

DANE COUNTY APPLICATION FOR 2025 NON-LIHTC FUND

This application should be used for project seeking Dane County Non-LIHTC funds. **Applications must be submitted electronically to DCDHS Division of Housing Access by 12:00 p.m. (CST) on September 5, 2025.** Upload application materials to the [Dane County AHDF Dropbox](#).

APPLICATION SUMMARY

ORGANIZATION NAME	ReJenerate Housing Cooperative		
MAILING ADDRESS	If P.O. Box, include Street Address on second line 915 Jenifer St #3R, Madison, WI 53703		
TELEPHONE	608-358-6951	LEGAL STATUS	
FAX NUMBER	n/a	<input checked="" type="checkbox"/> Private, Non-Profit <input type="checkbox"/> Private, For Profit <input type="checkbox"/> Other: LLC, LLP, Sole Proprietor	
NAME CHIEF ADMIN/ CONTACT	Abby Davidson	Federal EIN: <u>84-4409938</u>	
INTERNET WEBSITE (If applicable)	www.rejeneratecoop.org	Unique Entity Identifier (UEI): <u>RKGMWKE3ZSV3</u>	
E-MAIL ADDRESS	info@refinejenifer.com		

PROJECT NAME: Please list the project for which you are applying.

PROJECT NAME	PROJECT CONTACT PERSON	PHONE NUMBER	E-MAIL
ReJenerate Housing Cooperative	Abby Davidson	608-358-6951	info@refinejenifer.com

FUNDS REQUESTED: Please list the amount and source of funding for which you are applying.

TOTAL PROJECT COST	AMOUNT OF COUNTY FUNDS REQUESTED	PERCENT OF COUNTY FUNDS TO TOTAL PROJECT COST
\$ 3,401,112	\$ 544,157	16.0%



Abby Davidson (Sep 5, 2025 11:48:45 CDT)

Signature of Chief Elected Official/Organization Head

Abby Davidson

Printed Name

Developer

Title

9/5/2025

Date

PROJECT DESCRIPTION

A. **PROJECT NAME AND LOCATION:** Indicate the name, address, and census tract where the project will be located. Attach maps to the application indicating the location of the proposed project.

Project Name:	ReJenerate Housing Cooperative
Project Address:	911 Jenifer St
City, State, Zip:	Madison, WI 53703
Parcel Number:	070913405291
Census Tract:	19.01
Project Type:	<input type="checkbox"/> New construction <input type="checkbox"/> Preservation of Existing Income & Rent-restricted Rental Housing <input checked="" type="checkbox"/> Improvement of Existing Rental Stock through acquisition and/or rehab

B. **JURISDICTION:** Indicate the name of the jurisdiction where the project will be located, i.e., City, Town, or Village. Is the jurisdiction supportive of the project? Describe any meetings that have been held with municipal staff, applicable municipal committees, and neighborhood/community groups.

The jurisdiction where the project is located is the City of Madison. We have had numerous meetings with City staff, the Alder, and the Neighborhood Association, who all are very supportive of this pioneering and impactful project. ReJenerate applied for and was awarded \$688,149 in affordable housing funding from the City of Madison, and continues to receive technical assistance from Community Development Division staff today. We also had a DAT (Development Assistance Team) meeting with City staff from many departments, who helped coordinate several City issues including legally combining the two adjacent parcels. Finally we presented to the Marquette Neighborhood Association, who voted unanimously to support the project and provided a glowing letter of support—please see attached.

C. **MUNICIPAL PARTNERSHIPS:** Please describe any partner resources the municipality will be dedicating to support your project including, but not limited to tax increment financing; reducing or eliminating permitting or impact fees; local housing funds; density bonus; land dedication or reduced land costs, etc.

The City of Madison has contributed \$688,149 to the project from the City's affordable housing fund. Additionally, park impact fees have been waived due to the income restricted units.

Is the project eligible for municipal affordable housing resources? If not, please indicate why the project is not eligible.

N/A

D. **PROJECT DESCRIPTION:** Provide a detailed description of the project. If the project will preserve an existing low-income housing project, include if the project has, and will continue to have, a rental assistance contract, or includes income and rent-restricted units.

This acquisition/rehab project purchased two adjacent, historic properties and is in the process of converting them into a 15-unit, member-owned, affordable housing cooperative. The buildings were purchased in a state of pre-foreclosure, which had dozens of pages of City-imposed violations from the previous owner, which needed to be cleared. After this, the two parcels were legally combined, joining their basements and adding a new construction addition behind one of

them. Highlights of the project include three units (20%) being permanently set-aside for young adults experiencing homelessness, three units being reserved for people with disabilities, the creation of 3 large bedroom units—a 3BR, 4BR, and 5BR; electrification of the property with solar and air-to-water heat pumps, and finally a pioneering EV car-sharing program as an amenity for residents. Due to COVID the project experienced significant delays and cost increases. The final source of funding—equity from Historic Tax Credits—has not been possible and this application requests replacing this source with funds from Dane County non-LIHTC application.

What is the proposed affordability period for the project?

The project has signed a 40-year LURA with the City of Madison, however, we would be open to making this permanent with Dane County funding.

E. GREEN TECHNOLOGIES/SUSTAINABILITY: Indicate if the project will be pursuing any of the listed energy and sustainability standards. Submit certification of registration for any selected certification.

Tier 1	
<input type="checkbox"/>	Zero Energy Ready Homes
<input checked="" type="checkbox"/>	WI Green Built Gold Plus
<input type="checkbox"/>	Phius CORE
<input type="checkbox"/>	Enterprise Green Communities (EGC) Plus
Tier 2	
<input type="checkbox"/>	Green Built Gold Net Zero
<input type="checkbox"/>	Phius Zero
<input type="checkbox"/>	Living Building Challenge
<input type="checkbox"/>	LEED Zero Energy

F. WORK PLAN WITH TIMELINE AND MILESTONES: In the space below, provide a work plan for how the project will be organized, implemented, and administered. Include a timeline and accomplishments from initiation through project completion. Add in extra quarters as needed. Examples of milestones are: acquisition, bid packages released, bids awarded, site preparation, excavation, construction begins, substantial completion, certificate of occupancy, lease-up begins, etc.

