

INCLUSIONARY DWELLING UNIT PLAN APPLICATION

**Arboretum Cohousing, Inc.
PO Box 259323
Madison WI 53725
Submitted March 22, 2006**

Summary

Arboretum Cohousing is a Chapter 181 Not-for-profit corporation that is proposing to develop a 41 unit condominium project on the west end of the 1100 block of Erin St. St Mary's Hospital is the current owner with whom Arboretum has a pending contract of sale. The development will consist of one new 13 unit building on Erin, a new 16 unit building on Orchard, a new 3 unit building on Erin to be developed by Habitat for Humanity, an existing three-plex on Orchard and six existing stand alone single family homes. The existing homes have been student rentals and need substantial rehabilitation. Arboretum Cohousing proposes to sell these homes to members as is with the understanding that these buyers will be responsible for the necessary rehabilitation.

PART 1 - DEVELOPMENT INFORMATION:

Project or Plat: Arboretum Cohousing
 Project Address: 1135 Erin Street Project Area (in acres): 2.03
 Developer: Arboretum Cohousing, Inc. Representative: John Merrill
 Street Address: 5001 Marathon Dr City/State: Madison WI Zip: 53705
 Telephone: (608) 233-8961 Fax: () Email: jlmerrill@wisc.edu
 Agent, if Any: Miles Schwartz Company: C & M Construction Services
 Street Address: 615 N. Main Street City/State: Madison WI Zip: 53703
 Telephone: (608) 222-1735 Fax: (608) 441-9777 Email: mschwartz@tds.net

PART 2 - PROJECT CONTENTS:

Complete the following table as it pertains to this project:

Residential Use	MARKET-RATE UNITS		INCLUSIONARY UNITS		Total Units	Acres
	Owner-Occupied Units	Renter-Occupied Units	Owner-Occupied Units	Renter-Occupied Units		
Single-Family	5				5	
Duplexes						
Multi-Family	26		10		36	
TOTAL	31		10		41	2.03

PART 3 - AFFORDABLE HOUSING DATA:

Number of Inclusionary Dwelling Units Proposed by Area Median Income (AMI) Level and Minimum Sale/Rent Price							
Owner-Occupied Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI				3	3	4	10
Anticipated Sale Price	SEE ATTACHMENT						
Rental Units	30%	40%	50%	60%	70%	80%	Total
Number at Percent of AMI							
Maximum Monthly Rent Price							

PART 4 - DWELLING UNIT COMPARISON:

Complete the following table as it pertains to this project:

	MARKET-RATE UNITS					INCLUSIONARY UNITS				
	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms	Studio / Effcy	1 Bdrm	2 Bdrms	3 Bdrms	4/More Bdrms
Owner-Occupied Units with:	0	4	18	7	2		3	6	1	0
Minimum Floor Area:		645	840	1230	1368		645	810	1200	
Rental Units With:										
Minimum Floor Area:										

CONTINUE →

PART 5 – INCENTIVES: Section 28.04 (25) of the Zoning Ordinance provides the opportunity for applicants in projects where affordable dwelling units are required or where the developer has agreed to pay money in lieu of inclusionary dwelling units, to receive one or more incentives as compensation for complying with the Inclusionary Zoning requirements. Each of the eleven incentives listed below are affixed a point value. The incentive points available to an applicant is dependent upon the number of affordable dwelling units proposed at the various area median income (AMI) levels. The program rewards projects both for having a higher number of affordable dwelling units provided at lower AMI levels, and for having a higher percentage of affordable dwelling units incorporated into the development. The incentive and the corresponding number of points available are listed below. (MAP=Maximum Available Points) Please mark the box next to the incentives requested.

Incentive	MAP	Incentive	MAP
<input checked="" type="checkbox"/> Density Bonus (varies by project)	3	<input checked="" type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund up to \$10,000 per unit for up to 50% of the affordable units provided.	2
<input checked="" type="checkbox"/> Parkland Development Fee Reduction	1	<input checked="" type="checkbox"/> Cash subsidy from Inclusionary Unit Reserve Fund of \$5000 for up to 50% of on-site affordable units in projects with 49 or fewer detached units or projects with four or more stories and 75% of parking provided underground.	2
<input type="checkbox"/> Parkland Dedication Reduction	1	<input type="checkbox"/> Neighborhood Plan preparation assistance	1
<input type="checkbox"/> Off-street Parking Reduction up to 25%	1	<input type="checkbox"/> Assistance obtaining housing funding information	1
<input type="checkbox"/> Non-City provision of street tree planting	1		
<input type="checkbox"/> One addl. story in Downtown Design Zones	1		
<input checked="" type="checkbox"/> Residential parking permits in a PUD/PCD	1		
<input type="checkbox"/> Incentives Not Assigned a Point Value by Ordinance (Explain): _____			

