June 4, 2026

City of Madison Community Development Division
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear City of Madison CDD:

Sunny Side Development is pleased to submit this application for Affordable Rental Housing Development funding in support of the rehabilitation and adaptive reuse of 141 S. Butler St in downtown Madison. The project proposes to redevelop this long-vacant historic building in the First Settlement Historic District into eleven affordable single-room occupancy units, one accessible studio unit intended for a homeless veteran, and nonprofit office space. The residential portion of the project will restore the building's historic use as an SRO lodging house into a new housing co-op called: 'Sunrise Cooperative'. The former restaurant in the property's lower-level will be converted into nonprofit office space for Sunny Side Development, providing on-site property management and long-term stewardship of the property.

The principals of Sunny Side Development have experience developing several previous housing cooperatives, including ReJenerate Housing Cooperative (2020), Zapata Cooperative (2022), and Red Pine Co-op (2024), all of which received funding through previous City of Madison affordable housing RFP cycles. The proposed project seeks to preserve a historic structure, return a vacant property to productive use, and create more SRO units, which are underrepresented in the housing market. Consistent with Sunny Side Development's mission, this project aims to operate as close to net-zero as practicable by incorporating significant energy-efficiency and water-conservation updates.

Thank you for your consideration of this application and for the City's continued support of innovative affordable housing solutions in Madison.

Paul Schechter
Executive Director
Sunny Side Development, Ltd.

Application for 2026 Affordable Rental Housing Development: Non-Tax Credit Development (ARHD-NTC) RFP

This application form should be used for proposals to Affordable Rental Housing Development: Non-Tax Credit Development in the 2026 application cycle. See RFP for deadline and submission instructions.

Key Information:

Lead Applicant/Developer:	Sunny Side Development		
Name of Development:	Sunrise Cooperative		
Site Address:	141 S. Butler St.	Amount of Funds Requested:	$875,000
Total Number of Units:	12	Number of Units 60% AMI or less:	9
Mailing Address:	1231 E. Dayton St. Madison, WI 53703		
Telephone:	(608) 239-8500		
Admin Contact:	Paul Schechter	Email Address:	paul@sunnysidedevelopment.org
Lead Project Contact:	same	Email Address:	same
Financial Contact:	Abby Davidson	Email Address:	abby@sunnysidedevelopment.org
Website:	www.sunnysidedevelopment.org		
Legal Status of Maj. Owner:	☐ For-profit ☒ Non-profit ☐ Housing Cooperative		
Federal EIN:	82-5451776	SAM/UEI #:*	ZQ5JD6ZRCEX9 (AHF or HOME is fine)

* If seeking federal funds

AFFIRMATIVE ACTION

If funded, applicant hereby agrees to comply with the City of Madison Ordinance 39.02 and file an Individual Developer Affirmative Action Plan with the Department of Civil Rights. A Model Affirmative Action Plan and instructions are available at https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/individual-developers.

LOBBYING RESIGTRATION

Notice regarding lobbying ordinance: If you are seeking approval of a development that has over 40,000 gross square feet of non-residential space, or a residential development of over 10 dwelling units, or if you are seeking assistance from the City with a value of over $10,000 (this includes grants, loans, TIF, or similar assistance), then you likely are subject to Madison's lobbying ordinance, sec. 2.40, MGO. You are required to register and report your lobbying by registering with the City Clerk's at https://www.cityofmadison.com/clerk/lobbyists/lobbyist-registration. Please consult the City Clerk for more information. Failure to comply with the lobbying ordinance may result in fines of $1,000 to $5,000.

CITY OF MADISON CONTRACTS

If funded, applicant agrees to comply with all applicable local, state and federal provisions. A sample contract that includes standard provisions may be obtained on the Community Development Division Funding Opportunities Website for this RFP. If funded, the City of Madison reserves the right to negotiate the final terms of a contract with the selected agency.

SIGNATURE OF APPLICANT

Enter Name: ______________________ Date: 6/4/2026

By submitting this application, I affirm that the statements and representations are true to the best of my knowledge.
By entering your initials in this box initials you are electronically signing your name as the submitter of the application and agree to the terms listed above.

Requirements Checklist

Please attest that the following statements are true and that the RFP requirements will be met:

Geographic Eligibility

☒ Project site meets the geographic eligibility requirements (see page 10 of RFP).

☒ Site control is secured or the site is owned or controlled by the City of Madison or Dane County.

Unit Mix & Affordability

☒ At a minimum, the Project agrees to a Period of Affordability that is at least 40 years secured by a Land Use Restriction Agreement (LURA).

☒ Project will create affordable housing defined as units at or below 60% AMI.

☒ Project site is located within the City of Madison.

☒ Proposal will create or rehab a minimum of four new net units (less any existing units demolished).

Property Management

☒ The Project will be continuously supported by property management sufficient to carry out responsibilities associated with managing tenant relations, handling property maintenance and repairs, collecting rent, screening tenants, and ensuring legal compliance.

☒ Property management staff have undergone training, including fair housing training.

☒ Property manager, or designated responsible point person, will be registered as an emergency contact with Building Inspection and will respond in a timely and sufficient manner to inquiries, concerns or complaints from tenants, neighboring properties and City of Madison law enforcement, legal counsel, building inspection and civil rights officials

☒ The Applicant is not the sole or part owner of any property which is subject of an unresolved dispute, legal complaint or enforcement action involving agencies of city government.

☒ Rent increases will be limited to 2% annually for lease renewals.

☒ Non-renewal of leases will only be issued in response to serious lease violations or a repeated pattern of minor violations and will contain written notification to the tenant with an opportunity to appeal.

☒ Project will utilize a Tenant Selection Plan (TSP) and Affirmative Marketing Plan (AMP) that is consistent with the City of Madison TSP/AMP Standards for all units in the development throughout the period of affordability.

Sustainability & Resilience (new construction only)

☐ Project has enrolled in Focus on Energy's Income-Qualified Housing (IQH) Track (Energy Design Assistance) to obtain an analysis of the proposed project that will identify energy efficiency strategies and financial incentives.

Sustainability & Resilience (rehab proposals only)

☐ Project has obtained an Energy Audit to identify energy efficiency strategies, financial incentives, and rebates.

OR

As a non-traditional multifamily building (cooperative or SROs), the Project has consulted with the City of Madison Office of Sustainability to explore the most appropriate building evaluation and energy efficiency prioritization options.

☒ If present, the Project will replace all knob and tube wiring.

☒ If present, the Project will replace all wood, propane, or oil heating systems with high-efficiency gas or electric heating systems.

☒ Project will replace all non-LED lightbulbs with LED bulbs.

Design & Accessibility

☒ The Project will meet all applicable City of Madison minimum housing standards and building codes.

☐ (new construction only) The Project will ensure that all common spaces, offices, and areas accessible to tenants, including first floor units and elevator accessible units, are fully visitable.

☐ (new construction and serves families) The Project will include at least one on-site play space for children, either indoor or outdoor, unless deemed infeasible due to site constraints.

Development Team & Financing

☒ The Project proposes to use realistic and feasible sources of funding in its financial model.

☒ The Project capital budget and scope of work is based on sound cost projections.

☒ The Project's operating budget includes a complete list of reasonable expenses, including property management and adequate cash flow over the period of affordability.

☒ The Applicant's team members will play active roles in all aspects of the development process.

Preferences Summary

Mark a summary selection of the RFP preferences you are committing to as part of this application, above and beyond baseline RFP requirements. You will have the opportunity to further describe your commitments in subsequent application questions.

Geographic Preferences

☒ Proposal is located within Preferred TOD area.

☒ Proposal has excellent proximity to amenities such as employment, grocery stores, health facilities, schools, childcare facilities, and parks.

Unit Mix & Affordability

☒ Project is electing permanent affordability.

Property Management

☒ Property management has experience working in the Madison affordable housing market.

☒ Property management has experience engaging with community organizations that provide outreach and services to households facing barriers to housing and are at least likely to apply.

Sustainability & Resilience

☐ (new construction) Project will select energy efficiency options that will yield at least 20% projected Energy Use Intensity (EUI) savings over baseline energy code.

☒ Will use ENERGY STAR certified appliances, equipment, and materials.

☐ HVAC system and appliances will be fully electric.

☒ Proposal includes photovoltaic array

☒ Proposal optimizes building design to accommodate maximized future photovoltaic capacity (e.g. solar ready for photovoltaic expansion)

☒ Proposal includes additional energy efficiency, renewable energy, and/or decarbonization features that exceed minimum requirements, such as EV charger installation, etc.

Sustainability & Resilience – Rehab Only

☒ Project will insulate and air seal attic at R-49

☒ Project will achieve an air infiltration (ACH50) rate of 3.

☐ Project will insulate wall cavity at R-20.

☒ Project will install or replace fans with a minimum of 50 CFM in bathrooms and 300 CFM in kitchens.

☒ Project will install ducted air source heat pumps.

☒ Project will obtain a more in-depth energy assessment, such as an ASHRAE Level 2 Analysis.

Design & Accessibility

☒ Proposal incorporates universal design guidelines to the greatest extent possible.

☐ Proposal exceeds minimum code requirements of a percentage of units classified as Type A units, or Type B units convertible to Type A.

☐ (rehab only) The Project will make all common spaces, offices, and areas accessible to tenants, including first floor units and/or elevator accessible units, will be fully visitable.

☐ (rehab only & serves families) The Proposal will add on-site play space for children, either indoor or outdoor.

Development Team & Financing

☐ Proposal provides minimum 24% stake in all aspects of the development for emerging developers and/or ACRE graduates

☒ Proposal is from a non-profit entity, currently providing services or development within the Madison community

Overview

1. Describe the following aspects of the proposed development:

Type of Construction:	☐ New Construction	☒ Rehab
Type of Project:	☐ Family	☐ Senior
	☒ Rental Cooperative	

Are you proposing to acquire property?

☒ Yes ☐ No

Total number of units: **12**

Total number of affordable units (≤60% AMI): **9** Percentage of units that are affordable (≤60% AMI): **75%**

Total amount of AHF requested per affordable unit: **$97,222**

2. Period of Affordability Commitment:

☒ Permanent Affordability (electing waiver of shared appreciation in long-term deferred note)

☐ 40 years – Baseline requirement

3. Provide a brief overview of the intent of your proposal. Why are you proposing this specific development? What aspects of your proposal do you consider to be unique and creative components that advance goals of the City's guiding policy documents (pg. 6 of RFP)?

We propose redeveloping a vacant historic building in downtown Madison into a vibrant housing cooperative and nonprofit office space. Originally built as a boarding house in 1889, and more recently operated as the Madison Hostel along with a series of small restaurants until COVID, the property has been vacant for the past six years. If funded, we would restore the original 11 SRO units, create an accessible efficiency for a homeless veteran in the former owner's unit, and convert the former restaurant into nonprofit office space for Sunny Side Development. The SRO units would operate similarly to a housing cooperative--with members participating in shared meals and labor duties, but ownership and management responsibilities would remain with Sunny Side Development. The shared kitchen and common spaces on the first floor would be usable by all building occupants. Finally, in alignment with Sunny Side's mission, we will implement significant energy efficiency improvements, solar, and water efficiency measures to decarbonize the property and reduce utility costs. The project would create deeply affordable housing in one of Madison's most amenity-rich neighborhoods while preserving a historic building and returning a long-vacant property to productive use.

4. Describe how this development fills gaps or addresses barriers that are otherwise not being addressed:

While many affordable housing developments focus on larger apartments, relatively few create SRO units despite consistent demand for this type of housing. Restoring this vacant property to productive use would return these missing SRO units, preserve a historic building in the First Settlement Historic District, and add another cooperative to Madison's housing mix, which is less represented than other housing types in Madison. The shared common spaces and cooperative participation create community and a sense of belonging that standard rentals do not offer. Finally, the project proposes all electric appliances, building envelope improvements, solar, and shared amenities, making it close to 100% net zero carbon.

5. Describe the potential financial risks associated with this development, and how you plan to proactively address those risks:

This will be the fourth cooperative developed by the principals of Sunny Side Development and lessons learned from previous projects will be applied here. One such lesson is combining funding from too many sources can create undesired complexity, as each source has distinct requirements that often do not align well with others. To mitigate this risk, we are seeking affordable funding from only two sources: the City of Madison and Dane County Non-LIHTC, which have similar objectives. Bank debt will also be a source, but this does not typically have constraints other than meeting financial metrics. To further mitigate risk, we increased the contingency budget to 12%, ensured that the scope of work is well defined and reviewed by our architect and GC, and created a budget that is ample to complete the planned scope of work along with any unexpected challenges that may arise in a historic building.

Location / Geographic Eligibility

6. Address of Proposed Site: **141 S. Butler St. Madison, WI 53703**

7. In which areas on the Affordable Housing Targeted Area Map is the site located? Select all that apply.

☒ Preferred TOD Area
☐ Eligible Core Transit Area
☒ Preservation & Rehab Area
☐ Limited Eligibility Area

8. Neighborhood the site is located in: Capitol

9. Date Site Control Secured: 6/1/2026

10. Explain why this site was chosen. How does it align with the Program Goals and Objectives (pg. 6 of RFP), and how will it benefit residents living in this location?

This site was selected for a number of reasons. First, Sunny Side Development has an established relationship with the architect of a previously proposed development of this site (Urban Triage), giving our team increased familiarity with the property and access to former development materials. Second, the property is located in a central, amenity-rich area in the City's 'super preferred' zone and is also well-suited for Sunny Side's future offices. Its proximity to jobs, entertainment, and public transportation would provide significant benefit to future residents. Third, this year's RFP requires firm site control and the property owner was willing to sign a purchase contract with an extended closing timeline to accommodate applications to affordable housing funding sources, which many other potential sites could not offer. Finally, staff from several City departments are knowledgeable about this property and have expressed interest in seeing it redeveloped. For all of these reasons, we feel this site is well-suited for development and directly advances adopted City goals related to historic preservation, rehabilitation of existing housing, and renewal of long-vacant properties.

11. If the site is in a Limited Eligibility Area, describe how the relevant concerns will be addressed:

N/A

12. Identify the distance from the proposed site to the nearest of the following amenities. Use MMSD's Find My School as the closest school is not always assigned.