ON OR BEFORE	MILESTONES
9/28/2022	Acquisition
10/1/2022	Start Construction (909)
8/15/2025	Passed City of Madison building inspection (909)
9/15/2025	Temporary relocate residents of 915 to 909
5/31/2026	Substantial completion of both 909 and 915

G. TENANT ACCESS TO PROPERTY MANAGEMENT: Describe access to property management staff on site (e.g., include anticipated office hours of property management, if staff will live on-site.)

Property management at this self-governed, housing cooperative will be shared between the professional management of Broihahn Management & Consulting (BMC) and the co-op members themselves. BMC will handle accounting, compliance, and major repairs. The co-op members will assume the responsibility of membership new residents, and coordinating food and labor responsibilities. In addition, day-to-day and urgent issues will be addressed by co-op members who live on site and have taken on leadership roles as part of the co-op labor system and board of directors. BMC is available during normal business hours of 8am - 4pm and is on-call for emergencies at all times. The co-op members live at the property and communicate with each other via Slack at all times, but also have weekly meetings, where officers provide reports regarding their respective responsibilities. In the 5+ years this project has been underdevelopment, the members of the co-op have formed a beautiful community with regular meetings, elected officers, backyard cook-outs open to the public, and lifelong interpersonal bonds.

H. ALTERNATIVES TO EVICTION: Describe the project's approach to successfully utilizing alternatives to eviction, both pre- and-post filing, such as payment plans, mediations, etc. to avoid evictions.

The co-op has established a late rent policy that grants flexibility for personal hardship and/or unforeseen circumstances. Members who fall behind the standard grace period have a meeting with the finance chair, mediator, and an additional person of their choice. Potential solutions include: payment plan (up to one year), the co-op's mutual aid fund, and referrals to outside housing assistance. As long as members remain in communication and follow a plan, eviction is avoided; only persistent nonpayment without communication or failure of a payment plan after multiple months leads to eviction.

For non-rent issues, the co-op uses restorative practices first: conversations with the house mediator, agreements on behavior changes, and support from the membership circle or board. Eviction is only pursued as a last resort after all cooperative problem-solving options have been exhausted.

I. LANGUAGE & INFORMATION ACCESS: Describe project's policies and procedures for ensuring services and information will be made available to all applicants and tenants, including those with limited English proficiency and individuals who may have physical, hearing, speech, or visual impairments that require special accommodations.

The co-op ensures equal access to all applicants in several ways. For applicants with limited English proficiency, translated materials or interpretation may be provided upon request with support from community partners. For tenants with physical, hearing, speech, or visual impairments, accommodations such as printed or electronic documents, help with forms, and accessible meeting spaces are provided.

J. SITE CONTROL:

- a. Date Site Control Secured (or anticipated): 9/28/2022
- b. Site Specific application without Site control (check if no site control):
- c. Check if Site is Yet-To-Be Identified (targeted area proposal):

IF PROJECT DOES NOT HAVE IDENTIFIED SITE, SKIP TO S.

K. **ZONING:** Provide the current zoning classifications of the site and describe any changes in zoning, variances, special or conditional use permits, or other items that are needed to develop this proposal. Indicate if the project is consistent with any local comprehensive plans, and the anticipated timeline for obtaining any necessary approvals

The site is zoned TR-V2. All required approvals, including conditional use for conversion to a housing cooperative, land division to combine the parcels, and landmarks, have already been obtained. The project aligns closely with the City of Madison Comprehensive Plan, which emphasizes missing middle and cooperative housing, rehabilitation of existing housing, supportive housing, energy efficiency, and transit-oriented development. All of these aspects are present and central to this innovative project.

L. **CAPITAL NEEDS:** For projects that include rehabilitation, have you completed a capital needs assessment for this property? If so, summarize the scope and cost; and attach a copy of the capital needs assessment. If a capital needs assessment has not been completed, please detail the scope and cost of work to be completed, and how necessary rehabilitation work was determined.

A capital needs assessment was obtained in 2020 and is attached to this application. That said, most of the hard costs of the project relate to the new floorplan design, innovative green technologies, EV carsharing, a new commercial kitchen in the basement and so forth, which were not captured by the CNA alone. The project was competitively bid to numerous different contractors, which is what determined the ultimate construction cost. As the project is nearing completion, most hard costs have already been incurred.

M. **UNITS:** In the space below, please list each site (street address) and building where the work will be undertaken. For each address, list the number of units by size, income category, etc. Use additional pages as needed.

ADDRESS #1:		# of Bedrooms						Projected Monthly Unit, including Utilities				
% of County Median Income (CMI)	Total # of Units	# of SROs	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs	\$ Rent for SROs	\$ Rent for 1 BRs	\$ Rent for 2 BRs	\$ Rent for 3 BRs	\$ Rent for 4+ BRs	
≤30%	3	3										
40%												
50%	6	4		1		1						
60%												
Total Units								Notes:				

*40% = 31 to 40% CMI, 50% = 41% - 50% CMI, 60% = 51-60% CMI

N. **SITE AMENITIES:** Check all that apply.

<input type="checkbox"/>	Community Building, square feet:
<input checked="" type="checkbox"/>	Community Room, square feet: Common living/dining space totals about 1950 sq. ft.
<input checked="" type="checkbox"/>	Garages, number: 3 and monthly rent: n/a
<input type="checkbox"/>	Surface parking, number: 0 and monthly rent: n/a
<input type="checkbox"/>	Underground parking, number: 0 and monthly rent: n/a

O. **OTHER SITE AMENITIES:** In the following space, describe the other site amenities for tenants and/or their guests.

The co-op will offer an EV carsharing program, partially funded by a zero-emissions grant awarded from the WI Public Service Commission. For a modest monthly fee (approximately \$49), members will have full access to three electric vehicles. The monthly fee includes shared usage of the vehicles, fuel, maintenance, and organizational-level insurance (private insurance may also be required for some drivers). The car sharing program is intended to increase access to affordable EV usage, reduce dependence on private car ownership, and reduce CO2 emissions for the project and the neighborhood. It should also be noted that the offstreet parking previously available for private cars was converted to affordable housing (a better land use), and the remaining 3 garage spaces will be used by the EVs and equitably shared by all who wish to participate. Finally, in accordance with our FHLBank Chicago AHP obligations, three empowerment services will be provided at no cost to the housing residents: financial training, home remodeling, and tax prep services. We have signed MOUs from local nonprofits providing these services which are available upon request.

