



# Schroeder Road Apartments

Project Developer : Stone House Development, Inc.  
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## Stone House Development, Inc.

- Formed in 1996
- Development, Property Management, Property Accounting, Section 42  
Compliance
- Specializes in Mixed Use, Mixed Income and 100% Affordable Multifamily Rental
- Completed 22 Projects to Date
- 9 Current Projects in Madison

# Madison Properties

The Lyric – 138 Units



The Breese – 65 Units



Madison Mark – 112 Units



City Row – 83 Units



Pinney Lane – 70 Units





# Madison Properties

Overlook at Midtown – 88 Units



Overlook at Hilldale – 96 Units



Arbor Crossing – 80 Units



Park Central – 76 Units



# Property Location Map – 5614 Schroeder Road



Subject Property Location



# Satellite View of Subject Location

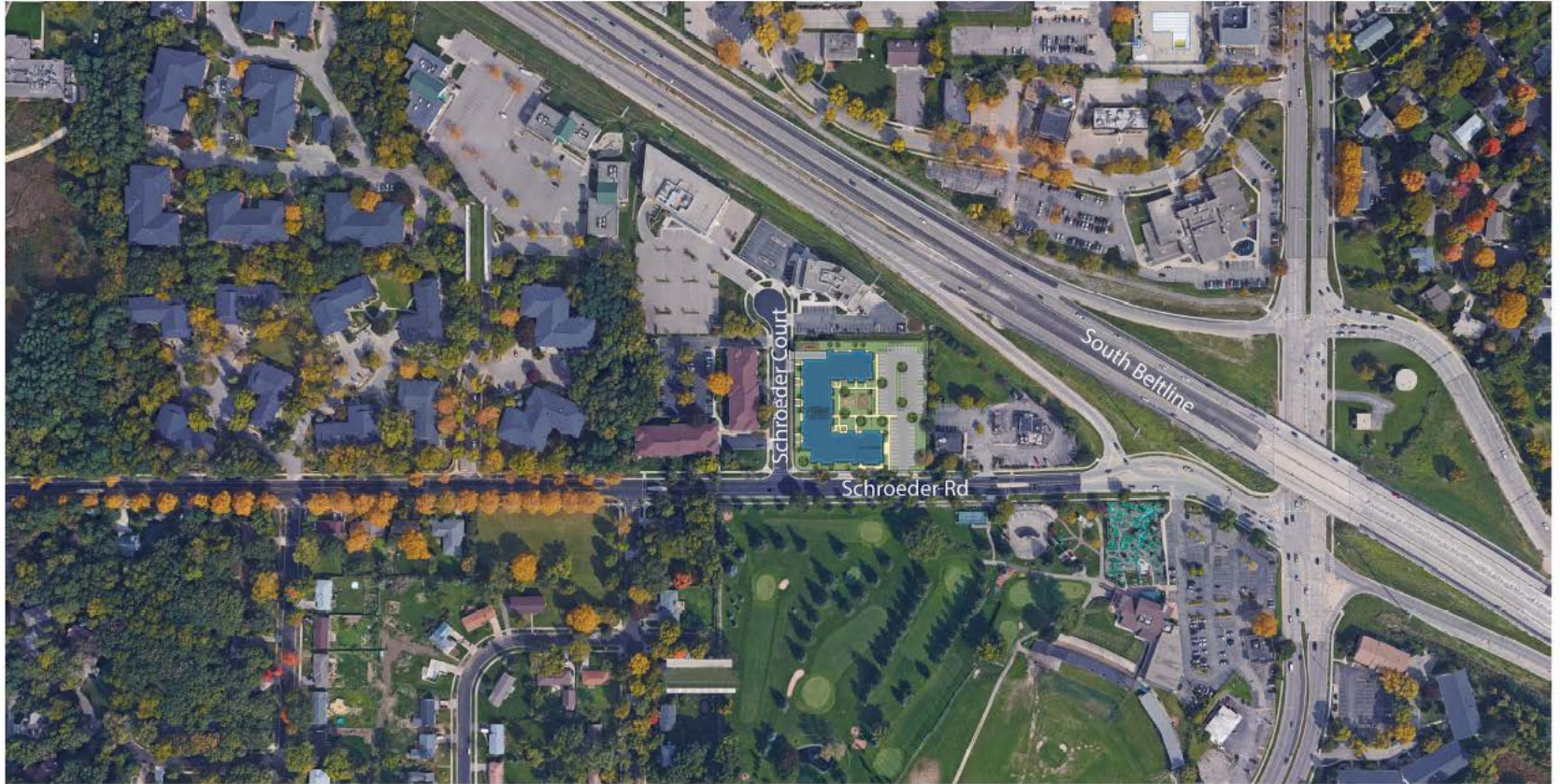


## General Development Concept

- 4 story, 96 unit multi-family property with ample parking (82 underground and 67 surface stalls)
- The development will include a 4,000 square foot restaurant
- Site outdoor amenities such as community gardens, tot lot and grilling area
- Use plantings and construction to help mitigate traffic noise
- Onsite supportive service office for The Road Home

