



Affordable Housing Fund – Q & A

134 S. Fair Oaks, Madison

1. Kipp Corp.

- a. What have been the results or progress on working with Kipp Corporation to address any concerns they might have, as mentioned in Q23 of the application?

We met with the CEO of Kipp on 9-12-16. We received information regarding their operation in terms of noise generated, emissions, traffic, etc. We ascertained that they employ approximately 25 people per shift at the location next to our site. Employee parking is on the opposite side of the building and will have no impact on our driveway. Their noise level is at or below the state mandated levels at their lot line. Their emissions are primarily natural gas and are consistently at 10% of the allowable standards. Their busy season is winter and fall so noise from the operation is at its lowest level when our residents would be enjoying the outdoor spaces. We discovered that there are five or six semi-trucks per week accessing the loading dock that faces our site. We looked at the single family homes in close proximity to the factory and housing prices are not impacted by the location. We are working on our site plan to minimize exposure to Kipp's operations.

- b. Do you anticipate any issues with the historical easement with Kipp as shown in the legal description?

We do not anticipate any issues with the reference to this historical easement. We confirmed with the title company that the reference to the easement is merely historical and is no longer applicable and the legal description will be revised.

2. Will The Road Home serve as the non-profit co-applicant for AHP?

The Road Home will not serve as the non-profit co-applicant for AHP. We will not have a non-profit co-applicant.

3. 25 total children projected to reside in the project seems low. There's an established demand for larger units for households with the potential for 4-5+ children in some of those units. What would you need to adjust if the development attracts a significant number of larger households?

A recent census of 4 of our Madison affordable housing properties, which include 3 bedrooms, has shown that our original prediction of 25 children is on the low side. We now feel we will have approximately 50 children residing in the project. We have attached a copy of our census for reference.

4. Are all 11 1 bedroom units at 30% targeted for veterans?

Yes, the 11 one bedroom units at 30% CMI are currently targeted for veterans. We may exchange some disabled units for some of the veterans units.

What services you will anticipate the tenants will have available from Dane County Veterans Services?

Many veterans need a wide range of supportive services and benefit from having local service providers. The Dane County Veterans Service Office will not only provide apartment referrals, but will also assist with finding veteran tenants links to health care and employment providers, case management and social enrichment, all designed to improve stability and support economic self-sufficiency.

5. Your application stated you were planning a neighborhood meeting for the last week of August. Did that meeting happen? If so, please detail the results.

We met with the members and chair of the SASY (Schenk-Atwood-Starkweather-Yahara) Neighborhood Association at the end of August. They were supportive of our proposal. We are currently working on scheduling a full neighborhood meeting in the next month with Alder Rummel.

6. The site has very little street parking that would be free for tenants. Will there be any other parking options for those lower income tenants who cannot afford to pay the \$50 for parking?

Our site plan incorporates some surface parking into the site which will provide free parking for customers of the retail space as well as visitors. There is some street parking on Gateway Place.

7. Budget/Proforma questions:

- a. Is there a budget for demolition of the existing building?

We are planning on renovating the older pre-war building and using it for commercial space. The newer building that currently exists on site will be demolished but the cost for this will be nominal i.e. ~\$15k.

Overlook at Midtown
88 Units

# of Children	Ages
1	5
3	2, 9, 14
1	13
2	11, 13
1	10
4	6, 7, 3, 10
2	7, 9
1	7
3	4, 13, 9
1	7
1	7
1	1
2	7, 13
1	12
1	2
1	2
2	3, 8
1	8
1	17
2	9, 3
4	2, 4, 1, 5
1	5
3	5, 1, 15
2	5, 9
1	10
2	9, 11
1	13
1	2
2	1, 7
1	1
2	3, 1
1	1

TOTAL 53

Overlook at Hilldale
96 Units

# of Children	Ages
1	1
2	7, 8
2	10, 11
2	10, 13
3	10, 10, 13
1	1
3	4, 7, 13
2	1, 3
2	2, 3
2	11, 14
2	7, 10
1	5
2	1, 3
1	10
1	5
1	8
1	1
1	2
1	3
2	1, 2
1	12
1	7
1	6
1	1
1	9

TOTAL 38

Pinney Lane
70 Units

# of Children	Ages
2	4, 1
4	15, 15, 10, 4
3	6, 4, 1
1	13
1	13
1	3
2	7, 4
1	3
1	4
1	1
1	7
1	10
2	3, 3
3	15, 15, 1
4	17, 15, 11, 9
2	11, 8
2	9, 5
3	16, 13, 13
2	10, 2
1	9
1	12
2	4, 4
2	8, 4
3	8, 6, 3
2	15, 10
3	7, 7, 2
2	7, 1
1	4
1	9
1	3

TOTAL 56

Park Central
76 Units

# of Children	Ages
1	8
1	5
1	3
2	5, 10
2	15, 10
2	10, 8
1	6
2	1, 1
1	1
1	7
1	10
4	8, 8, 17, 13
1	10
1	7
2	12, 14
2	7, 9
2	12, 15
3	2, 14, 15
1	13
2	4, 6
1	1
2	8, 10
2	6, 9
1	1
2	7, 7

TOTAL 41