P. **RELOCATION:** Will any businesses, including churches and non-profits, or residential tenants (owner or renter be displaced temporarily or permanently)? If so, please describe the relocation requirements, relocation plan, and relocation assistance that you will implement or have started to implement.

Current residents will be temporarily relocated on-site from 915 to 909 Jenifer while construction of 915 is underway. No residents will be permanently relocated.

LOCATION

Q. **NEIGHBORHOOD AMENITIES:** Describe the neighborhood in which the project will be located noting access to social, recreational, educational, commercial, health, and other municipal services and facilities.

One reason the Marquette neighborhood has experienced such rapid rent increases is because of its many community amenities. The neighborhood is one of the oldest in Madison, and this property is part of the Jenifer-Spaight historic district. The Marquette neighborhood is also home to dozens of restaurants, entertainment options, cafes, and festivals. Residents can easily walk to Lake Monona, BB Clark Beach and Orton Park. The Wil-Mar Neighborhood Center is half a block away, providing social and recreational programming. Transit access is excellent, with a bus stop across the street, the BRT stop at E. Washington & Paterson, and bike paths (including the new bike path on E. Wilson St) connecting the neighborhood to UW Madison, Madison College, and numerous employment centers, healthcare providers, and city services.

Identify the distance the following amenities are from the proposed site.

Type of Amenities & Services	Name of Facility	Distance from Site
Full-Service Grocery Store	Willy Street Co-op	0.5
Public Elementary School	Marquette Elementary School	0.8
Public Middle School	O'Keeffe Middle School	0.8
Public High School	East High School	1.6

Job-Training Facility, Community College, or Continuing Education Programs	WESLI MATC - Commercial Ave	0.9 2.3
Childcare	Creative Learning Preschool	0.8
Public Library	Madison Public Library	1.5
Neighborhood, Community, or Senior Center	Wil-Mar Neighborhood Center	0.1
Full Service Medical Clinic or Hospital	Union Corners Clinic	1.7
Pharmacy	Walgreens	0.8
Public Park or Hiking/Biking Trails	B.B. Clarke Beach Park	0.1
Banking	Heartland Credit Union	0.2
Retail	Willy Street Shops	0.1
Other (list the amenities)	St. Vincent De Paul Thrift Store Post Office Machinery Row Bicycles Dentist Goodman Community Center	0.5 0.6 0.5 0.5 1.8

R. TRANSPORTATION: Identify the travel time and cost via public transportation or public automobile from the neighborhood to places of employment providing a range of jobs for lower-income workers.

The property is adjacent to ample public transportation options. At the bus stop at Jenifer & S. Paterson, route C runs 7 days a week and route 38 runs during peak weekday times. The BRT route A on E. Washington Ave operates every 15 minutes on weekdays and Saturdays, and every 30 minutes on Sundays and holidays. Typical Metro Transit fares are \$2 per single ride, \$5 per day, \$16.25, or \$65 per month for adults; low-income riders qualify for half price fares.

A 45 min transit radius of the property includes the entire Isthmus, UW campus, and as far reaching areas as the Dane County Airport, Monona, Fish Hatchery Road @ the Beltline, East Towne Mall, and Hilldale Mall.

IF PROJECT HAS IDENTIFIED SITE, SKIP TO Y

TARGET AREA ONLY (NO IDENTIFIED SITE)

S. GENERAL AREA OF PROPOSED SITE:

Explain why this area was chosen.

T. PROPOSED HOUSING TYPE: Describe the type of housing project you propose to develop (i.e., new construction, preservation, or acquisition and rehab).

U. **PROPOSED UNITS:** Number of Units and proposed rent/income restrictions you anticipate developing in target area.

V. **TARGET AREA AMENITIES:** Identify the distance the following amenities that exist in the area which you have identified. If an amenity/service does not exist within that area, determine and list the next location.

Type of Amenities & Services	Name of Facility	In Targeted Area? (yes/no)
Full-Service Grocery Store		
Public Elementary School		
Public Middle School		
Public High School		
Job-Training Facility, Community College, or Continuing Education Programs		
Childcare		
Public Library		
Neighborhood, Community, or Senior Center		
Full Service Medical Clinic or Hospital		
Pharmacy		
Public Park or Hiking/Biking Trails		
Banking		
Retail		
Other (list the amenities)		

W. **NEIGHBORHOOD ENGAGEMENT:** Describe your familiarity with this neighborhood and community. Have you previously worked with the Neighborhood Association or elected representatives? Describe the response of the Association or elected representative(s), if applicable. What issues or concerns with the anticipated project have been identified, if any? How will these be addressed?

X. **SUPPLY:** Are there adequate sites available in this targeted area that can feasibly be identified and developed within the timeframe listed in the Guidelines? Please explain how you anticipate selecting a site.

PROJECT APPROACH

Y. **PARTNERHIPS:** In the space below, provide information on any partnerships that have been or will be formed in order to ensure the success of the project.

The co-op has established and is continuing to build partnerships to ensure the project's success. Broihahn Management & Consulting will provide professional property management services, including accounting and major repairs. Briarpatch Youth Services serves as the supportive services provider for the three units dedicated to homeless youth, providing referrals and ongoing support. Please find the fully executed Briarpatch MOU attached to this application. The co-op is also currently developing a relationship with the YWCA to connect their clients with openings at the property.