Type of Amenity	Name of Facility	Distance from Site (in miles)
Full Service Grocery Store	Capitol Centre Market	0.9
Public Elementary School	Lapham Elementary	1.1
Public Middle School	Georgia O'Keeffe	1.6
Public High School	East High School	2.2
Full Service Medical Clinic or Hospital	Meriter UnityPoint Health	1.8
Public Library	Madison Public Library - Central	0.7
Public Park with playground equipment or athletic facilities, or hiking/biking trail	Law Park (biking trail)	0.3
Job-Training Facility, Community College, or Continuing Education Programs	UW Madison - Continuing Studies	1.6
Childcare	Creative Learning Preschool	0.1

Planning Principles & Plan Consistency

13. Current zoning of the site: UMX, WP-17, HIS-FS
Generalized Future Land Use designation of the site: DC

14. Will the proposed development need a Zoning Map Amendment and/or a Conditional Use Permit?

☐ Zoning Map Amendment ☐ Conditional Use Permit ☐ To be determined ☒ Not Applicable

15. Describe the proposed project's consistency with the land use recommendations and goals and objectives of relevant Plans, including the Imagine Madison, Area Plans, the Generalized Future Land Use Map, and any other relevant Planning documents:

The Generalized Future Land Use Map lists the GFLU designation of the subject parcel as DC or Downtown Core. In the City's Interactive Comprehensive Plan --> Land Use and Transportation, Strategy 5 (page 36) recommends investing in development, including housing, in Transit Oriented Development (TOD) overlays. This project is in a TOD and therefore it meets this recommendation.

Also, the Downtown Plan released in 2012 makes key recommendations regarding the First Settlement Neighborhood on page 57. The following recommendations specifically align well with this project's goals:

- Recommendation 107 - focus development on vacant or underused properties;
- Recommendation 108 - preserve the historic character of this district;
- Recommendation 109 - rehabilitate existing housing.

16. Briefly detail staff comments during your pre-application meeting with City of Madison Planning and Zoning staff and at Development Assistance Team. How have you adjusted or refined your proposal in response? If Development Assistance Team is not required, please enter "N/A."

The pre-application meeting with City staff was held on May 26, 2026. The developers and architect reviewed the building's history and provided details of the current redevelopment proposal.

Heather Bailey from Landmarks indicated that the proposed exterior changes, including removing the side fire escape and replacing the existing basement windows with egress windows, were anticipated to be acceptable.

Jenny Kirchgatter from Zoning confirmed that the property is zoned UMX and that a lodging house is a permitted use within this zoning district.

Colin Punt from Planning indicated that, because the proposed use is a permitted use, a DAT meeting would likely not be necessary. However, we still intend to schedule a DAT meeting in order to obtain feedback regarding a potential future Phase 2 development of the back parking lot, which is not part of the current proposal. The potential Phase 2 would create approximately six more units and underground parking. This feedback may inform certain aspects of the scope of work for Phase 1--for example, whether to replace windows on the rear exterior wall of the current building, if they would need to be removed as part of a future addition.

17. Enter the site address(es) of the proposed development and complete rows for each site:

	# of Units Prior to Purchase	# of Units Post-Project	# Units Occupied at Time of Purchase	# Business or Residential Tenants to be Displaced	Current # of Units Accessible	Number of Accessible Units Post-Project	Current Appraised Value (Or Estimated)	Appraised Value After Project Completion (Or Estimated)	Purchase Price
Address:	141 S. Butler St								
	0 (all vacant)	12	0	0	0	1	$970,000	$1,200,000	$970,000
Address:	Enter Address 2								
Address:	Enter Address 3								

For units currently occupied and identified as potentially displaced above, describe the relocation requirements, plan, and assistance that will be implemented:

N/A – the property is currently completely vacant.

18. Describe the existing use of the site and identify if a Phase I Environmental Site Assessment has been completed. Identify any environmental remediation activities planned, completed, or underway, and/or any existing conditions of environmental significance:

A Phase I Environmental Site Assessment has not been completed. Given the property's longstanding use as residential housing, significant environmental concerns are not anticipated. However, asbestos tile flooring and lead paint are assumed to be present and will be addressed by licensed contractors with appropriate credentials and certifications.

Unit Mix & Affordability

19. Provide the following information for your proposal. If this is a scattered site or phased proposal, list each address or phase in its own table by attaching additional pages.

ADDRESS #1:	**141 S Butler St**											
		# of Bedrooms					**Projected Monthly Unit Rents, Including Utilities** **Utilities included:** ☒ Water/Sewer ☒ Electric ☒ Gas ☒ Free Internet In-Unit ☒ Washer/Dryer ☐ Other: ______				
							UA SRO: $	**UA Studio: $**	**UA 1 BR: $**	**UA 2 BR: $**	**UA 3 BR: $**
% of Area Median Income (AMI)	**Total # of units**	**# of SRO's**	**# of Studios**	**# of 1 BRs**	**# of 2 BRs**	**# of 3+ BRs**	**$ Rent SRO's**	**$ Rent Studios**	**$ Rent 1 BRs**	**$ Rent 2 BRs**	**$ Rent 3 BRs**
≤30%	0	0	0	0	0	0					
40%	0	0	0	0	0	0					
50%	0	0	0	0	0	0					
60%	9	8	1	0	0	0	$600	$1250			
Affordable Sub-total	**9**	**8**	**1**	**0**	**0**	**0**					
80%	0	0	0	0	0	0					
Market*	0	3	0	0	0	0	$600				
Total Units	**12**	**11**	**1**	**0**	**0**	**0**	Notes/Utility Allowance Assumptions: Utilities Allowance Used: ☐ CDA ☐ DCHA				

*40% = 31-40% AMI; 50% = 41-50% AMI; 60% = 51-60% AMI; 80% = 61-80% AMI; Market = >81% AMI.

Property Management

20. Describe how property management will be administered at the property. How it will be ensured that all federal, state and local laws, including but not limited to the Fair Housing Act, will be applied. If using a property management company, describe the entity's experience with the unique needs of the Madison affordable housing market.

Sunny Side Development has unique experience managing SRO housing and housing cooperatives. We are well-versed in fair housing and landlord-tenant law, including the nuances of leasing and managing SRO housing. All leasing, screening, and management activities will be conducted in accordance with applicable federal, state, and local fair housing requirements. The executive director has privately managed eleven SRO units in Madison for twenty years, managed a Houston cooperative for fifteen years, and lived in a co-op for five years. If funded, this would be the fourth cooperative that the principals of Sunny Side have developed in Madison. Finally, because our offices would be located in the same building as the SRO units, scheduling showings and addressing tenant issues and maintenance would be logistically convenient.

21. Describe the affirmative marketing strategy to engage target populations. Have you engaged with community organizations that provide services to historically peripheralized households in development of this proposal?

We have established relationships with several organizations in Madison who offer tenant referrals from underrepresented populations. These include Centro Hispano, Briarpatch Youth Services, Joining Forces for Families, the Veterans Memorial Hospital, the YWCA, and the CDA's Section 8 vacancy list. We will continue to use these resources as well as word of mouth advertising to ensure that the units are marketed to a wide variety of potentially interested residents. These outreach efforts are intended to ensure that households historically least likely to apply for housing have meaningful access to information about available units.

Sustainability & Resilience

22. Briefly describe in what ways the project will incorporate sustainability, energy efficiency, decarbonization/electrification, and/or green building design:

Similar to our other developments, robust sustainable building practices will be incorporated into all elements of the project design. The property is currently heated by a natural gas boiler that circulates hot water to radiators. This distribution system is well-suited for conversion to an air-to-water heat pump, with a natural gas boiler available as backup during extreme cold weather events. Building envelope improvements include dense-pack cellulose insulation in all exterior walls, and closed cell spray foam in the third floor cathedral ceilings. A blower door test and infrared camera will be used to identify and eliminate air leakages. Water consumption will be reduced through the installation of ultra-low flow 0.8 gallon Niagara Stealth toilets and other low-flow plumbing fixtures. The project will also include rooftop solar and EV charging infrastructure serving the parking area in the rear of the building.

23. If applicable, describe below any renewable energy systems to be included in the development:

If acceptable to the Landmarks Commission, we intend to install approximately 23kW of solar on the roof of the property.

24. Size of solar array commitment (in Kw), if applicable: **23.2kW**

25. Indicate sustainable design features and equipment included in the proposed development that will help to reduce fossil fuel consumption, achieve decarbonization, and improve air quality:

Sustainability Design Features & Equipment	YES	Comments
a. Air-source or ground source heat pumps	☒	Air-to-water, for DHW and space heating
b. Full electrification of all appliances and HVAC systems	☒	We plan on 100% electric with the possible exception of natural gas for the backup boiler.
c. Electric or heat-pump water heaters	☒	Same air-to-water system used for space heating.
d. Electric stoves	☒	Induction
e. Installed EV charging station(s)	☒	
f. Battery storage	☐	
g. Solar ready for future photovoltaic installation	☒	Phase 2 may include additional housing over the parking lot and/or a solar canopy over the parking lot or on the new housing.
h. Other:	☒	Water efficient toilets/fixtures.
i. Other:	☒	Composting all kitchen waste from 12 SRO units and office space.

26. Parking:

Total number of parking stalls:	6 (1 is tight/questionable)
i. Underground/Wrapped/Podium stalls	0
ii. Surface stalls	6
Parking ratio	1 stall for every 3 people (residents or staff)
Monthly parking cost	TBD
Will parking cost vary by AMI level	☐ Yes ☒ No

Rehabilitation Proposals

The following questions are for rehabilitation proposals only. Please enter "N/A" if this is not a rehabilitation proposal.

26. For rehab proposals, which of the following have been completed to determine the scope of work for this property so that it will meet the RFP requirements upon completion (including minimum housing code, rehabilitation standards, lead based paint & asbestos abatement, etc.)? Note: All outstanding Building Code violations on file with the City Building Inspection Unit must be incorporated into the preliminary scope of work attached and submitted with this application.

☐ Self-performed Minimum Housing Code Inspection
☒ General Contractor Cost Estimation
☐ Property Purchase Inspection
☐ Capital Needs Assessment

27. For rehab proposals, please describe the extent of the scope of work (e.g., minor, moderate, major/gut rehab). If proposal includes rehabilitation of occupied properties will be phased over more than a year, please describe the phasing plan.

The scope of work for this project can be described as moderate. The existing floor plan and building use will remain largely unchanged, with no gut rehab. The most significant aspects of the rehab include: installation of a new sprinkler system, a new HVAC system, replacement windows, updated electrical, energy-efficiency improvements, and refinishing of the existing hardwood flooring. The communal kitchen will also be updated with new energy-efficient appliances and fixtures. The current scope of work was informed by the construction objectives of a previously proposed redevelopment, whose goals were similar to this project. After several building tours and discussions with the architect and general contractor, the scope evolved to its current form, which meets this project's goals and objectives.

As the property is currently vacant and will remain so throughout construction, no temporary or permanent relocation will be required.

28. For rehab proposals with potential existence of Lead Based Paint, was the property constructed before 1978? If so, will you assume Lead Based Paint or obtain a Lead Based Paint Risk Assessment?

This historic property was built prior to 1978 and we are assuming lead based paint.

29. For rehab proposals with potential existence of Asbestos, will rehab activities disturb any asbestos containing materials? If so, have you obtained an Asbestos Pre-Renovation Risk Assessment?

The property has been toured multiple times by experienced professionals. The only suspected asbestos-containing material is the 9x9 floor tile. In the scope of work, we assume these to contain asbestos, and will hire a certified asbestos abatement contractor to remove the tiles.

Design & Accessibility

30. If applicable, describe interior common area amenities that will be available to tenants and guests (e.g., community room(s), lounges, play spaces, exercise room, business center, etc.):

With the exception of one efficiency unit located at the rear of the building, the spacious first floor is dedicated entirely to shared community space. This area includes a large living room, dining room, communal kitchen, and lounge, which will support the cooperative's shared meals and community activities. A sitting area on the second floor provides even more common space for residents.

31. If applicable, describe exterior amenities that will be available to tenants and guests (e.g., community gardens, patio, green space, etc.):

Because the property is located on a space-constrained downtown parcel, exterior amenities are modest but designed for maximum utility and impact. The site will provide 4 to 5 vehicle parking stalls, including EV charging infrastructure, along with several bicycle parking stalls. Finally, the small patio at the front of the building, which was historically used as outdoor seating for the lower-level restaurant, will be restored and made available to residents and guests.

32. If applicable, to what extent will the project incorporate universal design guidelines and accessibility features? (E.g., % of units, common spaces, etc.)

The first floor efficiency unit and its adjacent bathroom will be fully accessible, and the communal kitchen will also be designed for accessibility. In addition, the entire first floor will be visitable by individuals with mobility impairments. An exterior ramp serving the side entrance will provide an accessible entrance to the building and its first floor common spaces.

26. Describe the development team's approach to inclusion of art and/or other cultural infrastructure in this development:

There are several murals throughout the property that reflect its unique history as a youth hostel and community-oriented space. In addition, many bedrooms, hallways, and common spaces incorporate vibrant colors, historic architectural features, and artistic design elements. To the greatest extent practicable, we intend to preserve, restore, and enhance these features as part of the rehabilitation process, maintaining a strong sense of place while creating an inviting and creative living environment for future residents.

Development Team & Financing

27. Briefly describe your experience developing multifamily housing for low-income households. Include your experience obtaining and implementing any other federal, state, municipal, and private financing sources

If approved, this would be the fourth housing cooperative and the seventh affordable housing development that the principals of Sunny Side Development have developed. We have received funding from numerous sources including local funding from the City of Madison and Dane County, FHLB AHP (four different banks), LIHTC, HOME, bank debt, Rural Development, CDBG, United Way, MadiSUN Solar, Focus on Energy, and more.

28. Identify all key roles in your project development team, including any co-developers, property management agent, architect, general contractor, legal counsel, and any other key consultants as applicable, if known.

Contact Person	Company/Organization	Role in Development	E-mail	Phone
Ed Kuharski	Green Design Studio	Architect	ekuharski@aol.com	608.469.5963
Dave Grob	Bachmann Construction	General Contractor	dgrob@bachmannconstruction.com	608.576.5906
Jeff Femrite	Scholz Nonprofit Law	Attorney	jfemrite@scholznonprofitlaw.com	608.692.0310

Rose Nguyen	Numbers4Nonprofits	Accountant	rose@numbers4nonprofits.com	574.575.0508
Ben Schlicher	DS PRO LLC	HVAC Engineer	ben@dsprollc.com	920.650.5353
Nick Aikens	Full Spectrum Solar	Solar installer	nick@fullspectrumsolar.com	608.284.9495

29. For the following development team roles, please identify the number and/or percentage of women and persons of color employed by that company or organization as well as the total employees for each firm.

