

Madison Supportive Housing Phase III

June 21, 2018



AGENDA

- ❑ **WELCOME**
- ❑ **City of Madison Affordable Housing Initiative**
- ❑ **Neighborhood Plan, Zoning & UDC Overview**
- ❑ **Development Process & Timeline**
- ❑ **Site Plan & Building Design**
- ❑ **Heartland Property Management & Supportive Services**
- ❑ **Q & A**

PROCESS & TIMELINE

- **Request For Qualifications** June 2016
- **Site Control Achieved** November 2016
- **Community Meeting #1** December 8, 2016
- **Community Meetings #2** January 24, 2017
- **Community Meeting #3** February 6, 2017
- **Urban Design Committee
(Information Only)** February 8, 2017
- **WHEDA Tax Credit Award** February 26, 2018
- **Community Meeting #4** **June 21, 2018**
- **Conditional Land Use & UDC** July – Sept. 2018
- **Construction Start** Spring 2019

PROJECT INFORMATION

1202 S. Park Street Project:

- 58 apartments**
- Mostly studios with full kitchens & baths**
- Four story building (zoning permits 5 stories)**
- Onsite property management, supportive services, and community spaces for residents**
- Good transit access**

Building Design Overview

Project Information:

- Zoning: Commercial Corridor – Transitional District
- Urban Design District #7
- Lot Size: 14,950 Square Feet
- Building Area: 47,678
- Lower Level parking & storage
- 4 Above Ground Floors
- Useable Rooftop Area
- Unit Mix: 49 Studio and 9 one-bedroom Apartments
- Community Room, Business Center, Library, Commercial Space
- On-site Property Management and Supportive Service Offices

Zoning Requirements

CC-T Permitted Uses:

- 5 stories
- 68ft maximum height
- 0 parking space required
- 64 bike spaces required
(58 units x 1.1 bike/unit)
- 9,280sf open space required
(58 units x 160sf/unit)

Proposed Building:

- 5 stories – 4 above grade floors + roof level
- 67ft height @ elevator run
- 53ft at roof level
- 8 parking spaces provided
- 64 bike spaces
- 10,288sf open space provided

Condition Use Permit

Conditional Requirements:

- Unit count greater than 24
- Building are greater than 40,000sf
- Urban Design Commission and Plan Commission approvals

Proposed Building:

- 58 apartments
- 47,678sf Building Area
- Project under City review & approval process