Z. **FAIR TENANT SELECTION CRITERIA:** Will the project incorporate the tenant selection criteria detailed below? Check all that apply, and attached copy of proposed tenant screening criteria for project. **Acceptance of all criteria is required for funding.**

General Screening Process – will not deny applicants based on the following:

	Yes	No	
AI I R E Q U I R E D F O R F U N D I N G	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inability to meet a minimum income requirement if the applicant can demonstrate the ability to comply with the rent obligation based on a rental history of paying at an equivalent rent to income ratio for 24 months
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lack of housing history
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Membership in a class protected by Dane County fair housing ordinances and non-discrimination ordinances in the municipality where the project is located.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wisconsin Circuit Court Access records
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Inability to meet financial obligations other than housing and utilities necessary for housing (gas, electric, water).
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Credit score
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Information on credit report that is disputed, in repayment, or unrelated to a past housing or utility (gas, electric, and water only) obligations.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owing money to a prior landlord or negative rent payment history if the tenant's housing and utility costs were more than 50% of their monthly income.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Owing money to a prior landlord or negative rent or utility payment history if applicant does one of the following: (1) establishes a regular record of repayment of the obligation; 2) signs up for automatic payment of rent to the housing provider; or (3) obtains a representative payee.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any eviction filing if it meets any of the following: (1) eviction filing was dismissed or resulted in a judgement in favor of the applicant; (2) eviction filing which was settled with no judgement or write of recovery issued (e.g., stipulated dismissal); or (3) eviction filing that resulted in judgement for the landlord more than two years before the applicants submits the application.
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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, and (ii) if the program or project is federally assisted, criminal activity for which federal law currently requires denial. (<i>Violent criminal activity</i> is defined in 24 C.F.R § 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 reasonably likely to cause, serious bodily injury or property damage. “Drug related criminal activity” is defined in Wis. Stat. s. 704.17(3m)(a)(2). “Drug-related criminal activity” 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.)
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AA. DENIAL PROCESS: Will the project incorporate the denial process detailed below?
Acceptance is required for funding.

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

1.	Prior to a denial based on a criminal record, the housing provider shall provide the applicant access to a copy of the criminal record at least five days prior to the in-person appeal meeting and an opportunity to dispute the accuracy and relevance of the report, which is already required of HUD assisted housing providers. See 24 C.F.R. § 982.553(d), which applies to public housing agencies administering the Section 8 rent assistance program.
2.	Prior to a denial based on a criminal record, the housing provider shall provide the applicant the opportunity to exclude the culpable family member as a condition of admission of the remaining family members.
3.	Prior to a denial decision, the housing provider is encouraged to meet with the applicant to review their application and make an individualized determination of their eligibility, considering: (a) factors identified in the provider's own screening policies, (b) if applicable, federal regulations, and (c) whether the applicant has a disability that relates to concerns with their eligibility and an exception to the admissions rules, policies, practices, and services is necessary as a reasonable accommodation of the applicant's disability. In making a denial decision, the housing provider shall consider all relevant circumstances such as the seriousness of the case, the extent of participation or culpability of individual family members, mitigating circumstances related to the disability of a family member, and the effects of denial on other family members who were not involved in the action or failure.
4.	The property manager will base any denial on sufficient evidence. An arrest record or police incident report is not sufficient evidence. Uncorroborated hearsay is not sufficient evidence.
5.	Denial notices shall include the following: a) The reason for denial with details sufficient for the applicant to prepare a defense, including: i) The action or inaction forming the basis for the denial, ii) Who participated in the action or inaction, iii) When the action or inaction was committed, and iv) The source(s) of information relied upon for the action or inaction. b) Notice of the applicant's right to a copy of their application file, which shall include all evidence upon which the denial decision was based. c) Notice of the applicant's right to copies of the property manager's screening criteria. d) Notice of the right to request an in-person appeal meeting on the denial decision by making a written request for a hearing within 45 days. The housing provider is not required to hold the unit open while the appeal is pending. e) Notice of the right to have an advocate present at the in-person appeal meeting and of the right to be represented by an attorney or other representative. f) Notice of the right to present evidence in support of their application, including, but not limited to evidence related to the applicant's completion or participation in a rehabilitation program, behavioral health treatment, or other supportive services.
6.	If the applicant requests an in-person appeal meeting, the hearing will be conducted by a person who was not involved in or consulted in making the decision to deny the application nor a subordinate of such a person so involved.
7.	The in-person appeal meeting shall be scheduled within ten working days of the request, unless the applicant requests a later date.

8.	A written decision on the application shall be provided to the applicant within ten working days after the in-person appeal meeting.
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BB. TENANCY ADDENDUM: Affirm the project will include the following provisions within all tenant leases or as an addendum to all tenant leases? **This is required to be eligible for project funding.**

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

a.	Security Deposits. The amount of a security deposit shall not be more than one month's rent.
b.	Late Fees and Other Fees. Late fees must be set forth in the rental agreement. Late fees shall not exceed 5% of the tenant's portion of the monthly rent.
c.	All other fees. All other fees must be directly related to the cost for a specific amenity or service provided to the tenant and comply with all applicable laws. Non-essential services must be transparently identified, and allow tenant to opt out of services if tenant chooses. Junk fees are prohibited and defined as unnecessary, deceptive, or poorly disclosed charges not tied to a legitimate service or cost, and that place an undue burden on tenants. (For example, application fees above \$25 dollars pursuant to Wis. Stat. § 704.085, compounding fees, penalty fees, eviction filing fees, attorney's fees, processing fees, convenience fees for payment, pest control fees, insurance fees, administrative fees or any fees that encompass basic tenancy service.)
d.	Rights of Youth to Access Common Spaces. Youth under the age of 18 are allow to use and enjoy common areas without supervision. This does not preclude reasonable rules in ensure the safety of children and youth.
e.	Written Notice for Termination of Tenancy. Landlord or landlord's agent must serve written notice upon the tenant specifying the grounds (e.g., the dates of relevant event/s, names of parties, reasoning, source of information and relevant documents) for the action at least 30 days before the termination of tenancy, unless shorter timeframe is required by federal funding. Termination for imminent threat of serious physical harm under WI Statute § 704.16(3) and criminal activity under WI Statute § 704.17(3m) are exempted from this requirement.
f.	Good Cause for Termination. A tenancy may not be terminated during or at the end of the lease unless there is good cause. Good cause is defined in include the following: (i) a serious violation of the lease; (ii) repeated minor violations of the lease; or (iii) a refusal to re-certify program eligibility. Repeated means a pattern of minor violations, not isolated incidents. Termination notices and procedures shall comply with Chapter 704 of Wisconsin Statutes and federal law, when applicable. Written notice is required for non-renewal and shall include the specific grounds for non-renewal and the right of the tenant to request a meeting to discuss the non-renewal with the landlord or landlord's property management agent within fourteen (14) days of the notice. If requested, the landlord or property management agent will meet with the tenant to discuss the non-renewal, allow the tenant to respond to the alleged grounds for non-renewal, and pursue a mutually acceptable resolution.
g.	Reasonable Guest Rules. Tenants have the right to have guests. In the event the property management establishes rules related to guests, they must be reasonable. Unreasonable rules include, but are not limited to the following: (1) Prior authorization of guests by the property management, unless the guest is staying for an extended period of time (e.g. more than 2 weeks); (2) Prohibition on overnight guests; (3) Requiring that the resident be with the guest at all times on the property. (4) Requiring guests to show ID unless requested by the tenant. (5) Subjecting caregivers, whether caring for a child or children, or an adult with disabilities, to limitations on the number of days for guests.
	Landlord may ban a person who is not a tenant from the rental premises if the person has committed violent criminal activity or drug related criminal activity at rental premises. No