		BIPOC		**Women**		**Total Employees**
Company	**Role in Development**	**#**	**%**	**#**	**%**	**#**
Sunny Side Development	Developer	1	12.5%	3	37.5%	8
	Co-Developer	N/A				
Bachmann Construction	General Contractor	4	8.3%	8	16.67%	48
Sunny Side Development	Property Manager	1	12.5%	3	37.5%	8
Green Design Studio	Architect*	0	0%	0	0%	1

*if applicable

30. Describe the project's organizational ownership structure.

The project will have a simple ownership structure being 100% owned by Sunny Side Development.

31. Does this proposal have a non-profit lead applicant or codeveloper?

☒ Yes ☐ No

If yes, describe the purpose and mission of the organization as it relates to this proposal:

The mission of Sunny Side Development is to create affordable, sustainable housing in Wisconsin. This proposed development perfectly aligns with our mission.

32. Is this proposal led or co-led by an emerging developer and/or ACRE grad as a development partner, codeveloper, employee, or internship opportunity?

☐ Yes ☒ No

If yes, describe the role in the development, such as if they will have a controlling interest, Right of First Refusal, or General Partner Purchase Option. Describe briefly the compensation structure, including percentage of the developer fee allocated. Describe the involvement in long-term ownership:

N/A

33. Describe the development team's experience in engaging with Black, Indigenous, Latinx, and/or other historically peripheralized (historically least likely to apply) populations in informing development proposals:

Sunny Side Development worked with a Latino sister and brother to develop a housing cooperative centered on Hispanic culture. The project, Zapata Cooperative, is now essentially complete, fully occupied, and a resounding success. The project demonstrates our ability to partner with historically underrepresented communities and translate their goals and needs into responsive, successful affordable housing developments.

34. Indicate acceptance of the standard loan terms for this proposal as described in Section 2 of the RFP.

☒ Yes, I confirm

35. Applicants requesting alternative loan terms and/or wishing to provide additional information regarding financing structure, detail below (including description and justification of the request):

N/A, we anticipate the financing of this project to be relatively straightforward with only three sources and a single, nonprofit, ownership entity.

36. For each development partner with any ownership interest in any project currently underway or completed, list the following information and provide a current status for the team member and/or any related entity, as applicable:

    1. List any foreclosure, default, or bankruptcy within the past ten years.
    2. List any litigation completed, pending, or underway in relation to any financing or construction project within the past five years.
    3. List any Chronic Nuisance Abatement or Nuisance Case notifications issued by Madison Police Department and/or Building Inspection in the past five years
    4. List any unresolved Building Inspection citations resulting in a Municipal Court Complaint in the past five years
    5. List any litigation in the past five years with the City of Madison, including but not limited to Federal, State, or Municipal Court proceedings
    6. List any litigation in the past five years in the State of Wisconsin, including but not limited to Federal, State, or Municipal Court proceedings

To the best of our knowledge, neither the development team nor any current or former development partners with an ownership interest in any project currently underway or completed have been subject to any matter requiring disclosure under the six categories listed above.

Timeline

37. List the estimated/target completion dates, or actual completion dates where applicable, associated with the following activities. Reference Attachment A of the RFP for deadlines by which these activities must be completed. *N/A if proposed project is rehab not requiring land use approval.

Activity/Benchmark	**Estimated Date of Completion**
Draft Site Plan Ready to Submit to Dev. Assistance Team (DAT)*	N/A - JV 6/2 email
1st Development Assistance Team Meeting*	N/A - JV 6/2 email
1st Neighborhood Meeting*	N/A - JV 6/2 email
Submission of Land Use Application*	N/A - permitted use
Plan Commission Consideration*	N/A - permitted use
Urban Design Commission Consideration, if applicable*	N/A - permitted use
Complete Debt Financing	3/1/2027
Acquisition/Real Estate Closing	6/30/2027
Rehab or New Construction Bid Publishing	11/1/2026
New Construction/Rehab Start	7/1/2027
Begin Lease-Up/Marketing	1/15/2028
New Construction/Rehab Completion/ Certificates(s) of Occupancy Obtained	3/31/2028
Complete Substantial Lease-Up	5/1/2028
Request Final AHF Draw	3/31/2028

References

38. Please list at least three municipal/financing references who can speak to work on similar developments completed by your team:

Name	Relationship	Email Address	Phone
Paul Sackmann, Old National Bank	Financing	paul.sackmann@oldnational.com	414-290-7037
Tim Swadley, Stoughton Mayor	Municipal	TSwadley@cityofstoughton.com	608-873-6459
Mark Fick, Shared Capital	Financing	mark@sharedcapital.coop	612-767-2125

APPLICANT & PROJECT NAME: **Sunny Side Development / Sunrise Cooperative**

2. CAPITAL BUDGET

Enter ALL proposed project funding sources.

FUNDING SOURCES

Source	Amount	Non-Amortizing (Y/N)	Rate (%)	Term (Years)	Amort. Period (Years)	Annual Debt Service	Financing Approval Antcipated (Mo/Yr)
Permanent Loan-Lender Name:							
Shared Capital	$ 603,340	Y	6.00%	30	30		9/2026
Subordinate Loan-Lender Name:							
Dane County Non-LIHTC Fund	$ 875,000	N					12/2026
Subordinate Loan-Lender Name:							
Tax Exempt Loan-Bond Issuer:							
FHLB-AHP Loan							
City Loan Request (AHF/HOME)	$ 875,000	N					
City-Loan HOME-ARP (Develoipment Funds)							
City-Loan Request (TIF)							
Other-Specify Lender/Grantor:							
Other-Specify Lender/Grantor:							
Other-Specify Lender/Grantor:							
Historic Tax Credit Equity							
Deferred Developer Fees							
Owner Investment							
Other-Specify:							
Total Sources	**$ 2,353,340**						

Construction Financing			
Source of Funds	Amount	Rate	Term (Months)
Construction Loan-Lender Name:			
N/A			
Bridge Loan-Lender Name:			
N/A			
Historic Tax Credit Equity:			
N/A			
Total	$ -		

Remarks Concerning Project Funding Sources:

We would request using bank debt and part of the City and/or County funding for acquisition closing. Then the remaining soft funding would pay for construction directly, similar to previous projects (Red Pine Cooperative) to save on construction interest expense. The construction loan interest line item on 2. Expenses-->C33 currently lists the cost of debt service payments on the hard debt during the construction period, which Bachmann Construction estimates it will take approximately 6 months.

APPLICANT: **Sunny Side Development**

3. PROJECT EXPENSES

Enter the proposed project expenses

Acquisition Costs	**Amount**
Land	$202,483
Existing Buildings/Improvements	$767,517
Other (List)	
	$0
Construction:	
Construction/Rehab Costs	$831,000
Construction Profit	$41,550
Construction Overhead	$16,620
General Requirements	$41,550
Construction Supervision	$0
FF&E/Personal Property	$40,500
Demolition	$0
Site Work	$0
Landscaping	$0
Letter of Credit/P&P Bond	$0
Construction Contingency	$112,654
Other (List)	
Solar	$67,280
Architectural & Engineering	
Architect - Design	$66,480
Architect - Supervision	$0
Engineering	$0
Other (List)	
	$0
Interim/Construction Costs	
Builder's Risk/Property Insurance	$7,800
Construction Loan Interest	$20,264
Construction Loan Origination Fee	$0
Real Estate Taxes	$0
Park Impact Fees	$0
Other Impact Fees	$0
Other (List)	
	$0
Financing Fees	
Cost of Bond Issuance	$0
Permanent Loan Origination Fee	$11,282
Credit Enhancement	$0
Other Permanent Loan Fees	$2,900
Soft Costs	
Appraisal	$1,400
Market Study	$0

<--- If applicable, please list the costs attributable to "above and beyond" green building/Net Zero construction components included in the Construction Costs line item:

Solar - 67,280

HVAC - 85,000

Envelope/EV - 45,000

Total Cost: $197,280

Environmental Reports	$5,000
Survey	$0
Permits	$0
Lease-Up Period Marketing	$0
Accounting/Cost Certification	$0
Title Insurance and Recording	$0
Relocation	$0
FF&E	$0
Capital Needs Assessment (if rehab)	$0
Legal	$0
Other (List)	
	$0
Fees:	
Bridge Loan Fees	$0
Organizational Fees	$0
Syndication Fees	$0
Total Development Fee	$100,000
Developer Overhead	$0
Other Consultant Fees	$0
Other (List)	
	$0
Reserves Funded from Capital:	
Lease-Up Reserve	$0
Operating Reserve	$17,061
Replacement Reserve	$0
Capital Needs Reserve	$0
Debt Service Reserve	$0
Escrows	$0
Other: (List)	
	$0
TOTAL COSTS:	**$2,353,340**

APPLICANT: **Sunny Side Development**

4. PROJECT PROFORMA

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	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	Year 16
Gross Income	94,200	96,084	98,006	99,966	101,965	104,004	106,084	108,206	110,370	112,578	114,829	117,126	119,468	121,858	124,295	126,781
Less Vacancy/Bad Debt	6,594	6,726	6,860	6,998	7,138	7,280	7,426	7,574	7,726	7,880	8,038	8,199	8,363	8,530	8,701	8,875
Income from Non-Residential Use*	14,000	14,280	14,566	14,857	15,154	15,457	15,766	16,082	16,403	16,731	17,066	17,407	17,755	18,110	18,473	18,842
Total Revenue	101,606	103,638	105,711	107,825	109,982	112,181	114,425	116,713	119,048	121,429	123,857	126,334	128,861	131,438	134,067	136,748
Expenses:																
Office Expenses and Phone	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168
Real Estate Taxes	13,990	14,410	14,842	15,287	15,746	16,218	16,705	17,206	17,722	18,254	18,801	19,365	19,946	20,545	21,161	21,796
Advertising, Accounting, Legal Fees	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870
Payroll, Payroll Taxes and Benefits		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095	12,458	12,832	13,217	13,613	14,022
Mtc, Repairs and Mtc Contracts	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622	18,151	18,696
Utilities (gas/electric/fuel/water/sewer)	3,340	3,440	3,543	3,650	3,759	3,872	3,988	4,108	4,231	4,358	4,489	4,623	4,762	4,905	5,052	5,204
Property Mgmt	6,594	6,792	6,996	7,205	7,422	7,644	7,874	8,110	8,353	8,604	8,862	9,128	9,401	9,684	9,974	10,273
Operating Reserve Pmt		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697	4,838	4,983	5,133	5,287	5,445	5,609
Support Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
Grounds	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	51,224	52,761	54,344	55,974	57,653	59,383	61,164	62,999	64,889	66,836	68,841	70,906	73,033	75,224	77,481	79,805
Net Operating Income	50,382	50,877	51,367	51,851	52,329	52,799	53,261	53,714	54,159	54,593	55,016	55,428	55,828	56,214	56,586	56,943
Debt Service:																
First Mortgage	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408
Second Mortgage																
Other (List)																
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408
Total Annual Cash Expenses	94,632	96,169	97,751	99,382	101,061	102,791	104,572	106,407	108,297	110,244	112,249	114,314	116,441	118,632	120,889	123,213
Total Net Operating Income	6,974	7,469	7,959	8,443	8,921	9,391	9,853	10,306	10,751	11,185	11,608	12,020	12,420	12,806	13,178	13,535
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	6,974	7,469	7,959	8,443	8,921	9,391	9,853	10,306	10,751	11,185	11,608	12,020	12,420	12,806	13,178	13,535
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including commercial tenants, laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.16	1.17	1.18	1.19	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.30	1.31
DCR Total Debt	1.16	1.17	1.18	1.19	1.21	1.22	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.30	1.31

Assumptions

Vacancy Rate	7.0%
Annual Increase Income	2.0%
Annual Increase Exspenses	3.0%
Other	

*Please list all fees (per unit per month) and non-residential income: Approximately 1,000sf of basement, non-mechanical room, office space will be rented to nonprofit(s) at $14/sf or $14,000/yr.

APPLICANT: **Sunny Side Development**

3. PROJECT PROFORMA (cont.)

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Income	129,316	131,903	134,541	137,232	139,976	142,776	145,631	148,544	151,515	154,545	157,636	160,789	164,004	167,285
Less Vacancy/Bad Debt	9,052	9,233	9,418	9,606	9,798	9,994	10,194	10,398	10,606	10,818	11,035	11,255	11,480	11,710
Income from Non-Residential Use*	19,219	19,603	19,995	20,395	20,803	21,219	21,644	22,077	22,518	22,968	23,428	23,896	24,374	24,862
Total Revenue	139,483	142,273	145,118	148,021	150,981	154,001	157,081	160,222	163,427	166,695	170,029	173,430	176,899	180,436
Expenses:														
Office Expenses and Phone	1,204	1,240	1,277	1,315	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
Real Estate Taxes	22,450	23,123	23,817	24,532	25,267	26,026	26,806	27,610	28,439	29,292	30,171	31,076	32,008	32,968
Advertising, Accounting, Legal Fees	1,926	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,513	2,588	2,666	2,746	2,828
Payroll, Payroll Taxes and Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	14,442	14,876	15,322	15,782	16,255	16,743	17,245	17,762	18,295	18,844	19,409	19,992	20,591	21,209
Mtc, Repairs and Mtc Contracts	19,256	19,834	20,429	21,042	21,673	22,324	22,993	23,683	24,394	25,125	25,879	26,655	27,455	28,279
Utilities (gas/electric/fuel/water/sewer)	5,360	5,521	5,686	5,857	6,032	6,213	6,400	6,592	6,790	6,993	7,203	7,419	7,642	7,871
Property Mgmt	10,581	10,899	11,226	11,563	11,909	12,267	12,635	13,014	13,404	13,806	14,221	14,647	15,087	15,539
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	5,777	5,950	6,129	6,313	6,502	6,697	6,898	7,105	7,318	7,538	7,764	7,997	8,237	8,484
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
	1,204	1,240	1,277	1,315	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	82,199	84,665	87,205	89,822	92,516	95,292	98,150	101,095	104,128	107,252	110,469	113,783	117,197	120,713
Net Operating Income	57,284	57,607	57,913	58,199	58,465	58,709	58,930	59,127	59,299	59,444	59,560	59,647	59,702	59,724
Debt Service:														
First Mortgage	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408
Second Mortgage														
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408	43,408
Total Annual Cash Expenses	125,607	128,073	130,613	133,230	135,924	138,700	141,558	144,503	147,536	150,660	153,877	157,191	160,605	164,121
Total Net Operating Income	13,876	14,200	14,505	14,791	15,057	15,301	15,522	15,719	15,891	16,036	16,152	16,239	16,294	16,316
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	13,876	14,200	14,505	14,791	15,057	15,301	15,522	15,719	15,891	16,036	16,152	16,239	16,294	16,316
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.32	1.33	1.33	1.34	1.35	1.35	1.36	1.36	1.37	1.37	1.37	1.37	1.38	1.38
DCR Total Debt	1.32	1.33	1.33	1.34	1.35	1.35	1.36	1.36	1.37	1.37	1.37	1.37	1.38	1.38

Assumptions

Vacancy Rate	7.0%
Annual Increase Income	2.0%
Annual Increase Exspenses	3.0%
Other	

Sunny Side Development

AFFORDABLE – SUSTAINABLE – HOUSING

Sunny Side Development, Ltd.
1231 E. Dayton Street
Madison, WI 53703

June 3, 2026

To Whom It May Concern:

I am the President of the Board of Directors of Sunny Side Development, Ltd. Sunny Side Development does not currently obtain annual independent financial audits.