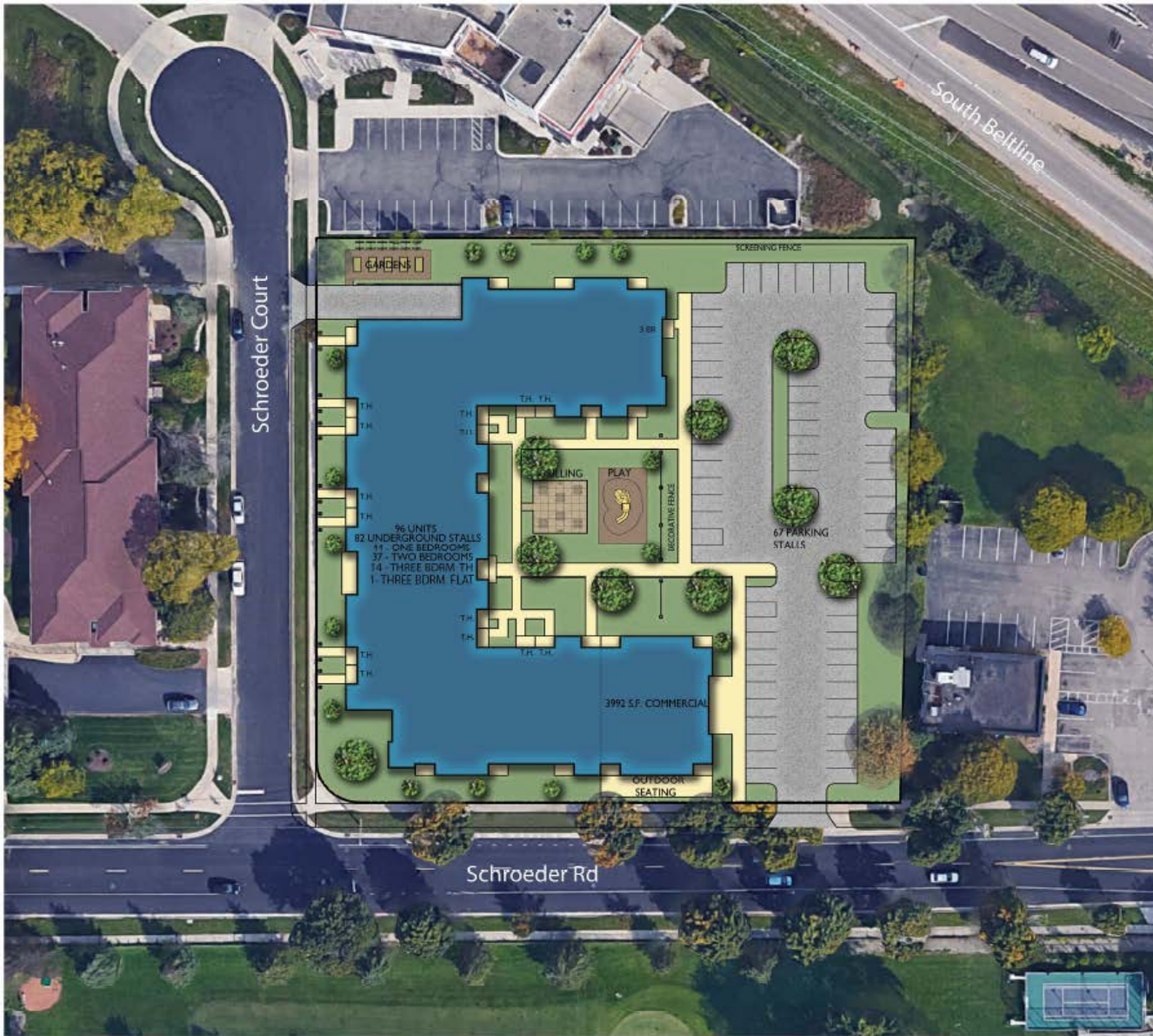


# Aerial Site Plan



Site Aerial  
5614 Schroeder Rd  
Madison, WI  
September 19, 2018







South Concept Elevation along Schroeder Road



West Concept Elevation along Schroeder Court



## Schroeder Road – Comparable Exterior



Overlook at Midtown – Opened in 2010



Arbor Crossing – Opened in 2013

## Schroeder Road – Comparable Common Areas



City Row – Opened in 2010



## Common Area Property Features



## Apartment Property Features

- In Unit Washer/Dryer
- Energy Star Appliances
- Window Coverings
- Large Windows, Low E Glass
- Walk-in Closets
- Vinyl Plank Flooring