	<p>person shall be banned from the rental premises without the consent of the tenant unless the following have taken place:</p> <p>(1) A notice of the ban is issued to the tenant stating the:</p> <ul style="list-style-type: none"> (a) name of the person banned, (b) grounds for the ban including, (i) the specific facts detailing the activity resulting in the ban; (ii) the source of the information relied upon in making the ban decision; and (iii) a copy of any criminal record reviewed when making the ban decision; and (c) the right of the tenant to have a meeting to dispute the proposed ban, discuss alternatives to the ban, and address any unintended consequences of the proposed ban. <p>(2) If requested, a hearing on the ban has taken place to provide the tenant an opportunity to dispute the proposed ban, discuss alternatives of the ban, and address any unintended consequences of the proposed ban.</p> <p>A tenant may not invite or allow a banned person as a guest on the premises, provided the Landlord has followed the proper procedure and given notice to Tenant as set forth herein.</p> <p>A tenant who violates the guest policy may be given a written warning detailing the facts of the alleged violation. The written warning shall detail the violation, and warn the tenant that repeated violations may result in termination of tenancy. Tenants that repeatedly violate the guest policy, (e.g. three (3) or more violations within a twelve (12) month period) may be issued a notice of termination in accordance with state and federal law.</p> <p>Nothing in this policy limits a person's right to pursue a civil order for protection against another individual.</p>
h.	<p>Parking Policies. Parking policies and practices must comply with applicable laws. Vehicles shall not be towed to a location that is more than 6 miles from the rental premises, unless there is not a towing company with a tow location available within 6 miles.</p>

CC. PARTNERING TO END HOMELESSNESS: In the space below, indicate the project's willingness to partner with Homeless Services Consortium (HSC) member agencies and to end homelessness for individuals and /or families by providing a preference for households experiencing homelessness.

The co-op is committed to partnering with HSC member agencies to help end homelessness. Briarpatch Youth Services is a member of the HSC that we have developed a long standing relationship with. Willie Watkins, Street Outreach Program Manager, also serves on the ReJenerate Board of Directors. The project includes a hard set-aside of three units specifically for young adults age 18-25 experiencing homelessness, with referrals and supportive services provided through Briarpatch. In addition, the co-op is open to working with other HSC agencies to provide referrals and housing opportunities for households experiencing homelessness.

Total # of Project Units	# of Units Targeted to Individuals/Families experiencing homelessness	% of Units Targeted to Individuals/Families experiencing homelessness
15	3	20%

Describe the process and anticipated timeline for outreach, application submittal, and tenant screening for HSC-set aside units. Also, indicate support that will be made available to potential

applicants during the application process (e.g., transportation to application site, assistance gathering required documents).

For the three units set aside for homeless youth, outreach and referrals will be coordinated through Briarpatch Youth Services, an HSC member agency. ReJenerate Housing Cooperative provides Briarpatch at least 30 days' notice of a pending vacancy, and Briarpatch then refers eligible youth (ages 18–24) who are homeless or at risk of homelessness. Referrals may also come through community-wide housing placement meetings administered by the Dane County Continuum of Care.

During the application process, Briarpatch assists youth with completing forms, gathering documents (e.g., State ID, birth certificate, SNAP/Medicaid eligibility, school or vocational records), and navigating co-op membership requirements. Case managers provide hands-on support, including transportation to the application site when needed. Briarpatch also helps applicants secure financial assistance for security deposits or rent, and provides ongoing support after move-in to ensure housing stability. Screening emphasizes communication and collaboration rather than barriers, with eviction avoided unless all supportive measures are exhausted.

Describe how the project will work with partners to provide households with rental subsidies or maintain rents at or below 30% rent limits for the period of affordability.

Three units reserved for homeless youth will be restricted to 30% AMI rents (in 2025, \$511/month with utilities included). Under the MOU, Briarpatch Youth Services provides a \$100/month subsidy per unit for up to 36 months, totaling up to \$10,800 over the three year period. This ensures extremely low-income tenants can sustain housing below 30% AMI. Briarpatch will pursue renewed funding to extend this subsidy as needed throughout the affordability period.

What additional barriers can the project remove to ensure households experiencing homelessness are able to access targeted units (e.g. waiving of screening criteria).

The project will fully comply with all required fair tenant selection criteria as outlined in the RFP. In addition, the project's Tenant Selection Plan follows the City of Madison's tenant selection best practices.