Proximity Map



1



2



3



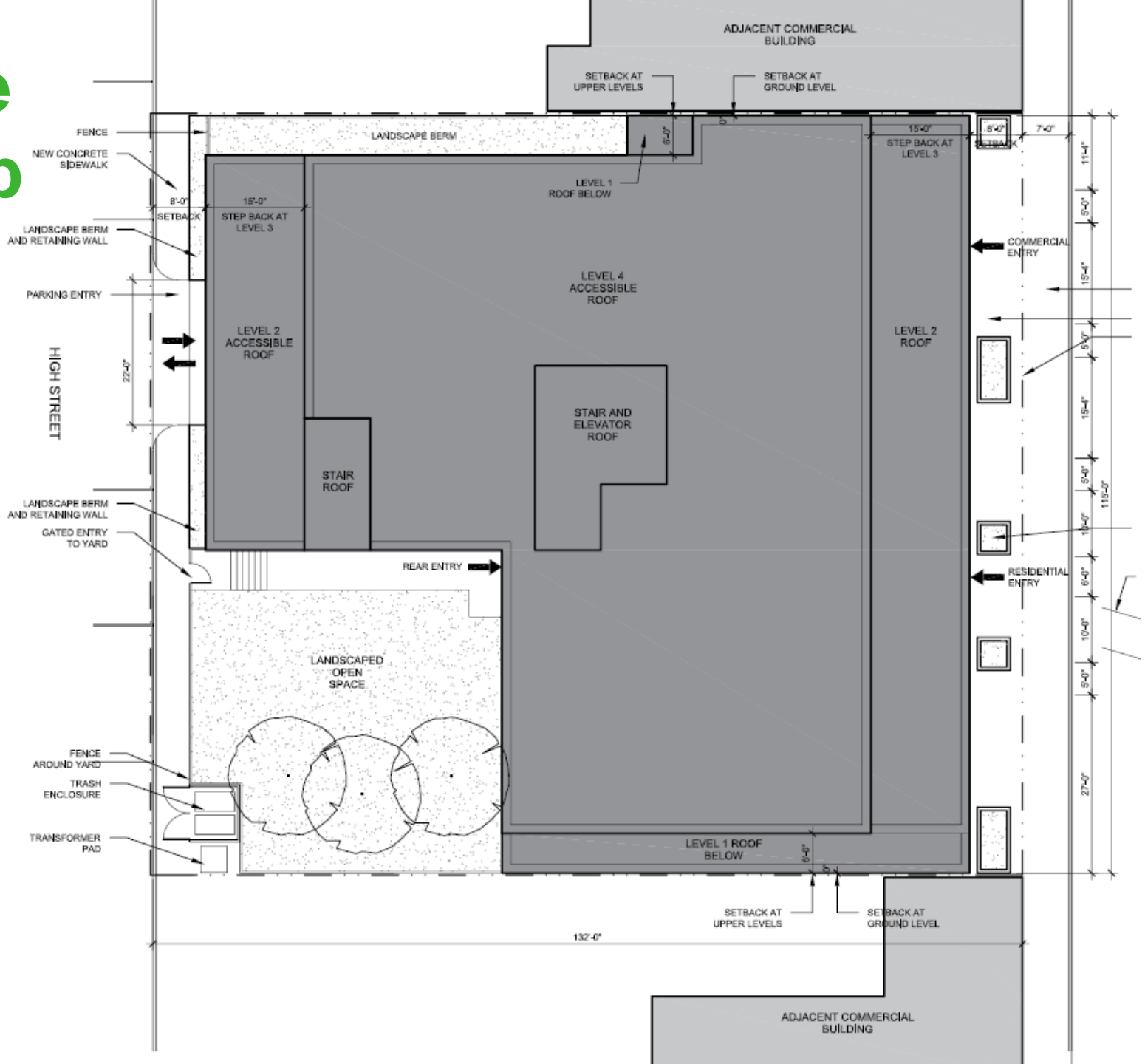