I have reviewed the attached financial statements for the period from January 1, 2026 through April 30, 2026, and approve them as prepared. To the best of my knowledge, the statements fairly represent the financial position and operating activities of Sunny Side Development, Ltd. for the period presented.

Please accept this letter in satisfaction of the Affordable Rental Housing Development application requirement regarding financial statement approval.

We are excited by the Housing Forward initiative and appreciate your support for affordable housing in the City of Madison.

Sincerely,

Mitchell Brey

Mitchell Brey

President, Board of Directors

Sunny Side Development, Ltd.

May 20, 2026

Sunny Side Development
Attn: Paul Schechter, Executive Director
1231 E. Dayton Street
Madison, WI 53703

RE: 141 S. Butler Street
Madison, WI 53703

Subject: Construction Budget for Repairs and Refurbishing

Dear Paul Schechter,

We are pleased to provide you with this construction budget for repair and refurbishing work at your proposed new facility at 141 S Butler Street.
Reference plans from Green Design Studio date July 7, 2023 and discussion with Edward Kuharski.

REPAIRS & REFURBISHING ITEMS

General Requirements — $41,550
Including project management, project supervision, contractor equipment, and all items of on-site overhead.

Demolition and Removals — $22,000
Including removal of all damaged, outdated, and non-code complying construction.

Concrete work — $23,500
Including new front stoop at entry, and new concrete sill at dining room window.

Carpentry — $12,500
Including bathroom vanity replacements, kitchen countertop replacements, bathroom door repair, new handrails at stairs, and new quarter rounds at baseboards.

Plumbing Repairs $16,000

Including specific sink replacements, shower enclosure replacements, and bathroom toilet replacements.

Thermal & Moisture Protection (specific) $8,000

Including 3rd floor fire escape water control.

Doors & Windows $146,000

Including all new fire-rated guest room doors, new window guardrails, restoration of specific windows, and new door frame at 3rd floor fire exit. Install 39 new triple pane windows.

Finishes

Remove old floor tile and refinished hardwood floors throughout. Paint new cathedral ceilings on 3rd floor. $126,000

Specialties

Including toilet accessories and a $1,000 allowance for misc. signage. $5,000

Basement $124,500

- Excavate soil to lower floor 2 feet
- Install below slab foam board insulation
- Install in-floor pex tubing
- Pour concrete slab
- Paint concrete floors with durable epoxy
- Demo basement bathroom
- Build approximately 40' of new walls (floor plan TBD) for redesign of basement bathroom, mechical, and former kitchen spaces.
- Build new basement bathroom
- Doors/trim/electrical for remaining spaces
- Wall and 1hr ceiling coverings everywhere

Install 8 basement egress windows $104,000

First floor studio #102

Install kitchenette including plumbing/electrical in unit #102 $10,000

Electrical - Allowance

Remove small amount of remaining hot knob&tube $12,000

Install new electrical in new basement walls

HVAC - Allowance $85,000

Demo existing basement HVAC and move supply lines ~6' to former basement bath area
Install new wall-hung gas boiler for backup heat for heat pump
Add fan coil units or ducts attached to air-to-water heat pump (above) to cool first floor
Install central AC in attic to cool 2nd and 3rd floors

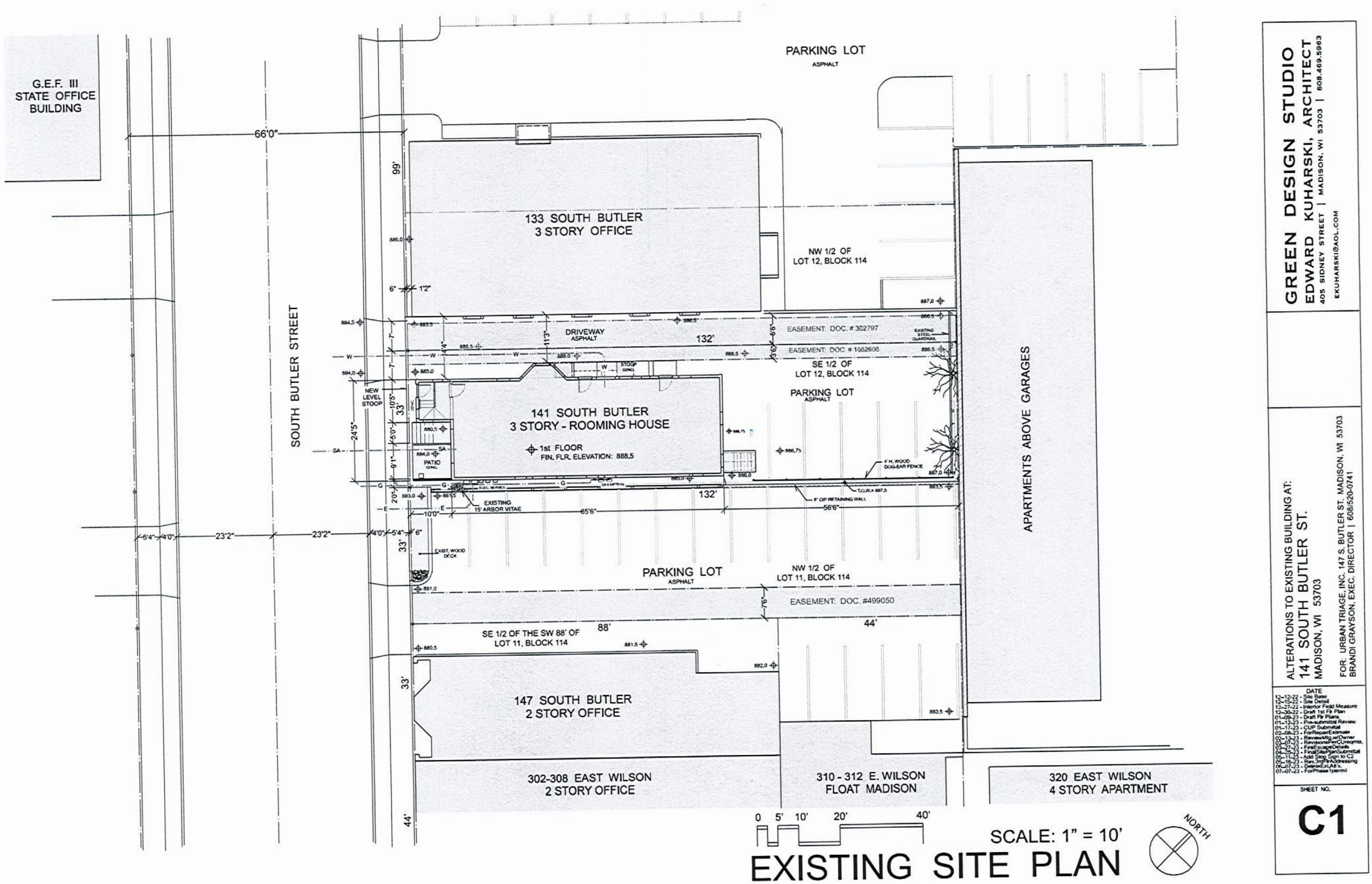
<u>Fire suppression</u>	$58,000
Water Mains New 6" ($30,000)	
Sprinkler system ($28,000)	
<u>Insulation/Energy Efficiency</u>	$37,000
Blower door test and energy audit to identify air leaks	
Dense pack cellulose in all exterior walls except cathedral ceilings	
Fill full cavities of cathedral ceilings with closed cell foam	
Seal all leaks found in blower door test	
Install dual port EV Charger at rear of building	$8,000
<u>Accessibility</u>	
Handicapped ramp	$10,000
<u>Roof</u>	
Install new roof	$33,500

The total construction budget for the items outlined herein is: $872,550.

Very truly yours,

Dave Grob / Project Manager
Bachmann Construction Company, Inc.

NOTE: The below existing and proposed plans are for a previous 2023 project for Urban Triage, NOT for the SSD project. However, the building is the same and the scope is similar enough that they were sufficient for Bachmann to provide approximate construction cost estimates.



LEGAL DESCRIPTION :
The Southeast 1/2 of Lot Twelve (12), Block One Hundred Fourteen (114), Original Plat, City of Madison, Dane County, Wisconsin.

LOT COVERAGE :

LOT AREA:	4356 SF = 1.0 ACRE
NEW OPEN SPACE - 10'X12'	= 120SF
SE SIDE YARD 75'X1.5'	= 112.5
UNPAVED @ REAR 33'X2.5'	= 82.5
UNPAVED @ E BLDG CORNER	= 24.0
TOTAL =	451.5 SF
NET LOT COVERAGE	= 3904.5 SF
	= 89.6 %

PROJECT INFORMATION :

Parcel #: 0709-133-2619-0

Zoning: UMX, HIS-FS, WP-17

Lot Area: 4356 sf / 0.10 acre

Building Area: 6545 gross sf

Building Footprint: 1704 sf + 78sf covered patio

Building Lot Coverage: 41%

Usable Open Space: 120 sf

Total Lot Coverage: >90%

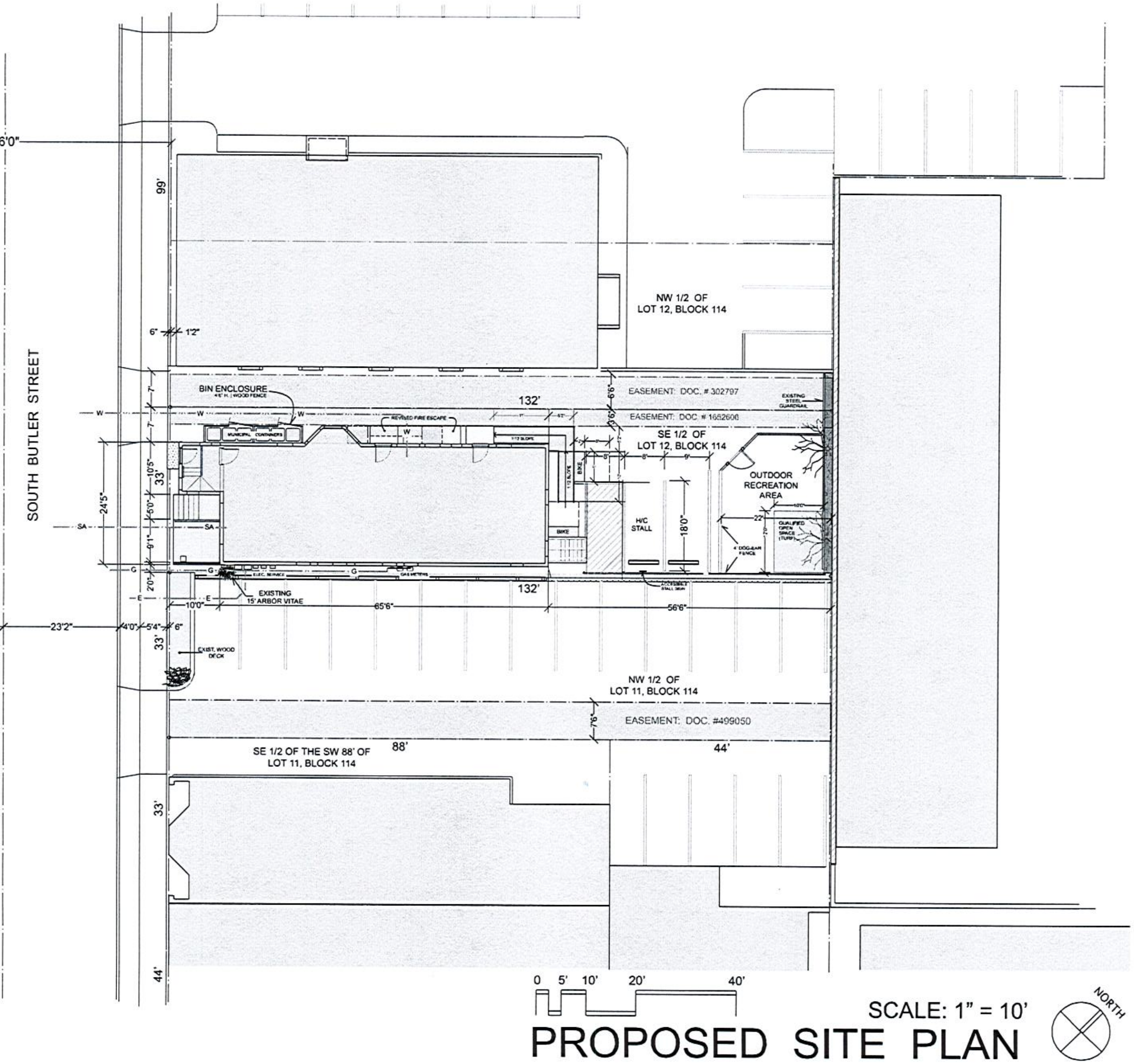
On-site Parking: 2 stalls (1- H/C)

Bicycle Parking: 2 Visitor; 8 Resident (indoors)

# of Stories: 3 + Basement

Type of Construction: IIIB

Use: Mission House



SCALE: 1" = 10'