SUPPORTIVE SERVICES:

DD. SUPPORTIVE SERVICES SUMMARY: Please provide a summary of supportive services below. Subsequent questions will ask for more detailed information:

Supportive Services Partner:	Briarpatch Youth Services	
Total annual budget for supportive services at project:	n/a - services funded through Briarpatch's general operating budget	
Amount of annual funding project and/or developer will provide directly to supportive services at project:	n/a - no direct project funding	
Full-Time Equivalent position(s) dedicated to providing services at project:	0.0 FTE - support provided by Briarpatch case managers as part of broader caseload	

Number of estimated weekly on-site hours of supportive services provided by identified partner:	varies		
Project will provide on-site services in a dedicated space:	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

EE. SUPPORTIVE SERVICES: Describe the experience and qualifications of the organization that will be providing supportive services.

Briarpatch Youth Services, founded in 1982, is a Dane County nonprofit specializing in housing and support for homeless and at-risk youth ages 12–24. Each year, Briarpatch serves over 2,000 youth with a staff of about 50. The organization has extensive experience helping young adults stabilize housing, pursue education and employment, and access benefits and community resources.

At ReJenerate, Briarpatch will provide referrals, case management, and holistic supportive services for the three set-aside units. Briarpatch's Street Outreach Program Manager, Willie Watkins, will assist youth with housing applications, financial guidance, life skills, and connections to health, education, and employment supports. Briarpatch also commits a \$100 per month rental subsidy per unit for up to 36 months, ensuring affordability for extremely low-income residents.

FF. Complete the table for supportive units proposed:

% of County Median Income (CMI)	# of Bedrooms					
	Total # of Units	# of SROs	# of 1 BRs	# of 2 BRs	# of 3 BRs	# of 4+ BRs
≤30%	3	3				
40%						
50%						
60%						

GG. PREFERENCES: If the project will be targeting a set number of units, will the project require that these households meet additional preferences? Indicate all anticipated preferences below.

<input checked="" type="checkbox"/>	Persons with disabilities	<input type="checkbox"/>	Veterans
<input type="checkbox"/>	Household experiencing chronic homelessness	<input type="checkbox"/>	Individuals recovering from physical abuse, domestic violence, dating violence, sexual assault or stalking
<input type="checkbox"/>	Other:		

If the project will provide a preference for more than one target population, describe the approach that will be taken to apply preferences to tenant selection.

The project has two distinct targeting commitments. First, three units will be reserved for homeless young adults referred by Briarpatch Youth Services. Separately, two ADA-accessible units will be prioritized for applicants with disabilities. A third unit will also be reserved for a household with a member who has a mental or developmental disability. These preferences operate independently and may or may not overlap, ensuring both populations are served appropriately.

HH. SCOPE OF SERVICES: Detail the services that will be provided to tenants and approaches supportive service partner(s) will use to address the needs of tenant population. Indicate if services are targeted only to the supportive housing units, or are available to the broader tenant population.

Briarpatch Youth Services will provide housing-focused, holistic support for the three set-aside homeless units. Services include assistance with rental applications and co-op membership, individualized case management, financial guidance, limited rental assistance, and mediation of tenant concerns. Briarpatch will also connect their clients with community resources such as health care, education, employment, and benefits enrollment.

While services are directed primarily to the homeless youth units, Briarpatch staff will attend monthly co-op house meetings which all members are welcome to attend, and be available as a resource more broadly when appropriate, helping to support a stable and healthy living environment for all residents.

II. SERVICES STRATEGIES: Detail strategies the services partner(s) will use to engage tenants to support their housing retention, including tenants who have potential lease violations or whose housing is in jeopardy.

Briarpatch Youth Services uses a strengths-based, trauma-informed approach to help its clients sustain housing. Each resident will be paired with a case manager who provides regular check-ins, individualized goal planning, and support with daily living skills.

If a resident shows signs of housing instability or potential lease violations, Briarpatch staff will engage early through mediation, problem-solving, and coordination with co-op leadership. Staff will help residents access financial assistance, connect to behavioral health or employment supports, and address barriers before they result in eviction. Attendance at monthly house meetings will also allow Briarpatch to identify challenges proactively and intervene in a supportive, collaborative way.

The goal is to build trust, provide consistent guidance, and equip youth with the tools needed to retain housing and thrive in the co-op community.

JJ. SERVICES STAFF TRAINING: Detail specific trainings that staff are provided/will be provided and their frequency, in particular, trainings focused on case management basics, community networking, progressive engagement, trauma informed care, harm reduction, de-escalation, and/or trainings related to cultural competency.

All Briarpatch staff receive extensive training in evidence-based client engagement practices. Core trainings emphasize Trauma Informed Care, Harm Reduction, Positive Youth Development, and Balanced and Restorative Justice, which together form the foundation of all services.

These approaches equip staff to listen non-judgmentally, identify client strengths and needs, and build trust, recognizing that the quality of the client-counselor relationship is the most important factor in supporting change. Staff also receive training in case management fundamentals, community networking, progressive engagement, de-escalation techniques, and cultural competency, with refreshers offered on an ongoing basis to reinforce best practices.

KK. TENANT ACCESS: Describe how tenants will access services. For example, will services be on-site at development in designated space or by referral to off-site community supports.

Tenants will primarily access services through direct connection with their Briarpatch case manager. Services will be delivered both on-site at the house, and off-site at Briarpatch's central office in Fitchburg or other community locations.

Briarpatch staff will also coordinate referrals to external community resources, including health care, education, and employment supports, ensuring that residents can access services beyond what is directly provided at the property. This flexible approach allows youth to receive consistent support while maintaining accessibility in a way that meets their individual needs.

If services provided are referral to off-site community supports, please detail how tenants will receive information on supportive services that are available to them before and after needs arise:

Ongoing communication will occur through regular check-ins, phone/text contact, and attendance at monthly co-op meetings, ensuring tenants are reminded of supports before urgent needs arise. When specific needs are identified, Briarpatch will make direct referrals and assist with logistics such as transportation, documentation, or scheduling. This combination of proactive outreach and responsive support ensures tenants are aware of and able to access community services both before and after challenges occur.

LL. SERVICES SCHEDULE: Detail the frequency of services provided and/or a proposed schedule of when on-site services are available to tenants (e.g., Monday – Friday, 8:30-4:30 p.m.):

Tenants will have access to supportive services through a blend of ongoing availability and set-hour outreach. On-site engagement at the co-op will occur via monthly house meetings and individual meetings as needed.

