

May 20, 2020

Re: ReJenerate Housing Cooperative - Letter of Intent

Dear Plan Commission:

In January 2019 RefineJenifer, LLC purchased two adjacent historic apartments in the Marquette Neighborhood: 909 Jenifer--a 2-flat, 1499 sf rental with a concrete parking area and garage in back, and 911-915 Jenifer--a 4-flat, 4,937 sf rental with a small backyard. When the properties were purchased they were in pre-foreclosure with numerous work orders imposed by the City. These work orders have since been cleared and the properties are now fully rented. RefineJenifer is now implementing the second portion of its original plan: converting the properties into a member-managed, affordable housing cooperative.

The cooperative will include 25 bedrooms, 11 of which will be Single Room Occupancy (SRO) and the remainder will be located within 2, 3, 4, and 5BR "suites". Suites are configured similar to apartments but with reduced kitchen and living spaces because all residents will have full access to large common spaces. Such communal spaces include a full commercial kitchen and "great hall" space approximately 1,250 sq ft in total, in the newly joined basements. Residents will also have full access to two large existing living rooms being left as is. Finally, the project includes building a new 1,400 sq ft addition behind 909 Jenifer, that will include two fully ADA accessible units.

Total development cost of this project will be \$2.8M. Project sources include Historic Tax Credit equity, bank debt, and two affordable housing grants: FHLBank Chicago AHP and the City of Madison Federal Funds RFP.

We anticipate the following project schedule should our funding applications be successful:

- Receive notification of funding by the end of 2020
- Close on all funding sources in Spring 2021
- Complete project construction by Fall 2021
- Co-op residents move-in in late 2021

Regarding temporary tenant relocation, we intend for the construction of the addition to occur first and this space to be used to house existing tenants while their units are updated.

ReJenerate Housing Cooperative, a Chapter 185 Cooperative and nonprofit charitable organization, will be purchasing the property from RefineJenifer, LLC and will own the co-op in perpetuity. Well attended community meetings occurred onsite in February and March, 2020 and virtually in April and May, 2020. These meetings will continue monthly until project opening. ReJenerate Housing Cooperative is led by a five member Board of Directors, with a significant amount of cooperative and nonprofit experience. The Board and local community members

discuss co-op policy and procedures, labor system, membership co-op governance, and many other topics to enable high functioning co-op operations on opening day.

Rents for the co-op will be affordable to low-income households. Sixty percent of the units (9 units) will have rents/incomes restricted to households earning 50% AMI or less. A further 15% (3 units) will be reserved for households earning 80% AMI or less. The remaining 3 units will be unrestricted.

In addition to affordable rents enforced by a Land Use Restriction Agreement, the co-op will also reserve three units for Briarpatch young adults and reserve two ADA accessible units for members with a disability. The Briarpatch organization will fully support their clients with dedicated case workers and a \$100/unit/month rent subsidy.

The cooperative will provide meals by and for its members, the exact frequency of which will be determined by the members. Members will also have the option of participating in a unique carsharing plan, where three electric vehicles will be shared by all carsharing plan participants.

Additionally, our goal is to achieve as close to net zero energy use as possible for the cooperative and its members by including deep energy retrofit, HVAC upgrades, a 30 kW rooftop solar PV system, electric carsharing, and more.

Our project team includes:

- RefineJenifer, LLC (developers) Abby, Paul, and Dave -- that's us
- Isthmus Architecture (architect) who will be refining the included plans prior to construction
- Joseph Shumow (attorney) of Reinhart Law, who has extensive affordable housing experience
- Legacy Solar Co-op (tax credit consultant) who will be assisting with tax credit equity
- North American Students of Cooperation (co-op consultant) a national organization supporting housing cooperatives throughout the US and Canada

This may be the first professionally developed independent housing cooperative in the city. We're excited to bring this ambitious project to life, and thank you for your consideration.

Sincerely,



Abby Davidson



Dave Drapac



Paul Schechter