PROPOSED SITE PLAN

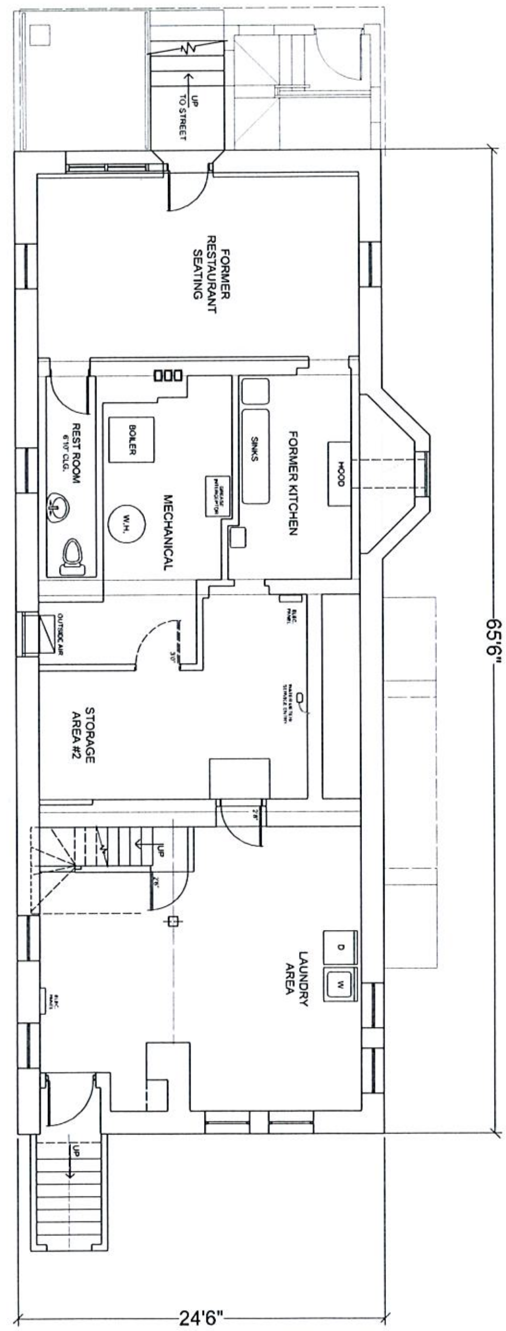
GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM

ALTERATIONS TO EXISTING BUILDING AT:
141 SOUTH BUTLER ST.
MADISON, WI 53703

FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703
BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741

DATE
12-12-22 - Site Base
12-15-22 - Site Detail
12-27-22 - Interior Field Measure
12-30-22 - Draft 1st Flr Plan
01-09-23 - Draft Flr Plans
01-12-23 - Pre-submittal Review
01-17-23 - CUP Submittal
02-08-23 - ForRepairEstimate
02-13-23 - ReviewMtg.w/Owner
03-07-23 - RevisionsPerCUreqmts.
03-27-23 - FireEscapeDetails
04-25-23 - FinalSitePlanSubmittal
05-11-23 - Add Stop Sign to C2
05-16-23 - Rev.3rdFlrAddressing
06-07-23 - DeleteExtAlt's.
07-07-23 - ForPhase1permit

SHEET NO.
C2



FLOOR ELEVATION: 880.5

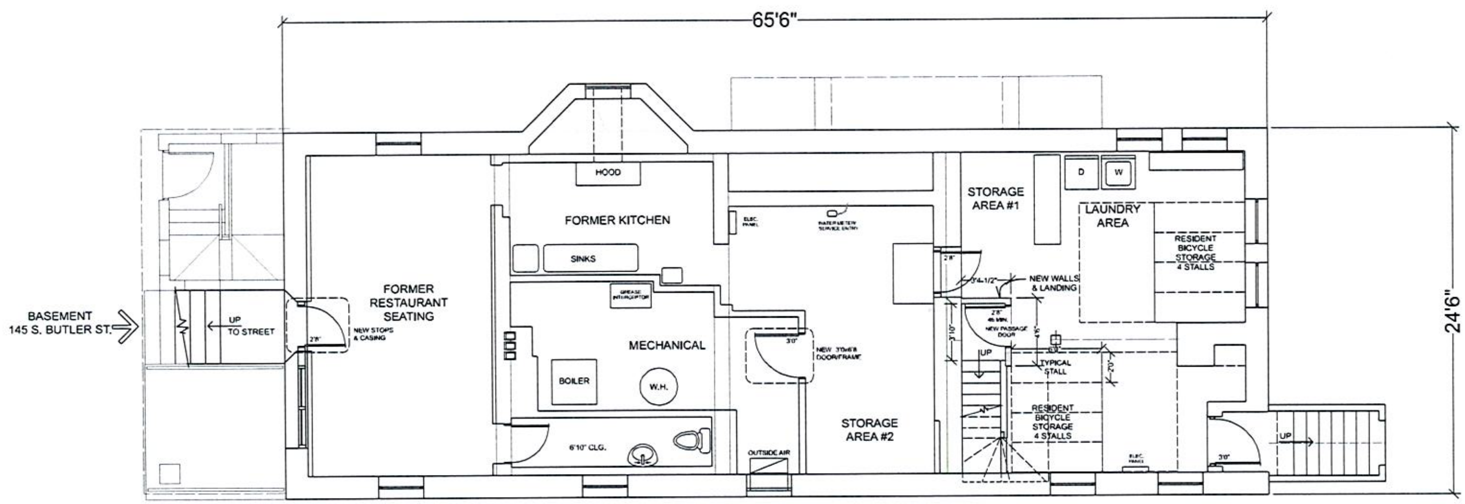
SCALE: 1/4" = 1'0"

EXISTING BASEMENT FLOOR PLAN

0 2 4 8 16 ft

NORTH

SHEET NO. **A1**	DATE 12-12-22 · Silo Base 12-15-22 · Silo Detail 12-27-22 · Interior Field Measure 12-30-22 · Draft 1st Flr Plan 01-09-23 · Draft Flr Plans 01-12-23 · Pre-submittal Review 01-17-23 · CUP Submittal 02-08-23 · ForRepair/Estimate 02-13-23 · ReviewMtg.w/Owner 03-07-23 · RevisionsPerCUreqmts. 03-27-23 · FireEscapeDetails 04-25-23 · FinalSitePlanSubmittal 05-11-23 · Add Stop Sign to C2 05-16-23 · Rev.3rdFlrAddressing 06-07-23 · DeleteExtAlt's. 07-07-23 · ForPhase1permit	ALTERATIONS TO EXISTING BUILDING AT: 141 SOUTH BUTLER ST. MADISON, WI 53703 FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703 BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741	GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963 EKUHARSKI@AOL.COM



FLOOR ELEVATION: 880.5

SCALE: 1/4" = 1'0"

0 2 4 8 16 ft

PROPOSED BASEMENT FLOOR PLAN

NORTH

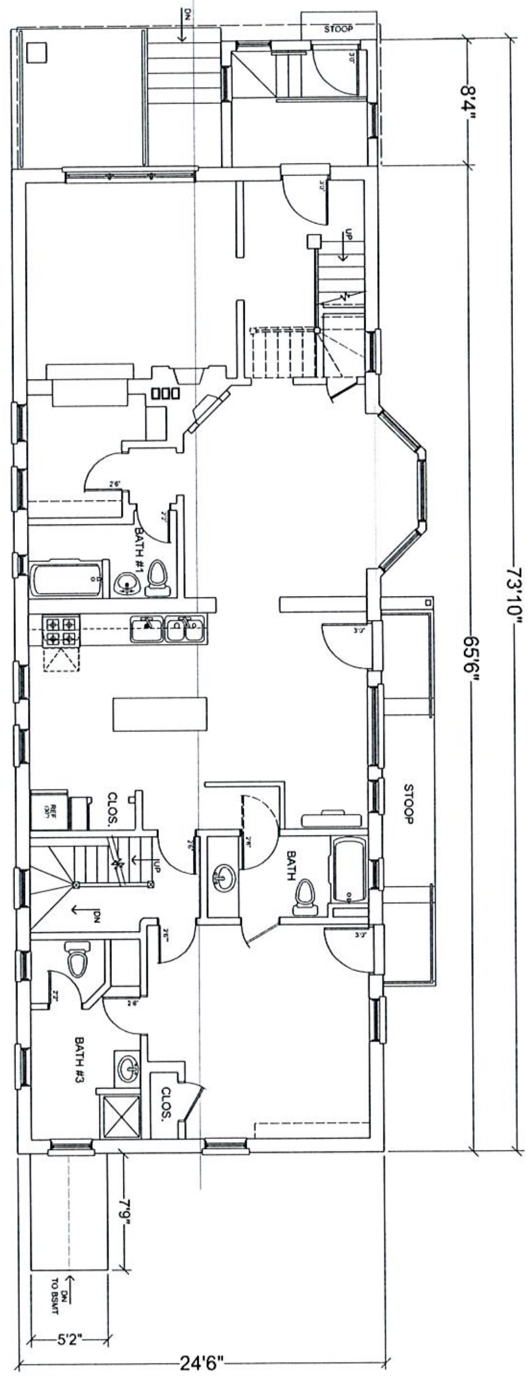
GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM

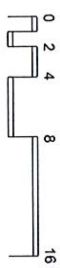
ALTERATIONS TO EXISTING BUILDING AT:
141 SOUTH BUTLER ST.
MADISON, WI 53703

FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703
BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741

DATE
12-12-22 - Site Base
12-15-22 - Site Detail
12-27-22 - Interior Field Measure
12-30-22 - Draft 1st Flr Plan
01-09-23 - Draft Flr Plans
01-12-23 - Pre-submittal Review
01-17-23 - CUP Submittal
02-08-23 - ForRepairEstimate
02-13-23 - ReviewMtg.w/Owner
03-07-23 - RevisionsPerCUreqmts.
03-27-23 - FireEscapeDetails
04-25-23 - FinalSitePlanSubmittal
05-11-23 - Add Stop Sign to C2
05-16-23 - Rev.3rdFlrAddressing
06-07-23 - DeleteExt.Alt's.
07-07-23 - ForPhase1permit

SHEET NO.
A1a



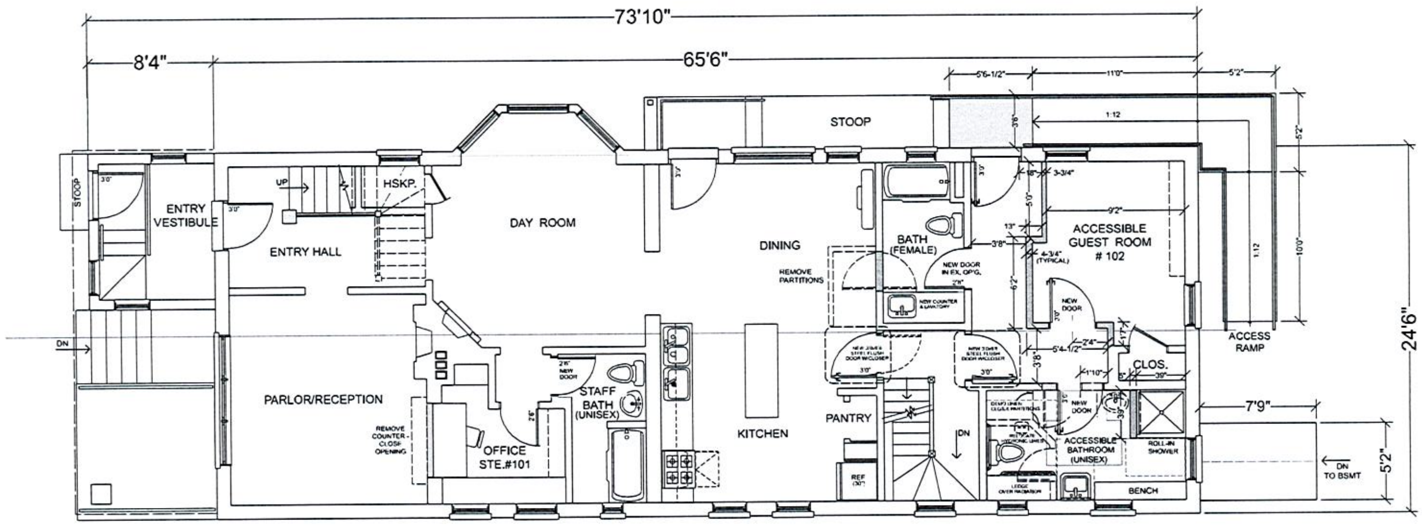


EXISTING 1st FLOOR PLAN

SCALE: 1/4" = 1'0"

FLOOR ELEVATION: 888.5

SHEET NO. **A2**	DATE 12-12-22 - Site Base 12-15-22 - Site Detail 12-27-22 - Interior Field Measure 12-30-22 - Draft 1st Flr Plan 01-09-23 - Draft Flr Plans 01-12-23 - Pre-submittal Review 01-17-23 - CUP Submittal 02-08-23 - ForRepairEstimate 02-13-23 - ReviewMtg.w/Owner 02-17-23 - RevisionsPerCUreqmts. 02-27-23 - FireEscapeDetails 04-25-23 - FinalSitePlanSubmittal 05-11-23 - Add Stop Sign to C2 05-16-23 - Rev.3rdFlrAddressing 06-07-23 - DeleteExtAlt's. 07-07-23 - ForPhase1permit	ALTERATIONS TO EXISTING BUILDING AT: 141 SOUTH BUTLER ST. MADISON, WI 53703 FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703 BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741		GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963 EKUHARSKI@AOL.COM



FLOOR ELEVATION: 888.5

0 2 4 8 16 ft

SCALE: 1/4" = 1'0"