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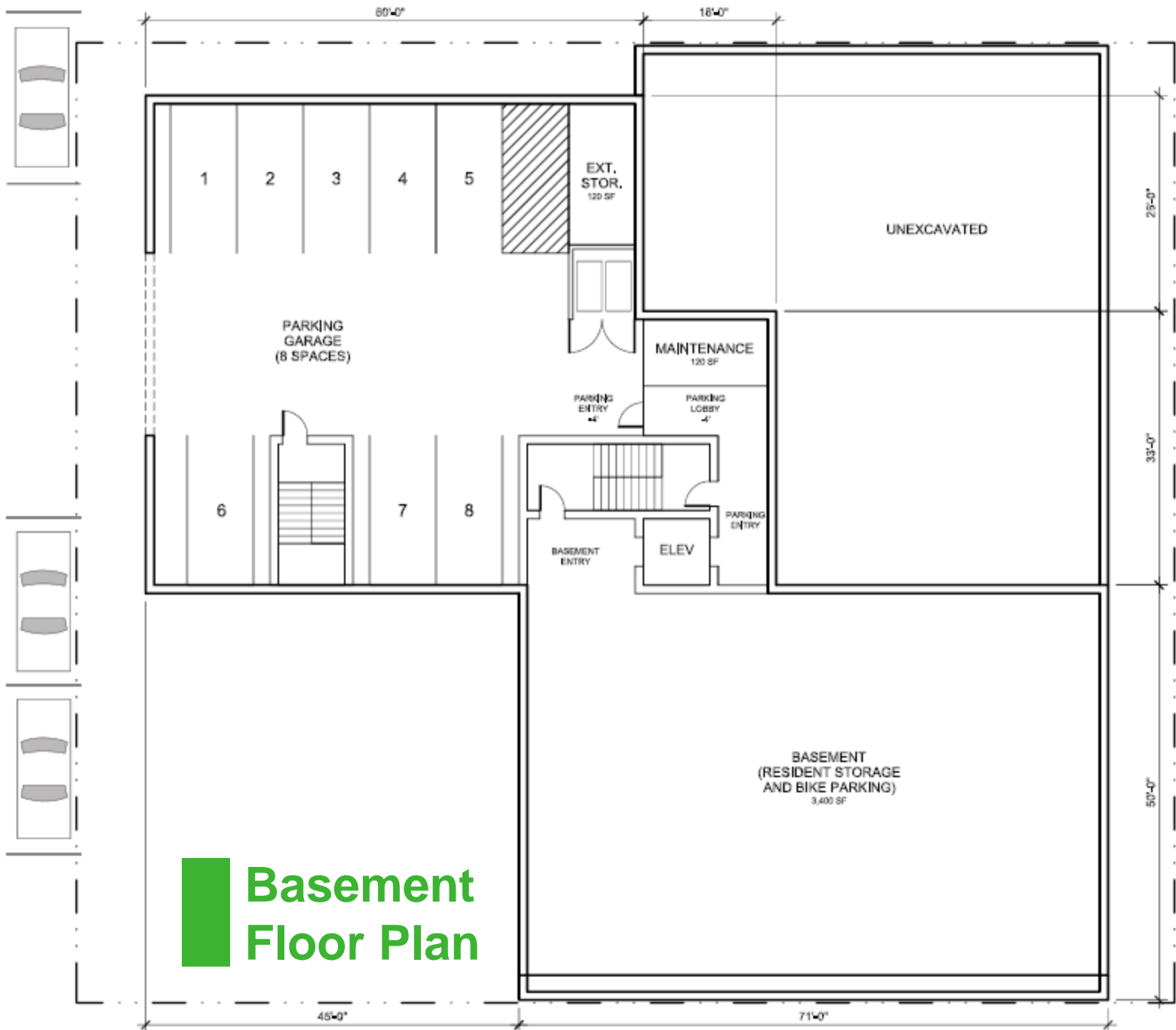