MM. SERVICES COLLABORATION: How will the supportive services partner identify and collaborate with other community service providers in the target area:

Briarpatch Youth Services has longstanding collaborations with a wide range of community providers in Dane County. Staff maintain active referral partnerships with agencies addressing health, education, employment, housing, and legal needs.

Key partners include:

Health and Wellness: Access Community Health, Journey Mental Health, Tellurian, and UWAADAIP for medical, dental, mental health, and substance use services.

Education and Employment: Madison Metropolitan School District, Madison College, WI Department of Workforce Development, Job Service, and the Youth Employment Network.

Housing and Legal Services: Porchlight, The Road Home, Salvation Army, Housing Initiatives, and Legal Action of Wisconsin.

Cultural and Community Partners: Centro Hispano, OutReach LGBTQ Community Center, Urban League, Urban Triage, and United Refugee Services, among others.

Through these relationships, Briarpatch ensures tenants are connected to specialized supports that address barriers to housing stability and long-term success.

NN. SUPPORTIVE SERVICES FUNDING: Identify sources that will be used to fund supportive services at the development. Describe structure of funding, including annual amounts, and all proposed sources.

<input type="checkbox"/>	Portion of developer fee	<input type="checkbox"/>	Annual Operating Support
<input type="checkbox"/>	Payments out of available cash flow	<input checked="" type="checkbox"/>	Other: See below

Briarpatch Youth Services funds its supportive services through a diversified mix of sources, including grants, fundraising, and program service revenue.

OO. PERFORMANCE DATA: Provide relevant performance data that provides insight into the supportive service partner's experience serving the target tenant population(s), and the outcomes for their tenants. Metrics could include the number of individuals served in a related program in a year, housing retention rates for individuals served in that program, connections to employment, etc.

Briarpatch Youth Services has ample experience with the target tenant population of 18-24 year olds experiencing homelessness. According to its 2024 annual report, Briarpatch achieved the following performance metrics across its housing-focused programming:

Street Outreach: 906 client contacts; 47 youth gained housing; 36 obtained IDs; 14 entered further education/training; plus distribution of basic-needs items (hygiene, food, clothing).

Shelter services: 1,377 shelter nights provided across 45 unduplicated youth (74 placements).

Rapid Rehousing/Youth Homelessness Demonstration Program: 48 individuals housed in 7 months; 34 households received quick move-in funds or short-term rental assistance; 9 households continued to receive rental assistance and case management past 2024.

Access/engagement: 1,158 supportive service hours, 850 helpline calls with youth/parents/families.

PP. PROPERTY MANAGEMENT AND SERVICES PARTNER COLLABORATION: Describe how the supportive services partner, property manager, and the respondent will work together to ensure the best outcomes for tenants, such as housing retention (e.g., regular meetings between property management staff and supportive services provider to identify potential issues before they rise to the level of a noticed lease violation, joint training on trauma informed services, or de-escalation). If applicable, provide an example of how this partnership has worked to keep a tenant housed in other developments.

Briarpatch Youth Services, Broihahn Management & Consulting (BMC), and the ReJenerate Co-op Board of Directors will work together to support tenant stability. Representatives from BMC and Briarpatch will join monthly board meetings to stay current tenant needs and address issues before they escalate. When concerns arise, Briarpatch will step in with mediation, support plans, and referrals to outside resources. BMC will handle compliance with fair housing and other program commitments. The co-op's consent-based governance facilitates collaborative problem solving with multiple stakeholders. This model ensures that property management, supportive services and co-op governance are aligned, with the goal of preventing evictions and keeping vulnerable residents stably housed.

EXPERIENCE AND QUALIFICATIONS

QQ. EXPERIENCE AND QUALIFICATIONS: Describe the experience and qualifications of your organization related to the development of multifamily housing for low-income households.

The development team, RefineJenifer, is led by Paul Schechter and Abby Davidson, who bring extensive experience in developing and preserving affordable housing for low-income households. They currently develop affordable housing through a separate nonprofit organization, Sunny Side Development, founded in 2018. While ReJenerate is not a Sunny Side project, it reflects the same core values of affordability, sustainability, and community empowerment.

Sunny Side's recent work includes the Greenspire Apartments in Stoughton, a 92-unit LIHTC net-zero senior housing preservation/rehab project, and the Edgerton Retirement Apartments, a 24-unit senior housing preservation/rehab project, both completed in 2025. These efforts leveraged complex funding sources including municipal, state, and federal programs, FHLB AHP, project based subsidies, IRA and other energy efficiency funding, and other grants. In Madison, Sunny Side is developing multiple cooperative housing projects including Zapata Cooperative and Red Pine Cooperative, which deliver high quality, sustainable, and deeply affordable housing that centers immigrant, working-class, and other vulnerable populations.

Paul Schechter, Sunny Side's Executive Director, has more than 20 years of experience in multifamily residential and commercial real estate development and finance, including development of two cooperative houses in Houston, TX between 2010-2014. Abby Davidson, Sunny Side's Director of Operations, brings more than a decade of experience in the architecture/engineering/construction industry. She also serves as President of the Madison Area Cooperative Housing Alliance, an advocacy and education organization supporting cooperative housing in the Madison metro area.

RR. PROPERTY MANAGEMENT: Describe the experience and qualifications of the organization that will be handling the ongoing property management.

Broihahn Management & Consulting (BMC) will provide ongoing property management for the project through a hybrid management model in conjunction with the Co-op's leadership. BMC is a Madison-based firm with deep experience managing affordable housing on behalf of nonprofit owners and housing authorities. Their portfolio includes properties serving low-income families, seniors, and other vulnerable populations, giving them direct expertise with compliance, regulatory requirements, and mission-driven ownership structures.

BMC's services include day-to-day property operations, lease administration, financial management, and compliance monitoring. The firm is also experienced in working with supportive service providers to align property management practices with tenant needs, helping ensure both regulatory compliance and stable tenancies.

If a Property Manager has yet to be identified, please describe how one will be selected.

n/a

PROJECT FINANCING

SS. **BUDGET SUMMARY:** Indicate the sources and uses of all funds for this project.