PART 6 – WAIVER: The Plan Commission may waive the requirement to provide inclusionary dwelling units in the development if the applicant can present clear and convincing financial evidence that providing the required number of inclusionary dwelling units on-site renders providing the required number of inclusionary units financially infeasible. In such a case, a developer may request a waiver to provide the units off-site, assign the obligation to provide the units to another party, or pay cash in lieu of the units, or any combination of the above. If the waiver is granted, the required units may be provided as new construction off-site in another development within **one mile** of the subject development; off-site units shall be provided at least 1.25 times the number of units if provided within the subject development. Off-site units must be constructed within one year of the time that they would have been constructed within the subject development. The applicant may opt to pay money into the Inclusionary Unit Reserve Fund based on contribution rates established in Section 28.04 (25) of the Zoning Ordinance. If provision of the inclusionary dwelling units through the waiver is still financially infeasible, the developer may seek a reduction in the percent of units to the point where the project becomes financially feasible. If such a waiver is requested, a detailed explanation shall be provided in the required project narrative demonstrating the financial infeasibility of complying with the ordinance requirements and the rationale for the alternative proposed.

- If a waiver is requested, **please mark this box** and include all of the necessary information required by the Zoning Ordinance and IZ Program Policy & Protocols to support your request.

PART 7 – APPLICANT’S DECLARATION:

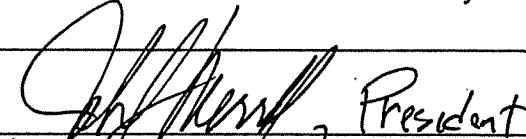
The signer shall attest that this application has been completed accurately and includes all requests for incentives or waivers; that they have attended both required pre-application staff meetings and given the required notice to the district alderperson and neighborhood association(s) prior to filing this application; and that all required information will be submitted on the corresponding application for zoning and/or subdivision approval by the Plan Commission. The applicant shall begin the declaration by stating below whether or not the project complies with the various requirements of the inclusionary zoning ordinance. Check the applicable box and provide any supporting

Standards for Inclusionary Dwelling Units (IDUs)	Will Comply	Will not comply	Additional comments
Exterior Appearance of IDUs are similar to Market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proportion of attached and detached IDU units is similar to Market rate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Detached homes are existing & being sold as with major rehab needed
Mix of IDUs by bedroom size is similar to market rate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

CONTINUE →

Standards for Inclusionary Dwelling Units (IDUs) [continued]	Will Comply	Will not comply	Additional comments
IDUs are dispersed throughout the project.	X		
IDUs are to be built in phasing similar to market rate.	X		
Pricing fits within Ordinance standards	X		
Developer offers security during construction phase in form of deed restriction.	X		
Developer offers enforcement for for-sale IDUs in form of option to purchase or for rental in form of deed restriction.	X		
Developer describes marketing plan for IDUs.	X		
Developer acknowledges need to inform buyers/renters of IDU status; responsibilities for notification.	X		
Terms of sale or rent.	X		
	Yes	No	Additional comments
Developer has arranged to sell/rent IDUs to non-profit or CDA to meet IDU expectations.	X		Habitat for Humanity will develop 3 IDUs. Arboretum G housing is a non profit.
Developer has requested waiver for off-site or cash payment.		X	
Developer has requested waiver for reduction of number of units.		X	
Other:			

- The applicant discussed this development proposal with representatives from the Planning Unit, Zoning Administrator and Community Development Block Grant Office on: → January 10, 2006
- The applicant presented a preliminary development plan for this project to the Interdepartmental Review Staff Team on: → March 9, 2006
- The applicant notified Alderperson Isadore Knox of District 12 of this development proposal in writing on: → January 14, 2006
- The applicant also notified Amy Roundtree of the Greenbush neighborhood in writing on: January 14, 2006
- The Inclusionary Dwelling Unit Plan Application package contains ALL of the materials required as noted on this form. I, as the undersigned, acknowledge that incomplete or incorrect submittals may cause delays in the review of this project. I am also familiar with the ongoing developer responsibilities summarized on page #2 of this application and outlined in the Inclusionary Zoning Ordinance and Program Policy and Protocols.

Applicant Signature  **President** **Date** Mar 1, 2006
Printed Name John L. Merrill **Phone** (605) 233-8961

INCLUSIONARY DWELLING UNIT PLAN APPLICATION

Arboretum Cohousing

Attachment

Part 3 Anticipated Sale Prices

Arboretum Cohousing is a not-for-profit corporation and plans to keep the price of all units as low as possible. It plans to sell the IDUs at market rate but to provide buyer assistance to bring the effective purchase price down to IZ set prices. St. Marys is providing some funds for this assistance and Arboretum Cohousing will be applying to the City CDBG Office for additional funding in the form of second mortgages for buyers of the affordable units. We propose to have the affordable units deed restricted to assure long term affordability.