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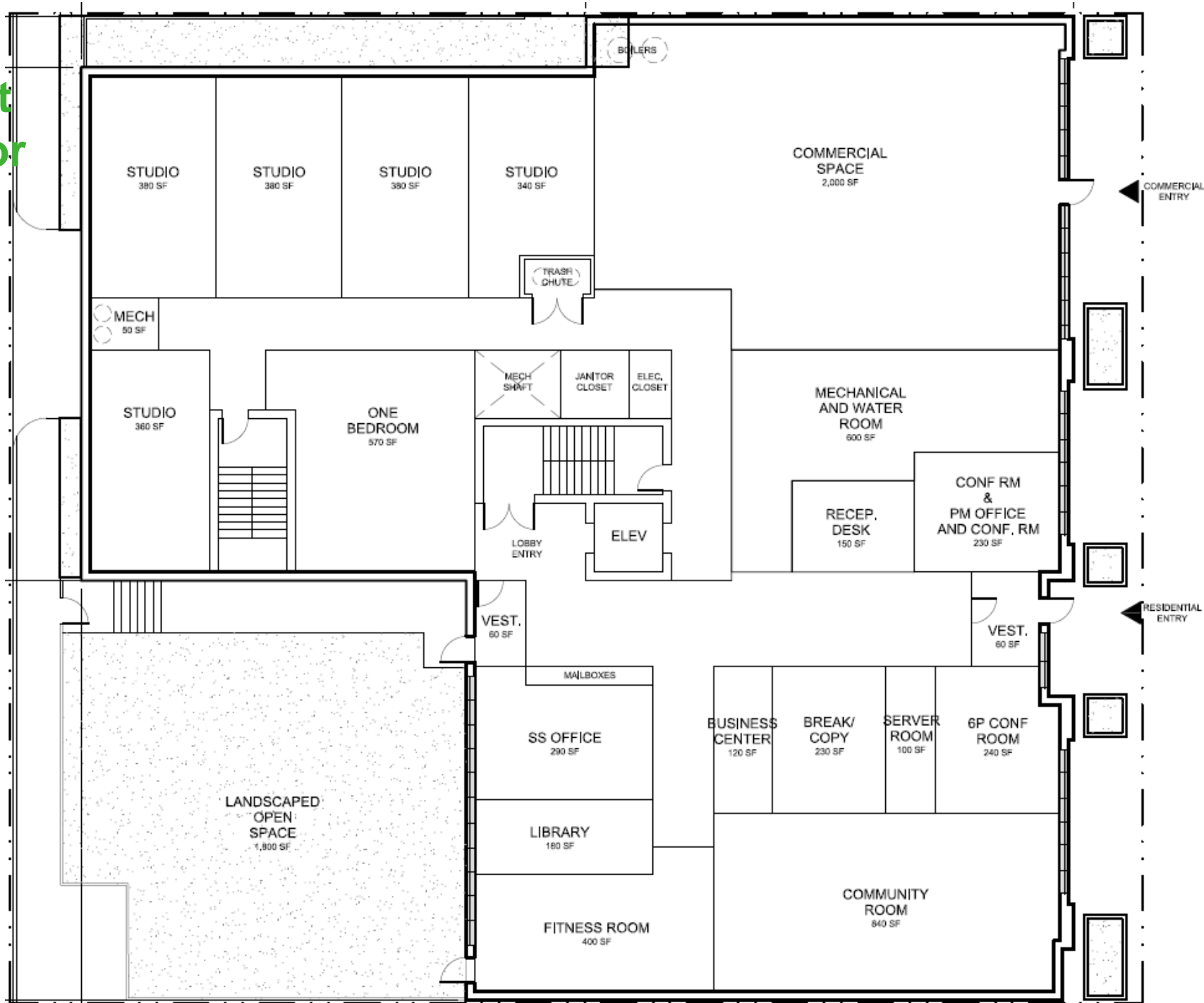
Site Map



