	14258	14685	15126
Total Expenses	272483	280657	289077	297750	306682	315882	325359	335120	345173	355529	366194	377180	388496	400150	412155
NET OPERATING INCOME	240803	243266	245697	248092	250448	252762	255013	257250	259415	261524	263571	265553	267464	269300	271057
Debt Service															
First Mortgage	200669	200669	200669	200669	200669	200669	200668	200669	200669	200669	200669	200669	200669	200669	200669
Other															
Other															
Total Debt Service	200669	200669	200669	200669	200669	200669	200669	200669	200669	200669	200669	200669	200669	200669	200669
Total Annual Cash Expenses															
Debt Service Reserve															
Cash Flow	40134	42597	45028	47423	49779	52093	54362	56581	58747	60855	62902	64884	66795	68631	70388
Assumptions:															
Vacancy Rate	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%	7%
Annual Increase	2% income	3% expenses													
Carrying Charges															
Expenses															

Dane County DCiMap







TYPICAL MATERIALS

PAINTED COMPOSITE SIDING

PAINTED COMPOSITE TRIM

BRICK VENEER

ALUMINUM RAILINGS

PRECAST PANELS

PRECAST SILLS

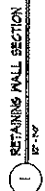
PRECAST BAND

EAST ELEVATION ALONG FISH HATCHERY

SOUTH ELEVATION

NORTH ELEVATION

WEST ELEVATION



SITE ADDRESS 10000 N. 10TH AVE S.W. CITY STATE ZIP LOCAL LANDSCAPE PLAN ARCHITECTURAL SHADOWS, FIRST-FLOR PLAN AND SECOND- AND THIRD-FLOR PLANS ELEVATIONS	SITE ADDRESS 10000 N. 10TH AVE S.W. CITY STATE ZIP LOCAL LANDSCAPE PLAN ARCHITECTURAL SHADOWS, FIRST-FLOR PLAN AND SECOND- AND THIRD-FLOR PLANS ELEVATIONS
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**KNOTHE
& BRUCE
ARCHITECTS**
7401 University Avenue Suite 203
Madison, Wisconsin 53762
608-471-3590 Fax 608-471-4794

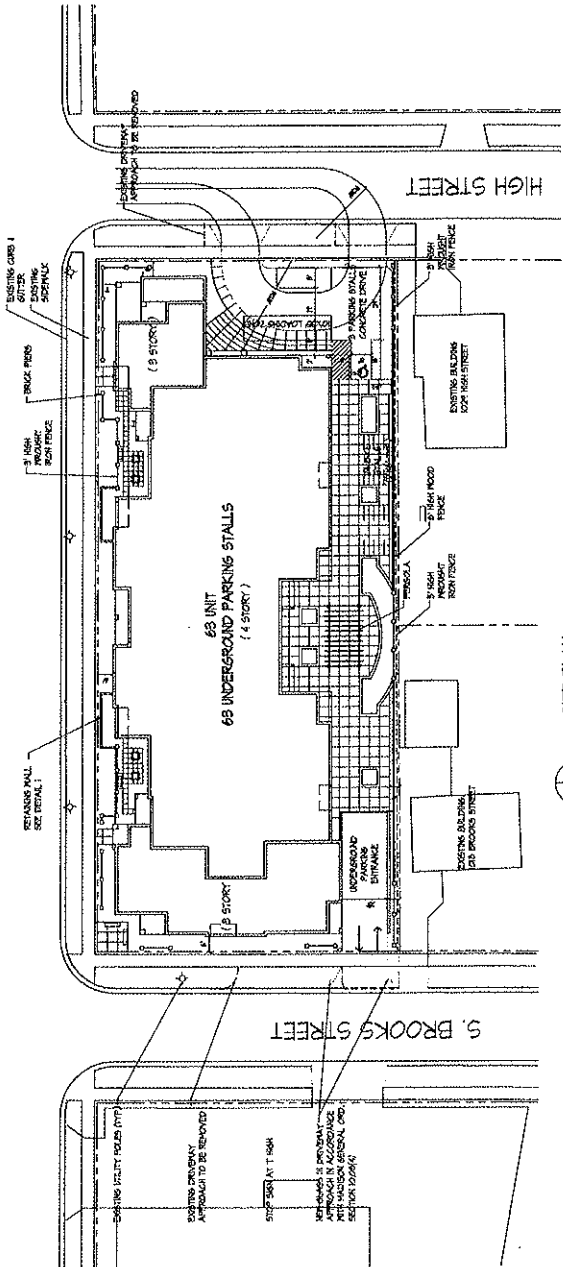
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DATE RECEIVED - OCT. 12, 2000
JULY 1999