PROPOSED 1st FLOOR PLAN

NORTH

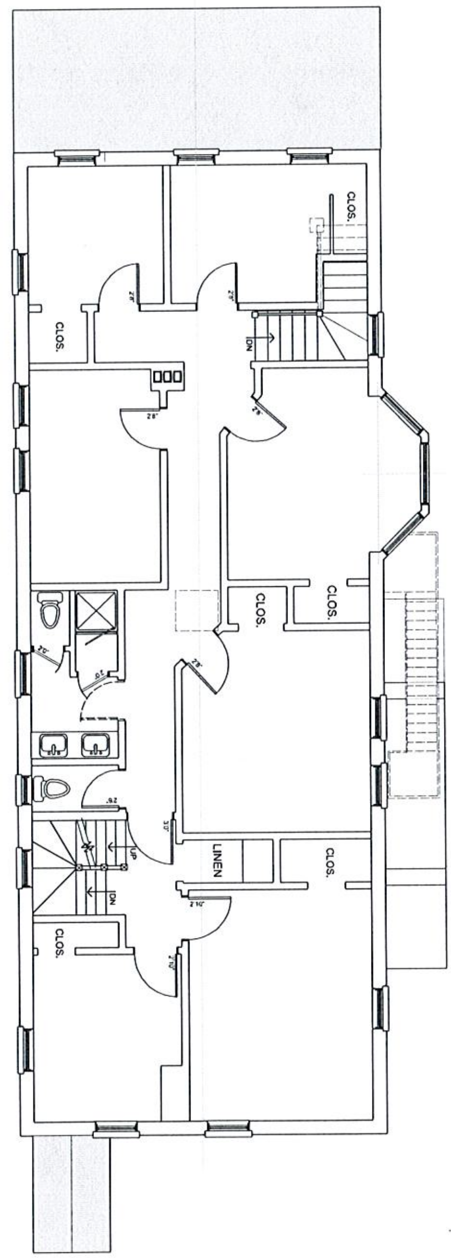
GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM

ALTERATIONS TO EXISTING BUILDING AT:
141 SOUTH BUTLER ST.
MADISON, WI 53703

FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703
BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741

DATE
12-12-22 - Site Base
12-15-22 - Site Detail
12-27-22 - Interior Field Measure
12-30-22 - Draft 1st Flr Plan
01-09-23 - Draft Flr Plans
01-12-23 - Pre-submittal Review
01-17-23 - CUP Submittal
02-08-23 - ForRepairEstimate
02-13-23 - ReviewMtg.w/Owner
03-07-23 - RevisionsPerCUreqmts.
03-27-23 - FireEscapeDetails
04-25-23 - FinalSitePlanSubmittal
05-11-23 - Add Stop Sign to C2
05-16-23 - Rev.3rdFlrAddressing
06-07-23 - DeleteExt.Alt's.
07-07-23 - ForPhase1permit

SHEET NO.
A2a



0 2 4 8 16 ft

EXISTING 2nd FLOOR PLAN

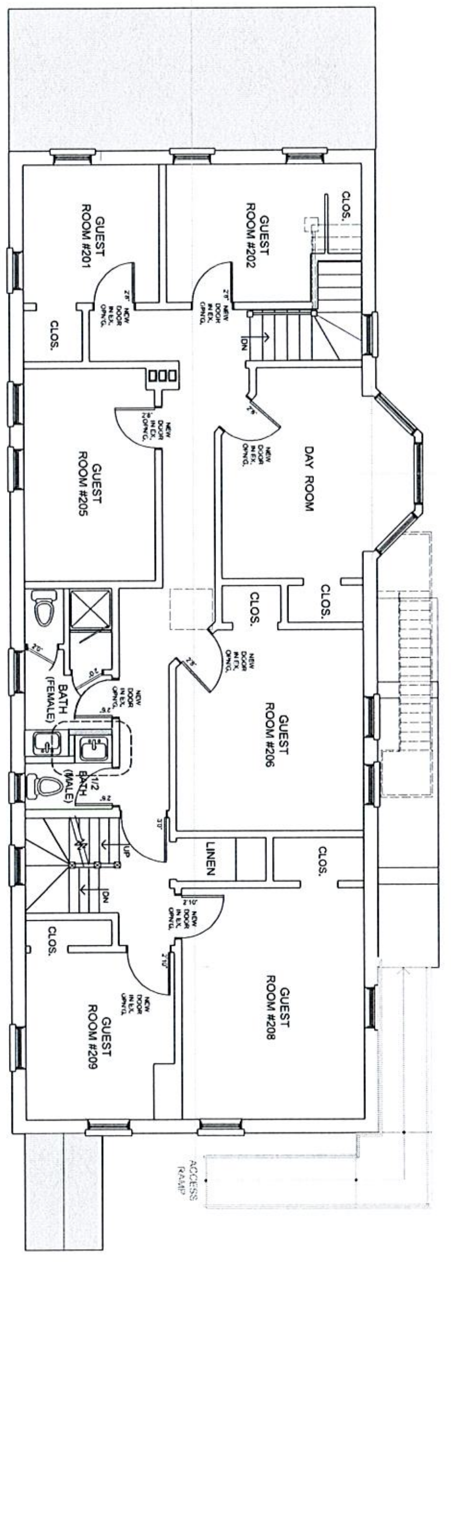
FLOOR ELEVATION: 898.75

SCALE: 1/4" = 1'0"

NORTH

SHEET NO. **A3**	DATE 12-12-22 : Site Base 12-15-22 : Site Detail 12-27-22 : Interior Field Measure 12-30-22 : Draft 1st Flr Plan 01-09-23 : Draft Flr Plans 01-12-23 : Pre-submittal Review 01-17-23 : CUP Submittal 02-08-23 : ForRepairEstimate 02-13-23 : ReviewMtg.w/Owner 03-07-23 : RevisionsPerCUPreqmts. 04-27-23 : FireEscapeDetails 05-11-23 : FinalSitePlanSubmittal 05-16-23 : Add Stop Sign to C2 06-07-23 : Rev.JmpFlrAddressing 06-27-23 : DeleteExLAir's. 07-07-23 : ForPhase1permit	ALTERATIONS TO EXISTING BUILDING AT: 141 SOUTH BUTLER ST. MADISON, WI 53703 FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703 BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741

GREEN DESIGN STUDIO
EDWARD KUHARSKI, ARCHITECT
405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963
EKUHARSKI@AOL.COM



FLOOR ELEVATION: 898.75

PROPOSED 2nd FLOOR PLAN

SCALE: 1/4" = 1'0"

0 2 4 8 16 ft

A3a SHEET NO.	DATE 12-12-22 · Site Base 12-15-22 · Site Detail 12-27-22 · Interior Field Measure 12-30-22 · Draft 1st Flr Plan 01-09-23 · Draft Flr Plans 01-12-23 · Pre-submittal Review 01-17-23 · CUP Submittal 02-08-23 · ForRepairEstimate 02-13-23 · ReviewMtg.w/Owner 03-07-23 · RevisionsPerCUreqmts. 03-27-23 · FireEscapeDetails 04-25-23 · FinalSitePlanSubmittal 05-11-23 · Add Stop Sign to C2 05-16-23 · Rev.3rdFlrAddressing 06-07-23 · DeleteExtLAR's. 07-07-23 · ForPhase1permit	ALTERATIONS TO EXISTING BUILDING AT: 141 SOUTH BUTLER ST. MADISON, WI 53703 FOR: URBAN TRIAGE, INC. 147 S. BUTLER ST. MADISON, WI 53703 BRANDI GRAYSON, EXEC. DIRECTOR | 608/520-0741	GREEN DESIGN STUDIO EDWARD KUHARSKI, ARCHITECT 405 SIDNEY STREET | MADISON, WI 53703 | 608.469.5963 EKUHARSKI@AOL.COM

Abby Davidson <abby@sunnysidedevelopment.org>

141 S. Butler St. - Non-Tax Credit RFP

Price, Jessica M <JPrice2@cityofmadison.com> Tue, Jun 2, 2026 at 4:18 PM
To: Abby Davidson <abby@sunnysidedevelopment.org>, Paul Schechter <paul@sunnysidedevelopment.org>

Hi Abby,

Thanks for this follow up. I'd be happy to talk with you all about a potential path forward for making this property more energy efficient during the purchase and rehab process. Here's my availability in the coming days.

- Wednesday, June 3: 10-11
- Thursday, June 4: 9-11 and 2-3
- Friday, June 5: 12-2
- Monday, June 8: 9-10:30
- Tuesday, June 9: 9-10:30 and 203
- Wednesday, June 10: before 2

Thanks,

JP

Jessica Price, PhD (she/her)

Sustainability and Resilience Manager

City of Madison | Office of the Mayor

Room 403, City-County Building
210 Martin Luther King, Jr. Blvd.
Madison, Wisconsin 53703
Tel 608 267 1992 ● ***Fax*** 608 267 8671
Email jprice2@cityofmadison.com

From: Abby Davidson <abby@sunnysidedevelopment.org>
Sent: Tuesday, June 2, 2026 3:57 PM
To: Paul Schechter <paul@sunnysidedevelopment.org>
Cc: Price, Jessica M <JPrice2@cityofmadison.com>
Subject: Re: 141 S. Butler St. - Non-Tax Credit RFP

You don't often get email from abby@sunnysidedevelopment.org. Learn why this is important

[Quoted text hidden]

141 S Butler St "Sunrise Cooperative"
Tenant Selection Plan

Unit mix
The below tables show the quantity of units, rents, and income maximums for all units. All rent and income restrictions will be strictly enforced when filling unit vacancies. Tenant-based rental assistance, Housing Choice Vouchers, VASH vouchers, and other lawful rental subsidies will be accepted.

		# of Bedrooms		**Projected Monthly Unit Rents, Including Utilities** **Utilities included:** ☒ Water/Sewer ☒ Electric ☒ Gas ☒ Free Internet In-Unit ☒ Washer/Dryer ☐ Other:	
% of Area Median Income (AMI)	**Total # of units**	**# of SRO's**	**# of Studios**	**$ Rent SRO's**	**$ Rent Studios**
≤30%	0	0	0		
40%	0	0	0		
50%	0	0	0		
60%	9	8	1	$600	$1250
Affordable Sub-total	**9**	**8**	**1**		
80%	0	0	0		
Market*	0	3	0	$600	
Total Units	**12**	**11**	**1**	Other Notes: Rent includes household supplies (toilet paper, dish soap, etc).	

*40% = 31-40% AMI; 50% = 41-50% AMI; 60% = 51-60% AMI; 80% = 61-80% AMI; Market = >81% AMI.

AMI	Total Units	Maximum Income (family size)			
		1	**2**	**3**	**4**
≤30%	0				
40%	0				
50%	0				
60%	9	$56,880	$64,980	$73,080	$81,180
Affordable Sub-total	**9**				
80%	0				
Market	3	N/A	N/A	N/A	N/A
Total Units	**12**				

* Values are from the 2026 HUD AMI income limits for Dane County

Occupancy criteria
SRO: minimum occupancy 1 person
Studio: minimum occupancy 1 person
Maximum occupancy will be based on current City of Madison zoning ordinances.
There are no age restrictions for occupancy, except that all co-op members participating in house governance responsibilities must be adults.

Credit score and/or report
Neither credit score nor a credit report will be pulled when evaluating applicant criteria.

Landlord or housing history
Previous landlord/housing history will be considered when evaluating eligibility. However, flexibility will be applied when evaluating this criteria and negative housing history will not automatically be grounds for rejection, so long as the applicant has at least one positive recent housing reference. See "Denial Criteria" for specific points related to landlord or housing history.

Domestic violence
In compliance with the Violence Against Women Act and the 2013 Reauthorization (VAWA), if a member otherwise qualifies for admission, they will not be denied admission based on having been a victim of domestic violence, dating violence, sexual assault, or stalking. VAWA protections apply to persons of all gender identities and sexual orientations, whether actual or perceived.

Applicants with disabilities
Reasonable accommodation will be provided to applicants with disabilities, and will be communicated to the applicant at time of application.

Criminal conviction record
A Wisconsin Circuit Court (CCAP) and/or Judy Records search on prospective tenants will be conducted to verify criminal conviction records within the last two years as a criteria in deciding admission to the cooperative. Applicants will not be charged a fee for a criminal background search.

Criminal records will be evaluated in accordance with Dane County's standards for criminal activity, which state that applicants shall not be denied for criminal activity, except: (i) a criminal conviction within the last two years for violent criminal activity or drug related criminal activity resulting in a criminal conviction, as defined by the regulations as follows:

1. "Violent criminal activity" is defined in 24 CFR § 5.100 and means any criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force substantial enough to cause, or be likely to cause, serious bodily injury or property damage.
2. "Drug related criminal activity" is defined in Wis. Stat. s. 704.17(3m)(a)(2) and means criminal activity that involves the manufacture or distribution of a controlled substance. "Drug-related criminal activity" does not include the manufacture, possession, or use of a controlled substance that is prescribed by a physician for the use of by a disabled person, as defined in s. 100.264(1)(a), and manufactured by, used, by or in the possession of the disabled person or in the possession of the disabled person's personal care worker or other caregiver.

When evaluating past criminal convictions, the landlord and membership body will determine if the candidate poses a demonstrable risk to the other members of the cooperative. If no such risk is found, criminal conviction will not be considered.

Targeted populations
No preferences based on protected classes will be used in evaluation criteria. However, units may be marketed to or referrals solicited of individuals who qualify in one or both of the following categories:

1. **Homelessness**. A household that qualifies as being homeless as defined by:
   - o People who are living in a place not meant for human habitation, in an emergency shelter, or in transitional housing, or who are exiting an institution where they resided.
   - o People who are losing their primary nighttime residence.
   - o Families with children or unaccompanied youth who are unstably housed and likely to remain so.
   - o People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support networks to obtain other permanent housing.

2. **Disability**. A household having at least one member with a physical, developmental and/or mental disability.

The accessible studio unit may be marketed to veterans and referrals may be solicited from veteran-serving organizations. However, no hard set-aside or occupancy preference shall apply unless required by a funding source.

Accessibility
The first floor studio unit will be fully accessible and will be targeted to an individual with a disability, however this is not a hard set-aside.

Security deposit
Security deposits will be equal to one half month's rent for standard applicants, or one month's rent for conditionally approved applicants (e.g., Criteria 2, 3 &/or 6 below). For affordable units (designated at 60% AMI), an installment plan shall be offered requiring one half of the deposit to be collected at lease signing, with monthly installment payments of one quarter of the remaining deposit added to rent payments until such time the security deposit balance has reached the full, contracted amount.

House membership process
Like most Madison co-ops, prospective members will go through a house membershipping process that requires a completed application. Property management will ask for and review housing references, but a negative history will not automatically disqualify applicants. The membership process will be carried out in accordance with city, county, state, and federal housing laws as well any applicable affordable housing funding agreements. Any changes to the membership process will be in accordance with this Tenant Selection Plan, and will not take effect if they conflict with it.