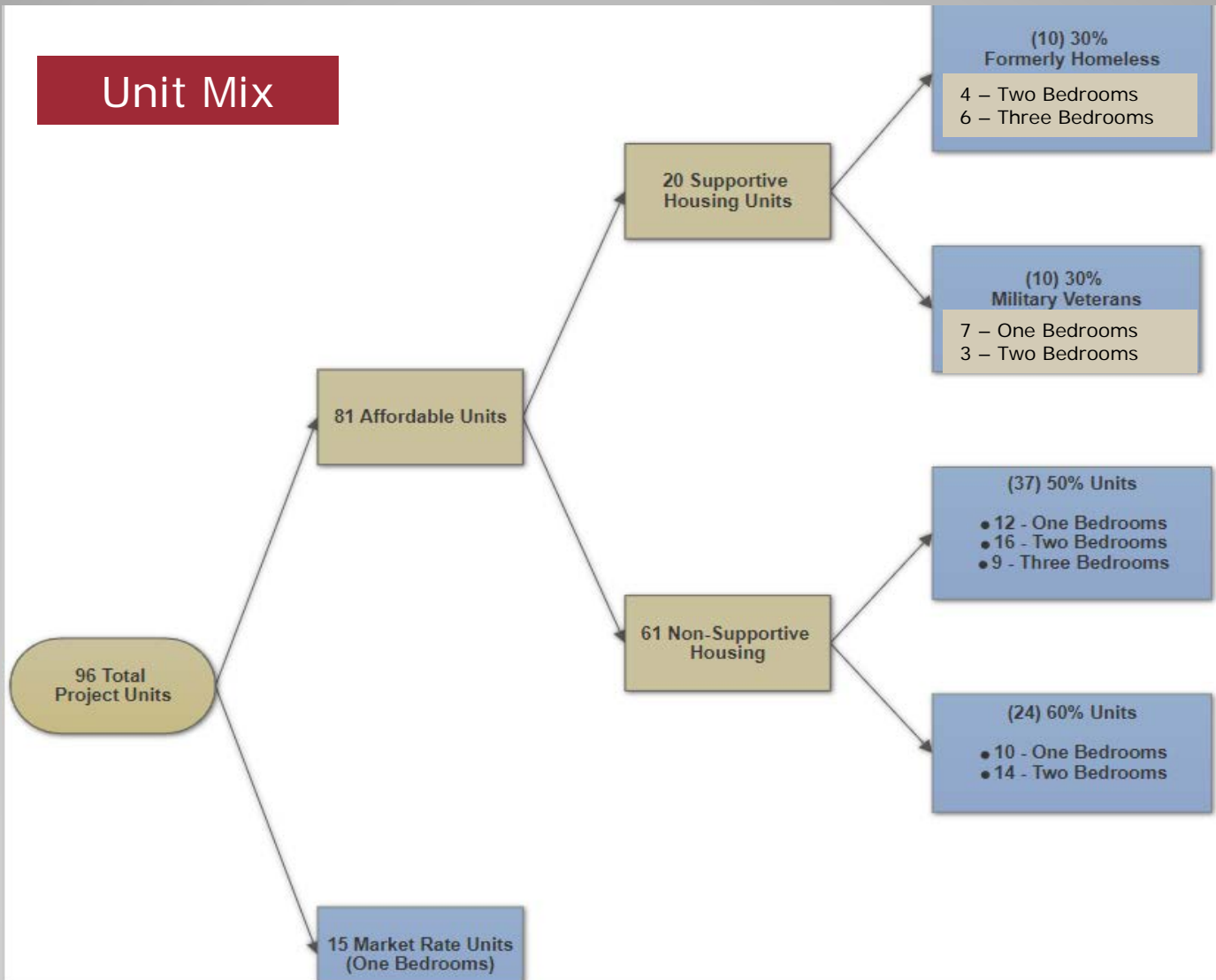


## Schroeder Road – Comparable Interior



Arbor Crossing – Opened in 2013

# Unit Mix





## What is Section 42 Affordable Housing?

- A federal tax credit given to large corporations to encourage their investment in work-force or affordable housing
- Each state receives an allocation based on their population – developers compete for an allocation in the state the project is to be built in
- The program has been in existence since 1988
- Investors receive the tax credit over a ten year span
- Incomes and rents are adjusted annually by HUD
- Projects must remain affordable for 30 years
- If during the holding period the project goes into foreclosure the tax credits are recaptured
- Developers, like Stone House, guarantee that the project will remain viable and that only qualified residents will reside in it
- Section 42 is not Section 8. Section 42 properties have rents that are capped at a fixed amount and residents pay their own rent. Section 8 properties have tenant rent that is based on 30% of the tenant's income and the difference is paid by the federal government. The Schroeder Road Apts does not have Project Based Section 8 Rental Assistance.