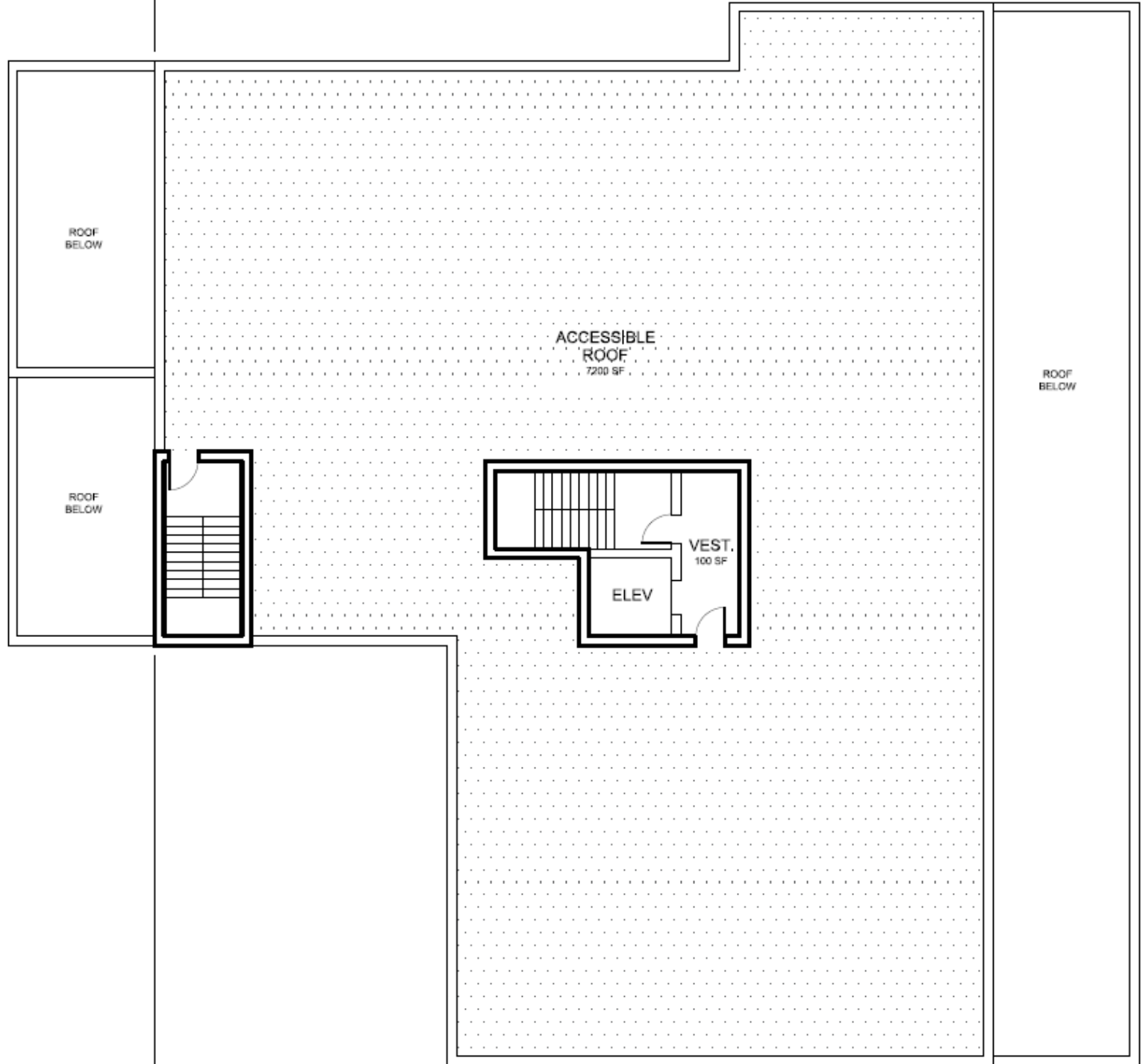


**Basement
Floor Plan**

First Floor



Roof Plan



View Along Park Street



View Along High Street



PROPERTY MANAGEMENT APPROACH

- On-Site Staffing**
- House Rules & Regulations**
- Safety & Security**
- Collaboration**
- Good Neighbors**

HAH Services

- Everyone has access to supportive services;
- Persistent and long term engagement of all participants;
- Assessment completed with all participants to identify service needs;
- Offer a continuum of case management services and intensity levels
- Participants linked to services not provided by HAH to meet those needs;
- Coordinate with outside service providers to enhance service participation;
- Address emergent situations within and around the building related to participant behavior in concert with property management;
- Advocate on behalf of participants to ensure access to resources; and
- Facilitate activities within and outside of the building to enhance community.

HAH Staffing

- All staff are able to work with all participants to ensure service continuity.
- Staff will work staggered shifts to ensure as much staff presence as possible.
- Staff receive extensive training in best practices including trauma informed services; harm reduction; and motivational interviewing.
- Full array of individual and group services offered onsite including specialized mental health and substance use services.
- Team members will be able to accompany participants, when needed, to external appointments.

FEEDBACK / Q & A

Heartland Housing:

- ❑ **Michael Goldberg**, Executive Director
- ❑ **Kandyse McCoy-Cunningham**, Director of Property Management
- ❑ **Lisa Kuklinski**, Director Residential & Community Housing Programs
- ❑ **Matt Melendes**, Senior Associate Director of Real Estate Development

Heartland Health Outreach:

- ❑ **Ed Stellan**, Executive Director
- ❑ **Joan Liataud**, Senior Director of Clinical Operations
- ❑ **Tina White**, Director of Clinical Operations