House participation
All adult co-op members will need to follow house policies, fulfill house responsibilities for labor and governance, and participate in the food plan, as described in the Non-Standard Lease Agreement.

Two types of units

- **If applying for a studio unit:** The applicant must complete the tour, interview and dinner before signing a lease, but the objective application information is the only information that can be considered when denying an application to a studio unit.

- **If applying for an SRO:** Information gathered during the membership process (e.g., application, interview, and dinner) can be considered when denying an application, in accordance with Madison General Ordinance 39.03 (4)(e).

When providing a written denial, a specific reason for the denial must be provided.

Wait list
If multiple qualified applicants apply for a single unit, all will be encouraged to participate in the full membershipping process. Those applicants that complete this process will be approved on a first-come-first-served basis. For SRO housing, “first come” is defined by the date of completing the full membership process rather than the date of initial inquiry.

Denial criteria
To be fair to all applicants, the following criteria are examined when applications are reviewed and references are checked. If an applicant fails any of the following nine (for studio units) or ten (for SRO units) items, their application will be denied. However, at the discretion of the house membership body, up to three denial criteria may be waived. If more than three criteria are failed, the house cannot accept the applicant.

1. Previous eviction within the last two years.
2. Late on rent payments more than 30% of the time over the past 12 months.
3. Insufficient income to pay rent without being ‘rent burdened’ (i.e. rent more than 40% of income / income less than 2.5 times monthly rent).
    a. Applicants shall not be denied based on this criteria if the applicant can demonstrate paying an approximately equivalent rent to income ratio for 2 years, or if they are the recipient of a tenant-based rental subsidy.
4. Previous 5-day notice(s) for non-financial reasons, within the last two years.
5. Non-renewal from the previous landlord, related to tenancy (e.g., N/A if due to sale, renovation, demolition of the property, etc.)
6. Outstanding balance still owed in previous housing, unless the applicant is current on an approved repayment agreement.
7. Unresponsive/unavailable recent housing reference.
8. Inaccurate/incomplete information provided on housing application.
9. Criminal record as detailed under “Criminal conviction record” that is determined to pose a demonstrable risk to other house members.
10. Single Room Occupancy Only: The applicant was not approved by the membership body through the cooperative membership process for shared-living and governance reasons.

Notice of Denial
Denial notices will be given in writing unless waived by the applicant, and clearly state the Denial Criteria that the applicant failed to meet. The denial notice will inform the applicant how to seek and file an appeal, including what documentation could correct the basis for denial, and the timeline for processing. During the appeal process, mitigating information will be considered and supporting documentation may be submitted in any reasonable format.

2026 Affordable Rental Housing Development: Non-Tax Credit RFP Supplemental Application Questions

Sunrise Cooperative | Sunny Side Development
141 S. Butler Street

Response Submission Due Date: August 14, 2026 @ NOON CT

Instructions to Applicants:

Please respond briefly and succinctly to the questions below, in-line, unless otherwise specified (e.g. if additional documentation is requested), with a maximum 1/3 page response per question. Use this Word document to record your answers and return this completed document to cddapplications@cityofmadison.com with cc: to jvogt@cityofmadison.com. Please refrain from submitting additional documentation not specifically requested at this time or using alternative formats.

Questions:

A. Geographic Eligibility/Proposed Site

1. N/A

B. Planning Principles & Consistency

1. N/A

C. Unit Mix & Affordability

1. Please confirm that utility allowance is not applicable as all utilities will be included in rent. Note question below about utility projections for the entire property.

Correct. Standard utilities such as heating and cooling, electricity, water, trash, and internet will be included in rent. Non-standard items, such as food, will not be included in rent.

D. Property Management

1. Please describe how property management are different for cooperative style housing than standard rental management.

Traditional housing cooperatives are fully self-managed by the residents who live there. Management responsibilities are discussed at regular house meetings and divided among members based on their interest and experience. Some duties, such as cooking and cleaning, are routine labor. Others are managerial, like the membershipping and finance coordinators. These positions are held by officers elected by the membership body.

In our experience, one of the most challenging aspects of starting a new co-op is expecting a new group of people to take on property management responsibilities. Therefore, for Sunrise Cooperative, SSD will handle all financial and leasing aspects of property management. Members will still be responsible for labor, food, small maintenance, and hosting membership dinners. Also, by officing in the same building, SSD can attend house meetings to supervise and ensure that the responsibilities handled by the co-op are being adequately taken care of.

E. **Sustainability & Resilience**

1. Please describe the engagement with the City of Madison Office of Sustainability. What changes, if any, have been made to the project scope of work because of these conversations.

In early June 2026, we reached out to Jessica Price regarding possible sustainability funding opportunities for affordable, SRO-style housing. She brought Jesus Rangel from Focus on Energy into the conversation, and his response was that the commercial portion of the project would likely qualify for prescriptive (i.e. ala carte) incentives, but the SRO housing would not. We had another call with them on the morning of August 14. Jessica asked if the HVAC equipment were placed in the commercial space but served the entire building, if this could still qualify for prescriptive incentives and Jesus said yes. Paul asked how much the prescriptive incentives would be for and Jesus said he didn't know and a different Focus employee, Adam Wagner, would need to answer that.

From our experience, Focus incentive prescriptive incentives are small and not meaningful enough to justify design changes. However, SSD does have experience receiving green funding from other sources. For Zapata Cooperative, we received funding from the Efficiency Navigator program operated by Sustain Dane. For Red Pine Co-op, we were able to qualify the entire house as a 7-person, 80% AMI single family home, which made it eligible for IRA HEAR incentives. For Sunrise Cooperative, most of the planned sustainability updates have already been incorporated into the project budget. However, we still plan to apply to Efficiency Navigator to assist with insulation and weatherization, and for IRA HEAR funding for the one efficiency unit.

2. Does the construction estimate account for anticipated lead-based paint abatement and asbestos abatement?

Bachmann Construction's Project Manager, Dave Grob, confirmed that the original estimate for tile removal was not assumed to contain asbestos. The original estimate was $10,000, and he estimates the cost will increase to $25,000 if the 9x9 tile contains asbestos. Therefore, an additional $18,600 has been added to the project budget. This includes the net $15,000 increase + $1,800 (12% contingency) + $1,800 (12% builder's overhead and profit).

He also confirmed that Bachmann is a lead-safe certified contractor, that any LBP disturbance will be carried out by lead-safe certified workers, and all related costs were already included in the original bid.

F. **Design & Accessibility**

1. N/A

G. **Development Team & Financing**

Please Submit an updated Budget Workbook addressing the following. Please note, questions that do not have a comment box do not require a written response but should be addressed in an updated Budget Workbook:

1. **Capital Budget – Uses**
    i. Title Insurance Recording – budget for Title Draw Fees &/or Architect Supervision
    ii. Real Estate Taxes during Construction
    iii. Permits, if not included in construction estimate
    iv. Lease Up Period Marketing (including Affirmative Marketing Plan factor)
    v. Please identify the cost split between the rehab of the office space and the residential space. Is Sunny Side Development able to use the Shared Capital loan to finance this buildout? Or will additional sources be needed?

The current Scope of Work includes $218,500 for basement commercial space items, which is roughly 25% of the total building hard cost estimate of $872,550. The remaining $654,050 is for residential affordable housing.

Also, we have learned since the time of application that Shared Capital is unable to fund this project, because building ownership will be held by SSD rather than the co-op itself. However, Local Enterprise Assistance Fund (LEAF), which financed Red Pine's redevelopment, is interested in funding the project, as their CDFI mission includes both cooperatives and socially-oriented small businesses. They have provided a letter of support for the project, which is attached to the supplemental question answers.

    vi. Please provide some detail regarding what will be included in FF&E.

The budgeted $40,500 for FF&E includes the following items for residential common space: oven/cooktop, refrigeration, dishwasher, microwave, dining room table and chairs, two sets of washers and dryers, and five electric bicycles. If the bicycles are not an eligible expense for City affordable housing funding, they can be funded by another source.

    vii. Lease Up &/or Debt Service Reserves, or justification for lack thereof

The current budget includes just over four months of operating reserves, which is standard for non-LIHTC projects (FHLB-AHP requires three months). However, as an additional safe-guard, four months of debt service reserves, or $15,100, has now also been added to the project budget.

2. **Proforma**
    i. Is the residential operating budget dependent on the commercial space? If so, what are the contingency plans to ensure the viability of the residential space if the commercial space goes unrented?

The residential and commercial portions of this project are treated as combined in the development budget, as the building will have one loan financing the rehabilitation of both portions. The operating proforma therefore assumes both residential rents and SSD's commercial contribution. SSD has regular income from multiple sources sufficient to cover the $1,167 monthly rent payment, and intends to maintain its offices at this location indefinitely, so the project is not exposed to the normal risk of nonrenewal by an outside tenant. However, there are safeguards if SSD's contribution were to be temporarily reduced. The proforma includes a property management fee to SSD in exchange for managing the co-op. This fee is equal to approximately half of the proposed commercial contribution and could be reduced or eliminated to offset the shortfall. Also, the project is being underwritten assuming full property taxes, which is greater than the entirety of the commercial rent. Any future property tax exemption would eliminate financial dependency on commercial rent.

ii. Parking income: Five to six stalls are proposed with monthly rental income to be determined. Parking revenue is not listed in the Proforma. What's an approximate range of parking fee per stall? Will any stalls pertain to the commercial space, i.e., Sunnyside Development?

Originally, parking revenue was excluded from the proforma due to uncertainty about a potential Phase 2 of this development, which would add a new construction addition behind the existing building and reduce or eliminate the parking. However, in light of solar being difficult at this site (see answer to 2.iv) we have now included five stalls of parking revenue at $80/stall/mn for residential and commercial tenants. Any stalls not rented by tenants will be rented to the general public at market rate. According to the building owner, the five stalls are currently rented for $150/stall/mn.

iii. Please describe the long-term operating plans in regard to post-rehabilitation real estate taxes and property tax reduction or exemption. I.e., Until such time as the property is tax exempt, real estate taxes should be projected based on post-rehab completion. Then, if exempt, property taxes should be depicted as zero.

In our experience, financial institutions will not underwrite deals with no or little property taxes until such exemptions have been approved by taxing entities, which can take two to three years after nonprofit ownership. Therefore, for this and all of our projects, we budget for and expect to pay full property taxes throughout the affordability period. If, several years from now, an agreement can be reached with the local municipality for a property tax reduction, that would be wonderful, but we cannot include that in our initial financial forecast. Therefore, we have included a post-rehab annual property tax assumption of $15,780 starting in Year 1.

iv. Please detail a list of assumptions for the utility costs in the operating budget since utilities are included in the rent.

The original estimate of $3,340/yr in total utilities assumed a 20kW solar array, which would offset a significant proportion of the standard electric costs. Since the time of application, Full Spectrum Solar has analyzed the building more closely and they feel only

2kW of solar could be installed on the existing roof. Therefore, we have reduced our energy production assumptions and increased total assumed utility costs to $8,460/yr. This includes $335/mn for MGE, $200/mn for water, $70/mn for trash, and $100/mn for internet. These cost assumptions are based on comparable rates for similar properties, primarily Zapata Cooperative. The capital budget has also been adjusted to reflect the lower installation cost of the solar.

3. Please provide an update on the status of previously awarded CDD projects funds, not yet completed. Briefly address the following:
    i. The primary barriers to completing these projects within budget and within the projected timeline.
    ii. What the Development Team has done, or plans to do, to overcome these barriers.
    iii. If funded, what assurances can the Development Team provide that it has the capacity to fully complete these three projects by the end of 2026 while also embarking on the current proposal? Completion includes, but is not limited to, securing any necessary additional financing to address cost over-runs on the original scopes of work, achieving substantial lease up (ReJenerate), submitting all completion reports and required documentation, and requesting the final draw on CDD funds per the Loan Agreements.

        a. **ReJenerate Housing Cooperative** - Awarded 2021; At Sept. 2022 Closing, Projected Completion of August 2023.

ReJenerate is SSD principals' first City-funded project, and was originally conceived prior to the pandemic, which more than doubled construction costs over original estimates. To keep the project moving forward, we hired a construction manager instead of a GC. The cost reduction came at the expense of time, as sub-contractors needed to be individually sourced and schedules coordinated. Eventually the salaried manager was assigned to a different job and the developers had to take on the bulk of the construction management responsibilities, which further slowed the project. These challenges snowballed in other ways including high membership turnover, delays in temporary relocation, and delays in new unit lease-up.

Despite the above, ReJenerate passed final Building Inspection on August 3, 2026 and all but passed the CDD inspection on August 4, with a few minor punchlist items to be completed, which will not impede resident move-in. The co-op has re-populated its membership body, with all but the 2-BR and Briarpatch units fully membershipped as of August 14. These final units are expected to be membershipped before or during September, with full occupancy by September 30. Additional funding has been secured to address construction and carrying cost overruns, including Dane County Non-LIHTC which closed June 15, and the 909 Jenifer Historic Tax Credit Part 3 which was approved July 15. We are meeting all DCR metrics and expect to close out all documentation, including the final CDD draw, before the end of 2026.

For Sunrise Cooperative, we are working with a known and trusted GC in Bachmann Construction, who will take contractual responsibility for meeting established project deadlines. The property will remain vacant until renovation is complete, so temporary relocation will not be required. Finally, SSD will handle all aspects of populating and managing the cooperative, so a new group of people is not expected to take on this responsibility.

b. **Zapata Cooperative** - Awarded 2022; At March 2023 Closing, Projected Completion of January 2024. Please address planned driveway removal required to achieve zoning compliance.

Zapata Cooperative passed final Building Inspection on January 24, 2025 and CDD inspection on April 23, 2025. All twelve units have been occupied for approximately two years and the project is fulfilling its affordable housing mission. The driveway relocation was known and budgeted for initially, however HVAC costs increased significantly, beyond what contingency was available to absorb, given the relatively small total development cost of the project. Completing the HVAC and other interior aspects of renovation was prioritized over the driveway relocation, to allow timely move-in and begin to provide affordable housing to the community.

To compensate, the project applied for and was awarded $78,000 in additional funding from the Dane County Non-LIHTC fund. We plan to close on this funding source this Fall. All other City requirements such as DCR reporting are up to date and compliant, with no additional barriers to the final CDD draw, beyond addressing the driveway zoning issue.

c. **Red Pine Cooperative** - Awarded 2024; At November 2025 Closing, Projected Completion of May 2026.