## Supportive Housing Unit Mix

### Unit Mix of Supportive Housing Units (20 Total)

- Formerly homeless households residing in permanent supportive housing units no longer in need of supportive services (Moving Up Program)
  - (4) Two Bedrooms – 30% CMI
  - (6) Three Bedrooms – 30% CMI
    - Supportive Service Provider: The Road Home (Part of Continuum Care) – This office will be located onsite.
- Military Veterans (10% of Project)
  - (7) One Bedrooms – 30% CMI
  - (3) Two Bedrooms – 30% CMI
    - Supportive Service Provider: Dane County Veterans Service Office (Housing Referrals will also come from the Madison VA Homeless Program and VASH)



## Supportive Services

- The Road Home will provide on-site supportive services to the 10 (30% CMI) 2 and 3 bedroom apartments for those that have occupied supportive housing units successfully for 2+ years and no longer require intensive supportive services.
- The Dane County Veterans Office will provide supportive services to the 10 (30% CMI) 1 bedroom apartments for military veterans. The DCVO will provide referral and outreach to connect potential Veteran residents with local and state Veteran-specific services and resources.
- Both organizations will work with Stone House's management team to finalize a screening program that seeks to advance the housing needs of homeless families and veterans while maintaining our Resident Selection Criteria standards.
- Examples of supportive services that will be offered are: housing and personal needs, child care assistance, health care assistance, financial benefits, caregiver assistance and acting as a liaison for other agencies assisting the resident(s).

## Income and Rent Limits

- Income Limits (Based on Household Size)

County	%	1 Person	2 People	3 People	4 People	5 People	6 People
Dane	30	\$19,260	\$22,020	\$24,780	\$27,510	\$29,730	\$31,920
Dane	50	\$32,100	\$36,700	\$41,300	\$45,850	\$49,550	\$53,200
Dane	60	\$38,520	\$44,040	\$49,560	\$55,020	\$59,460	\$63,840

- Maximum Rent Limits (Based on Apartment Size)

County	%	Efficiency	1 Bdrm	2 Bdrm	3 Bdrm
Dane	30	\$481	\$516	\$619	\$715
Dane	50	\$802	\$860	\$1,032	\$1,192
Dane	60	\$963	\$1,032	\$1,239	\$1,431

- Schroeder Road Affordable Unit Mix

CMI %	Quantity
30%	20
50%	37
60%	24



## Rent Comparison

Property	1 Bedroom	2 Bedroom	3 Bedroom
Subject Property - Affordable	\$420 to \$935	\$505 to \$1125	\$600 to \$1060
Subject Property – Market Rate	Starting at \$1150	Starting at \$1370	n/a
Wellington Apartments	\$810	n/a	n/a
Schroeder Square Apartments	\$875	\$1000	n/a
Tyberius Apartments	\$1150 - \$1270	\$1370 - \$1600	\$1550+

## Tenant Selection Plan

- Minimum income requirements
  - All of the tenants will pay rent and minimum income standards will be set.
- Occupancy limits of no more than 2 people per bedroom
- Credit and housing history
  - 2 years of a positive housing history including a positive payment history and no lease violations
  - No pending bankruptcy
  - Eviction History: No evictions in the past 2 years, cannot currently be under eviction, cannot have a past history of 2 or more evictions or owe another landlord money.
- Criminal conviction records
  - All criminal conviction records that present a demonstrable risk to resident and employee safety will be reviewed.
  - Any conviction involving the manufacturing or distributing a controlled substance as defined in Sec. 102 of the Controlled Substances Act will result in an automatic denial.
  - Registry on the Sex Offenders Registry will result in an automatic denial.
  - Convictions of any other crime(s) that shows a demonstrable risk to tenant safety and/or property within the past 10 years will result in a denial.



## Resident Profile of a 96 Unit Stone House Property

- 25% - Work at retail establishments
- 20% - Work at local hospitals / clinics
- 18% - Work at clerical positions
- 15% work in the construction industry, clergy, are self-employed or teachers/day care employees
- 12% - Receive Social Security benefits
- 10% - Work at bars / restaurants