SOURCE	AMOUNT
Hard debt - Summit Credit Union	950,000
FHLBank Chicago AHP	900,000
United Way soft debt	25,000
Backyard Solar	10,000
City of Madison - AHF	688,149
PSC - Zero-emission vehicle grant	18,200
MGE donation of EV chargers	6,000
Solar Direct Pay to Nonprofits	34,200
Cashflow during construction	120,406
Deferred developer's fee	105,000
Dane County Non-LIHTC	544,157
TOTAL	3,401,112

USES	AMOUNT
Acquisition	1,100,000
Hard costs	1,541,805
Soft costs	594,423
Financing costs	119,308
Operating reserves	45,577
TOTAL	3,401,112

Which of the identified sources have been secured?

All sources have been secured other than Dane County Non-LIHTC.

TT. **FUNDS NEEDED:** In the space below, please describe why Dane County funds are needed to ensure the viability of this project.

The property is located in the historic Marquette Neighborhood of Madison, which is listed in the National Register of Historic Places as the Jenifer-Spaight district. The final source of funding for this project was intended to be historic tax credit equity and the project received an approved Part 1 and Part 2 from the NPS. In practice, however, securing this equity has posed several unexpected challenges. The project size is too small for most institutional historic tax credit investors. One bank did express interest, but would offer very low tax credit pricing, significant attorney and accounting fees, and a high exit price for their interests after the 5 year vesting period had ended. Complicating the matter is the City of Madison Assessor will not recognize any property tax abatement—despite hard-fought 501c3 status for the co-op and a legal decision in the 1990's that housing cooperatives in Madison should receive PILOTS. In the Assessor's eyes, the 99% for-profit, limited partner (required structure to enable tax credits to flow to the investor) disqualifies the project from receiving any property tax relief. This is a significant penalty for a funding source that only represents 16% of the development's total cost. Substituting HTC equity with County funding would not only provide sufficient funding to let this highly impactful project finish construction, it would also mean the entity could be 100% owned by the nonprofit cooperative, and receive negotiated property tax abatement that would ensure affordable rents and future financial solvency.

UU. **OPERATING BUDGET:** Complete the 20-Year Operating Budget, identifying the income and expenses, use additional pages as necessary. An Excel file may be submitted in lieu of the Operating Budget provided that it contains all of the same column and row headers.

OPERATING BUDGET

Please note: a row for 'food' expense has been added underneath 'Insurance'

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
INCOME										
Gross Potential Rent	191,676	195,510	199,420	203,408	207,476	211,626	215,858	220,175	224,579	229,071
Vacancy	9,584	9,775	9,971	10,170	10,374	10,581	10,793	11,009	11,229	11,454
Other Income	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Total Income	191,692	195,334	199,049	202,838	206,702	210,645	214,665	218,767	222,950	227,217
OPERATING EXPENSES										
Marketing										
Payroll										
Other Administrative Costs	10,008	10,308	10,617	10,936	11,264	11,602	11,950	12,309	12,678	13,058
Management Fees	5,100	5,253	5,411	5,573	5,740	5,912	6,090	6,272	6,461	6,654
Utilities	12,375	12,746	13,129	13,522	13,928	14,346	14,776	15,220	15,676	16,147
Security										
Maintenance Expenses	7,200	7,416	7,638	7,868	8,104	8,347	8,597	8,855	9,121	9,394
Property Taxes	23,317	24,017	24,737	25,479	26,244	27,031	27,842	28,677	29,538	30,424
Insurance	17,167	17,683	18,213	18,759	19,322	19,902	20,499	21,114	21,747	22,400
Food	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Reserves for Replacement	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Total Operating Expenses	109,668	112,823	116,072	119,420	122,867	126,418	130,076	133,843	137,723	141,720
Net Operating Income	82,024	82,511	82,976	83,418	83,835	84,226	84,590	84,924	85,227	85,497
Debt Service	74,341	74,341	74,341	74,341	74,341	74,341	74,341	74,341	74,341	74,341
Asset Management										
Cash Flow	7,684	8,171	8,636	9,077	9,495	9,886	10,249	10,583	10,886	11,156
	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
INCOME										
Gross Potential Rent	233,652	238,325	243,092	247,953	252,912	257,971	263,130	268,393	273,761	279,236
Vacancy	11,683	11,916	12,155	12,398	12,646	12,899	13,157	13,420	13,688	13,962
Other Income	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600
Total Income	231,569	236,009	240,537	245,156	249,867	254,672	259,574	264,573	269,673	274,874

OPERATING EXPENSES										
Marketing										
Payroll										
Other Administrative Costs	13,450	13,853	14,269	14,697	15,138	15,592	16,060	16,542	17,038	17,549
Management Fees	6,854	7,060	7,271	7,490	7,714	7,946	8,184	8,430	8,682	8,943
Utilities	16,631	17,130	17,644	18,173	18,718	19,280	19,858	20,454	21,068	21,700
Security										
Maintenance Expenses	9,676	9,966	10,265	10,573	10,891	11,217	11,554	11,901	12,258	12,625
Property Taxes	31,336	32,276	33,245	34,242	35,269	36,327	37,417	38,540	39,696	40,887
Insurance	23,072	23,764	24,477	25,211	25,967	26,746	27,549	28,375	29,226	30,103
Food	40,317	41,527	42,773	44,056	45,378	46,739	48,141	49,585	51,073	52,605
Reserves for Replacement	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500
Total Operating Expenses	145,837	150,077	154,444	158,942	163,576	168,348	173,263	178,326	183,541	188,912
Net Operating Income	85,733	85,932	86,093	86,213	86,291	86,324	86,310	86,247	86,132	85,962
Debt Service	74,341	74,341	74,341	74,341	74,341	65,243	64,728	64,728	64,728	64,728
Asset Management										
Cash Flow	11,392	11,591	11,752	11,873	11,950	21,082	21,582	21,519	21,404	21,234

ReJenerate Housing Cooperative - RefineJenifer LLC - 1. Dane County Non-LIHTC Application.docx

Final Audit Report

2025-09-05

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