Red Pine Co-op closed on December 19, 2025, and the General Contractor expects to finish all work by September 30, 2026. The closing was delayed due to neighbor opposition to the project and uncertainty as to whether agreeable terms for an easement on Ramsey Ct could be obtained. Also, after closing it was found that the existing front room was a non-conforming use, located too close to the front setback. Non-conforming structures are not supposed to be substantially remodeled and it took several months to finalize an approvable revised design. This delayed the construction start date, which was originally intended to begin in the winter of 2025, but was postponed to start in the spring of 2026. The time to do the construction, however, has remained consistent, approximately six months. The project has been fully occupied throughout renovation, and members are currently working on membershipping for the additional room. We anticipate all inspections, documentation, closeout, and final CDD draw before the end of 2026.

Fortunately 141 S. Butler St. is not located in a primarily residential area, so neighbor opposition is unlikely. Also, the use of the building, which was originally built for SRO housing, will remain the same. Zoning staff have indicated that they do not anticipate any zoning issues with its redevelopment.

4. Please submit an updated financial statement covering a full fiscal year, signed by the President of the Board of Directors covering. The statement will be covered under the previously requested confidentiality designation.

APPLICANT & PROJECT NAME: Sunny Side Development

2. CAPITAL BUDGET

Enter ALL proposed project funding sources.

FUNDING SOURCES

Source	Amount	Non-Amortizing (Y/N)	Rate (%)	Term (Years)	Amort. Period (Years)	Annual Debt Service
Permanent Loan-Lender Name:						
LEAF	$ 539,220	Y	6.50%	30	30	
Subordinate Loan-Lender Name:						
Dane County Non-LIHTC Fund	$ 900,000	N				
Subordinate Loan-Lender Name:						
Tax Exempt Loan-Bond Issuer:						
FHLB-AHP Loan						
City Loan Request (AHF/HOME)	$ 900,000	N				
City-Loan HOME-ARP (Develoipment Funds)						
City-Loan Request (TIF)						
Other-Specify Lender/Grantor:						
Other-Specify Lender/Grantor:						
Other-Specify Lender/Grantor:						
Historic Tax Credit Equity						
Deferred Developer Fees						
Owner Investment						
Other-Specify:						
Total Sources	**$ 2,339,220**					

Construction Financing			
Source of Funds	Amount	Rate	Term (Months)
Construction Loan-Lender Name:			
N/A			
Bridge Loan-Lender Name:			
N/A			
Historic Tax Credit Equity:			
N/A			
Total	**$ -**		

Remarks Concerning Project Funding Sources:

We would request using bank debt and part of the City and/or County funding for acquisition closing. Then the remaining soft funding would pay for construction directly, similar to previous projects (Red Pine Cooperative) to save on interest expense. The construction loan interest line item on 2. Expenses-->C33 currently lists the cost of debt service payments on the hard debt during the construction period, which Bachmann Construction estimates it will take approximately 6 months.

APPLICANT: **Sunny Side Development**

3. PROJECT EXPENSES

Enter the proposed project expenses

Acquisition Costs	**Amount**
Land	$202,483
Existing Buildings/Improvements	$767,517
Other (List)	
	$0
Construction:	
Construction/Rehab Costs	$846,000
Construction Profit	$42,300
Construction Overhead	$16,920
General Requirements	$42,300
Construction Supervision	$0
FF&E/Personal Property	$40,500
Demolition	$0
Site Work	$0
Landscaping	$0
Letter of Credit/P&P Bond	$0
Construction Contingency	$107,124
Other (List)	
Solar	$6,200
Architectural & Engineering	
Architect - Design	$67,680
Architect - Supervision	$0
Engineering	$0
Other (List)	
	$0
Interim/Construction Costs	
Builder's Risk/Property Insurance	$7,800
Construction Loan Interest	$22,654
Construction Loan Origination Fee	$0
Real Estate Taxes	$0
Park Impact Fees	$0
Other Impact Fees	$0
Other (List)	
Title Draw Fees	$7,200
Financing Fees	
Cost of Bond Issuance	$0
Permanent Loan Origination Fee	$11,282
Credit Enhancement	$0
Other Permanent Loan Fees	$2,900
Soft Costs	
Appraisal	$1,400
Market Study	$0

<--- If applicable, please list the costs attributable to "above and beyond" green building/Net Zero construction components included in the Construction Costs line item:

	Total Cost:
Solar - 6,200	$59,700
HVAC - 85,000	
Envelope/EV - 45,000	

Environmental Reports	$5,000
Survey	$0
Permits	$0
Lease-Up Period Marketing	$0
Accounting/Cost Certification	$0
Title Insurance and Recording	$0
Relocation	$0
FF&E	$0
Capital Needs Assessment (if rehab)	$0
Legal	$0
Other (List)	
Property taxes during construction	$7,890
Fees:	
Bridge Loan Fees	$0
Organizational Fees	$0
Syndication Fees	$0
Total Development Fee	$100,000
Developer Overhead	$0
Other Consultant Fees	$0
Other (List)	
	$0
Reserves Funded from Capital:	
Lease-Up Reserve	$0
Operating Reserve	$18,970
Replacement Reserve	$0
Capital Needs Reserve	$0
Debt Service Reserve	$15,100
Escrows	$0
Other: (List)	
	$0
TOTAL COSTS:	**$2,339,220**

APPLICANT: **Sunny Side Development**

4. PROJECT PROFORMA

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	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	Year 16
Gross Income	102,300	104,346	106,433	108,562	110,733	112,947	115,206	117,511	119,861	122,258	124,703	127,197	129,741	132,336	134,983	137,682
Less Vacancy/Bad Debt	7,161	7,304	7,450	7,599	7,751	7,906	8,064	8,226	8,390	8,558	8,729	8,904	9,082	9,264	9,449	9,638
Income from Non-Residential Use*	14,000	14,280	14,566	14,857	15,154	15,457	15,766	16,082	16,403	16,731	17,066	17,407	17,755	18,110	18,473	18,842
Total Revenue	109,139	111,322	113,548	115,819	118,136	120,498	122,908	125,366	127,874	130,431	133,040	135,701	138,415	141,183	144,007	146,887
Expenses:																
Office Expenses and Phone	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168
Real Estate Taxes	15,780	16,253	16,741	17,243	17,761	18,293	18,842	19,407	19,990	20,589	21,207	21,843	22,499	23,173	23,869	24,585
Advertising, Accounting, Legal Fees	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566	1,613	1,661	1,711	1,762	1,815	1,870
Payroll, Payroll Taxes and Benefits		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	9,000	9,270	9,548	9,835	10,130	10,433	10,746	11,069	11,401	11,743	12,095	12,458	12,832	13,217	13,613	14,022
Mtc, Repairs and Mtc Contracts	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611	17,109	17,622	18,151	18,696
Utilities (gas/electric/fuel/water/sewer)	8,460	8,714	8,975	9,244	9,522	9,807	10,102	10,405	10,717	11,038	11,370	11,711	12,062	12,424	12,797	13,180
Property Mgmt	7,161	7,376	7,597	7,825	8,060	8,302	8,551	8,807	9,071	9,343	9,624	9,912	10,210	10,516	10,832	11,157
Operating Reserve Pmt		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	3,600	3,708	3,819	3,934	4,052	4,173	4,299	4,428	4,560	4,697	4,838	4,983	5,133	5,287	5,445	5,609
Support Services		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
Grounds	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	58,701	60,462	62,276	64,144	66,068	68,051	70,092	72,195	74,361	76,591	78,889	81,256	83,694	86,204	88,791	91,454
Net Operating Income	50,438	50,860	51,272	51,675	52,067	52,448	52,816	53,172	53,513	53,840	54,151	54,445	54,721	54,979	55,216	55,432
Debt Service:																
First Mortgage	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899
Second Mortgage		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)																
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899
Total Annual Cash Expenses	99,600	101,361	103,175	105,043	106,967	108,949	110,991	113,094	115,260	117,490	119,788	122,155	124,592	127,103	129,689	132,353
Total Net Operating Income	9,539	9,961	10,373	10,776	11,168	11,549	11,917	12,273	12,614	12,941	13,252	13,546	13,822	14,080	14,317	14,534
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	9,539	9,961	10,373	10,776	11,168	11,549	11,917	12,273	12,614	12,941	13,252	13,546	13,822	14,080	14,317	14,534
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including commercial tenants, laundry facilities, vending machines, parking spaces, storage spaces or application fees.

DCR Hard Debt	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.32	1.33	1.34	1.34	1.35	1.36
DCR Total Debt	1.23	1.24	1.25	1.26	1.27	1.28	1.29	1.30	1.31	1.32	1.32	1.33	1.34	1.34	1.35	1.36

Assumptions

Vacancy Rate	7.0%
Annual Increase Income	2.0%
Annual Increase Exspenses	3.0%
Other	

*Please list all fees (per unit per month) and non-residential income:

Approximately 1,000sf of basement, non-mechanical room, office space will be rented to nonprofit(s) at $14/sf or $14,000/yr.

APPLICANT: **Sunny Side Development**

3. PROJECT PROFORMA (cont.)

Enter total Revenue and Expense information for the proposed project for a 30 year period.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Gross Income	140,436	143,245	146,110	149,032	152,012	155,053	158,154	161,317	164,543	167,834	171,191	174,614	178,107	181,669
Less Vacancy/Bad Debt	9,831	10,027	10,228	10,432	10,641	10,854	11,071	11,292	11,518	11,748	11,983	12,223	12,467	12,717
Income from Non-Residential Use*	19,219	19,603	19,995	20,395	20,803	21,219	21,644	22,077	22,518	22,968	23,428	23,896	24,374	24,862
Total Revenue	149,824	152,821	155,877	158,995	162,175	165,418	168,727	172,101	175,543	179,054	182,635	186,288	190,014	193,814
Expenses:														
Office Expenses and Phone	1,204	1,240	1,277	1,315	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
Real Estate Taxes	25,322	26,082	26,864	27,670	28,500	29,355	30,236	31,143	32,077	33,040	34,031	35,052	36,103	37,187
Advertising, Accounting, Legal Fees	1,926	1,983	2,043	2,104	2,167	2,232	2,299	2,368	2,439	2,513	2,588	2,666	2,746	2,828
Payroll, Payroll Taxes and Benefits	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Property Insurance	14,442	14,876	15,322	15,782	16,255	16,743	17,245	17,762	18,295	18,844	19,409	19,992	20,591	21,209
Mtc, Repairs and Mtc Contracts	19,256	19,834	20,429	21,042	21,673	22,324	22,993	23,683	24,394	25,125	25,879	26,655	27,455	28,279
Utilities (gas/electric/fuel/water/sewer)	13,576	13,983	14,403	14,835	15,280	15,738	16,210	16,697	17,197	17,713	18,245	18,792	19,356	19,937
Property Mgmt	11,491	11,836	12,191	12,557	12,934	13,322	13,721	14,133	14,557	14,994	15,443	15,907	16,384	16,875
Operating Reserve Pmt	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Replacement Reserve Pmt	5,777	5,950	6,129	6,313	6,502	6,697	6,898	7,105	7,318	7,538	7,764	7,997	8,237	8,484
Support Services	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
	1,204	1,240	1,277	1,315	1,355	1,395	1,437	1,480	1,525	1,570	1,617	1,666	1,716	1,767
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses	94,198	97,024	99,935	102,933	106,021	109,201	112,477	115,852	119,327	122,907	126,594	130,392	134,304	138,333
Net Operating Income	55,627	55,797	55,943	56,062	56,154	56,217	56,249	56,250	56,216	56,147	56,041	55,896	55,710	55,481
Debt Service:														
First Mortgage	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899
Second Mortgage	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (List)														
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899	40,899
Total Annual Cash Expenses	135,097	137,923	140,833	143,831	146,919	150,100	153,376	156,750	160,226	163,806	167,493	171,291	175,202	179,232
Total Net Operating Income	14,728	14,898	15,044	15,164	15,255	15,318	15,351	15,351	15,317	15,248	15,142	14,997	14,811	14,582
Debt Service Reserve	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Deferred Developer Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cash Flow	14,728	14,898	15,044	15,164	15,255	15,318	15,351	15,351	15,317	15,248	15,142	14,997	14,811	14,582
AHF City Interest Loan	0	0	0	0	0	0	0	0	0	0	0	0	0	0

*Including laundry facilities, vending machines, parking spaces, storage spaces or application fees.

	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
DCR Hard Debt	1.36	1.36	1.37	1.37	1.37	1.37	1.38	1.38	1.37	1.37	1.37	1.37	1.36	1.36
DCR Total Debt	1.36	1.36	1.37	1.37	1.37	1.37	1.38	1.38	1.37	1.37	1.37	1.37	1.36	1.36

Assumptions

Vacancy Rate	7.0%
Annual Increase Income	2.0%
Annual Increase Exspenses	3.0%
Other	

LEAF

Local Enterprise Assistance Fund

Financing Community-Based Businesses to Expand Local Employment

Established 1982

John Vogt, Community Dev Specialist
City of Madison, Community Dev Div
Madison Municipal Building | Suite 300
215 Martin Luther King, Jr. Boulevard | Madison, WI 53703-3348

August 13, 2026

RE: Sunny Side Development LTD's Proposed Redevelopment of 141 South Butler St. Madison, WI 53703

Dear John Vogt:

The Local Enterprise Assistance Fund, Inc. (LEAF) supports Sunny Side Development LTD's proposed redevelopment of the 141 South Butler Street Madison, WI 53703 property into affordable housing with a community-based, shared-wealth component.

LEAF values and appreciates Paul and the team at Sunny Side Development LTD's successful track record of developing properties into sustainable, affordable housing.

Most recently LEAF provided permanent financing in support of Sunny Side Development LTD's development of the Red Pine Coop, Inc. at 212 Merry Street in Madison, WI. LEAF looks forward to doing the same in support of Sunny Side Development LTD's redevelopment of the 141 South Butler Street property in Madison, WI.

LEAF encourages the City of Madison to move forward with the necessary grant funding for the 141 South Butler Street property and would be happy to provide additional loan financing details as the project approaches final approval.

Best Regards,

X
Alan Singer
Loan Officer

Alan Singer
Senior Loan Officer
LEAF

Cc:/P. Schechter E.D. – Sunny Side Dev. Ltd
J.L. Rojas COO - LEAF