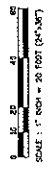
Project Title
1012 Fish Hatchery Road

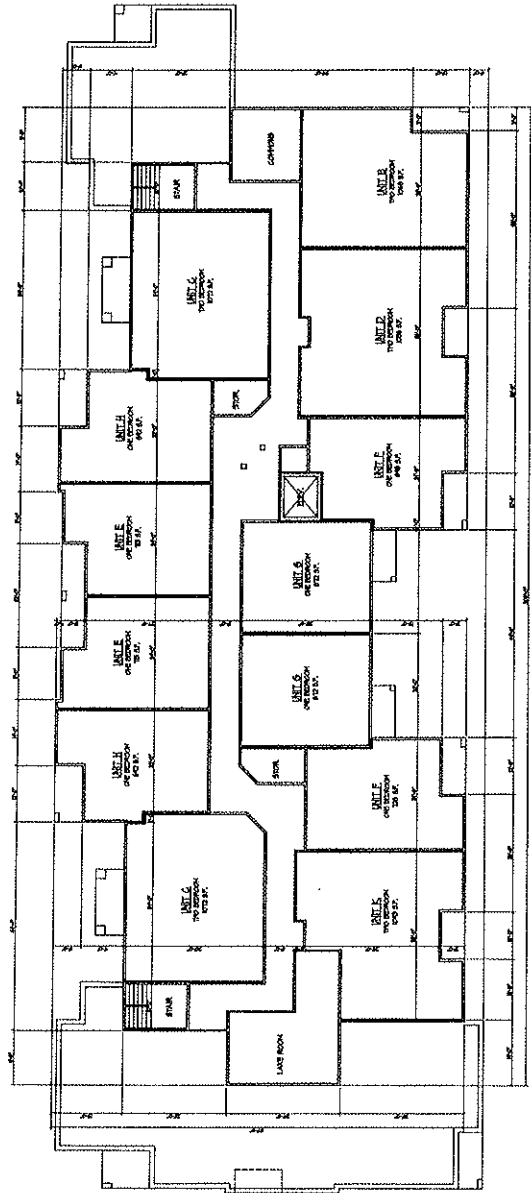
Drawing Title
Site Plan

FISH HATCHERY ROAD

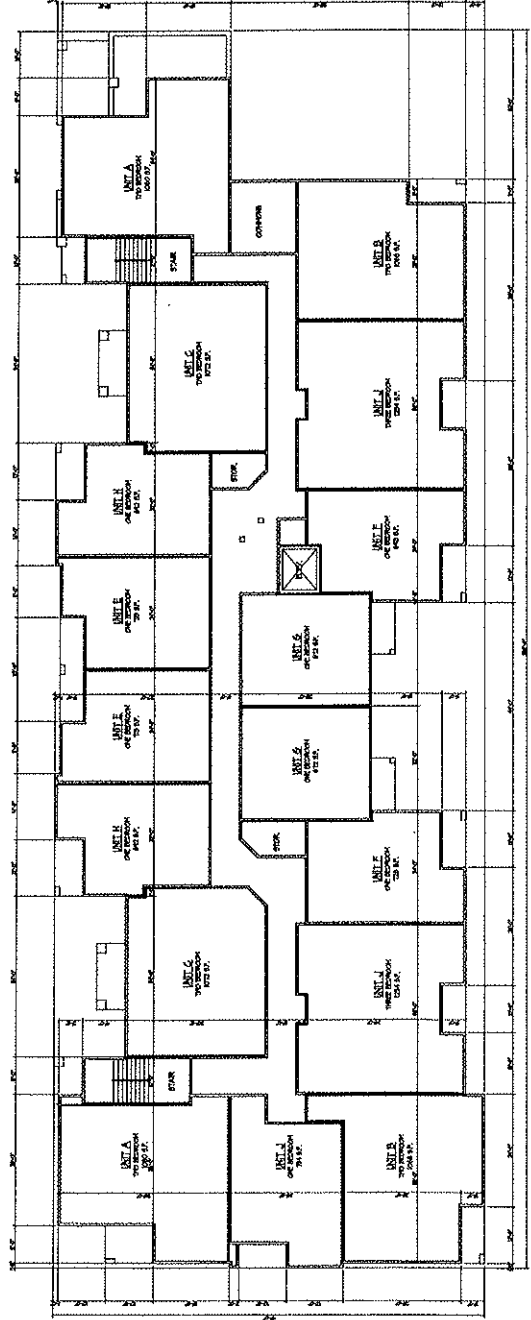


A circular lot is shown with a cross-section line passing through its center. To the right of the lot is a north arrow pointing upwards, labeled "NORTH".





FOURTH FLOOR PLAN
 10' x 10'



SECOND & THIRD FLOOR PLAN
 10' x 10'

REVISION - OCT. 12, 2000

PROJECT NO. 1012 Fish Hatchery Road

Second, Third & Fourth Floor Plans
 Project No. 0928
 Drawing No. 2